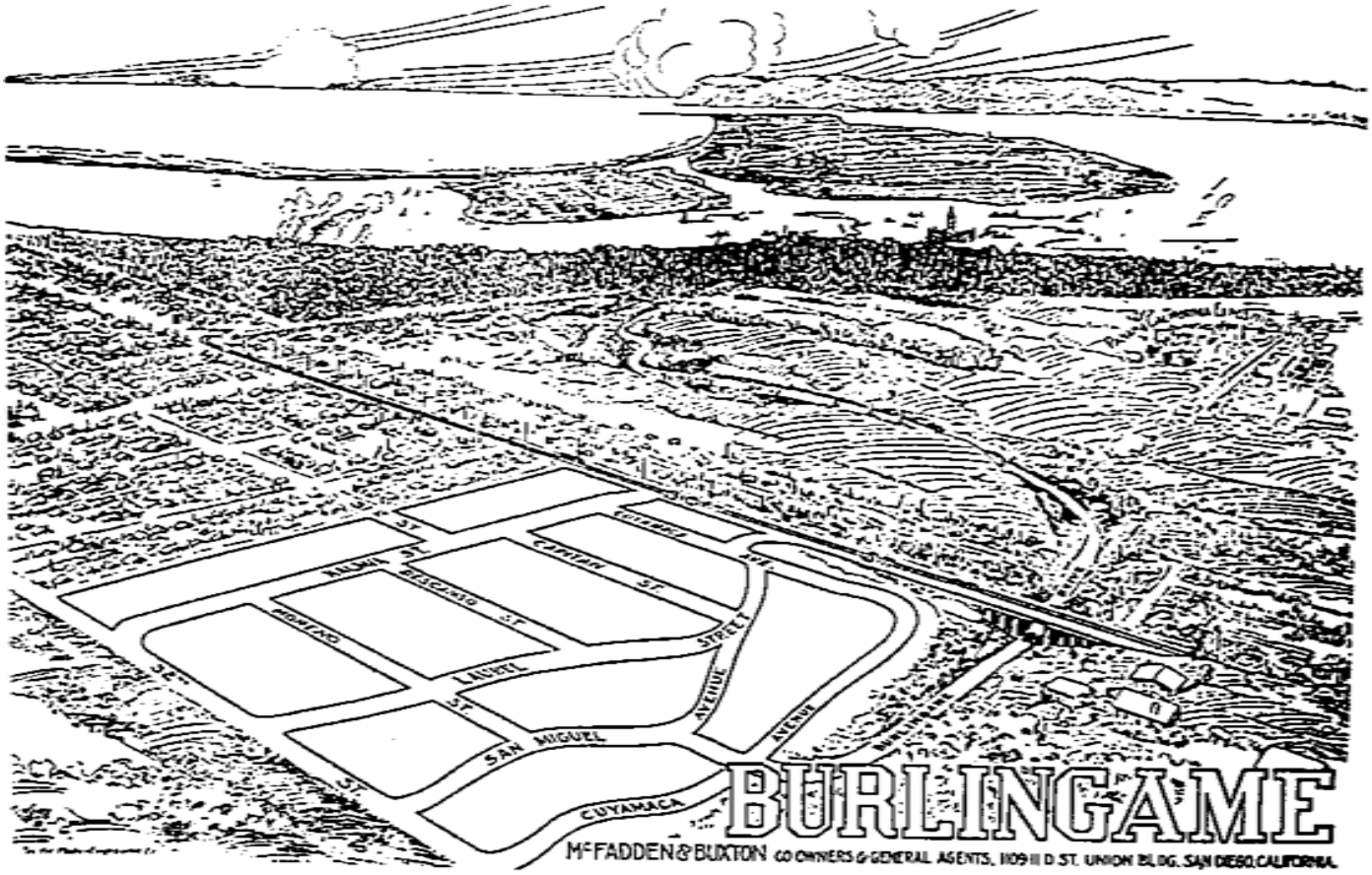


BURLINGAME

Historic District

"The Tract of Character"

Designated by the City of San Diego
Historical Resources Board

Established as a Voluntary/Traditional Historical District June 12, 2002

Amended to a Geographic/Traditional Historical District November 29, 2007

City of San Diego
City Planning and Community Investment Department
Historical Resources Section
Urban Form Division

Burlingame Historic District Acknowledgements

Historical Resources Board 2003

James Ahern
John T. Brooks
Laura Burnett
Li-Rong "Lilly Cheng"
Lynne E. Christenson, Chair
Homer Delawie
Gary Lee Edwards
Louis "Otto" Emme
Larry P. Malone
P. David Marshall
Delores McNeely, Vice-Chair
Lloyd Schwartz
Marsha Sewell
Harry Sherr
Juan Ulloa

Historical Resources Board 2007

Priscilla Berge
Laura Burnett
Maria Curry
John Eisenhart
Otto Emme
Jerry Schaefer
David Marshall
Delores McNeely
Abel Silvas

City Planning & Community Investment Department

William Anderson, FAICP, Director
Cathy Winterrowd, Principal Planner
Kelley Saunders, Senior Planner
Lara Evans, Senior Planner
Tricia Olsen, Associate Planner
Brian Schoenfisch, Associate Planner
Leo De Jesus, Mapping Division
Victoria Charfauros, Word Processor
Sam Riordan, Print Shop, Graphics Division
Rick Brown, Print Shop, Graphics Division
Rudy Flores, Print Shop
Ashley Kim, Intern
Nicole Purvis, Intern
Terra King, Intern

District Applicants & Volunteers

Erin Armstrong
Betty Ball
Steve Ball
Al Boost
Judy Brown
Dennis Byrne
John Cannata
Len Carney
Tina Carney
Donald Covington
Monika Crawford
Trey Crawford
Kevin Crennan
Rhonda Crennan
Jeff Daily
Charlot Deckhut
Derek Deckhut
Connie Di Girolamo
Mary Donnelly
Lois Draper
Don Estes
Doug Foss
Valerie Fritz
Jeanne Gormert
Rick Hardy
Wendy Hardy
Randy Karas
Corrie Karas
Elizabeth Kelly
Gareth Kelly
Mike Knoll
Marty McDaniel
Grant Merkel
Bob Miller
John Morrill
Sunny Morrill
Bill Nunnink
Jenny Nunnink
Judy O'Boyle
Katie O'Brasky
Dean Peterson
Janet Russell
Virginia Sherwood
Deborah Smaller
Ellen Smart
Hank Sullivan
Virginia Taylor
Wayne Taylor

& many other members of the Burlingame community!

RESOLUTION NUMBER R-07112900
AMENDED 11-29-2007

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on July 25, 2002, to consider the historic designation of the Burlingame Voluntary/Traditional Historic District (with various property owners) located at various addresses within the Burlingame neighborhood, bounded by the properties extending along San Marcos Street to the north, Kalmia to the south, 32nd street to the east, and 30th street to the west; in the City of San Diego, County of San Diego, State of California; and

WHEREAS, at the public hearing on July 25,2002, the Historical Resources Board designated contributing and potentially contributing resources as part of establishment of the historic district, and

WHEREAS, the Historical District Policy adopted by the Historical Resources Board defines a Voluntary/Traditional Historic District and states, "When more than 85% of the Potentially Contributing Sites have been designated, the Board shall proceed to establish a Geographic/Traditional based Historic District.", and

WHEREAS, additional potentially contributing resources were voluntarily brought forward to the Historical Resources Board for designation as contributing resources following the establishment of the Burlingame Voluntary/Traditional District, and

WHEREAS, 85% of the contributing resources were designated prior to the Historical Resources Board Hearing on November 29, 2007, and

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on November 29, 2007, to consider an amendment to the historical designation of the Burlingame Voluntary/Traditional Historic District to change the district type to a Geographic/Traditional Historic District; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the revised Burlingame Historic District Report, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property has already been added to the Register of Designated Historical Resources as **Site No. 526**, and

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its amendment of the Burlingame Historic District on the following findings:

1. The Burlingame Historic District is significant under HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development: Reflecting unique early 20th century development, site planning, and special scale and character, derived from the rose-colored sidewalks, and curvilinear streets that follow the areas natural contour.

2. The Burlingame Historic District is significant under HRB Criterion B, is identified with persons or events significant in local, state, or national history:
   Burlingame consists of an array of homes that were built for several of San Diego's leading citizens of the time, including: Percy Benbough (councilman, police chief and mayor), Mary Fulford (a cousin of George Marston), Dr. Harry Wegeforth ("founding father" of the San Diego Zoo) and Mabel Whitsitt (milliner for Holzwasser's and Marston's Department stores and owner of the Five Dollar Hat Shop and Whitsitt's: The House that Hats Built).
3. The Burlingame Historic District is significant under HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
   The District's period of significance, 1912-1952, represents eclectic mix of pre-World War I through post- World War II suburban eclectic architecture, with excellent examples of Craftsman Bungalow, Tudor Revival, Mission Revival, Spanish Colonial Revival, Prairie School, Art Deco, California Ranch and other individual hybrid combinations of several styles.
4. The Burlingame Historic District is significant under HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including: William H. Wheeler, Carleton Winslow, Earl Brenk, Charles Salyers, Walter Keller, Theo Lohman, Alexander Schreiber, Archibald McCorkle and Louis Brandt.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the amendment to the Burlingame Historic District to change the district type to a Geographic/Traditional Historic District. The change in designation includes the entire boundary of the district as Designated Historical Resource Site No. **526.**

BE IT FURTHER RESOLVED, that the following properties have been identified as Contributing Resources to the Burlingame Geographic/Traditional Historic District and shall be designated under HRB Criterion F. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Contributing Resources, and will be eligible for all benefits of historic designation:

HRB #	APN	Street #	Street Name	Year Built	Status Code	Architectural Style
526-001	539-044-01	3105	Kalmia Street	1915	5B	Craftsman
526-002	539-044-06	3155	Kalmia Street	1912	5B	Craftsman
526-003	453-711-05	3004	Laurel Street	1912	5B	American Foursquare
526-004	453-713-19	3048	Laurel Street	1912	5B	Mission Revival
526-005	453-711-16	2516	San Marcos Ave	1913	5B	Craftsman
526-006	453-711-17	2518	San Marcos Ave	1913	5B	Craftsman
526-007	453-713-02	2519	San Marcos Ave	1935	5B	Spanish Colonial Revival
526-008	453-711-18	2520	San Marcos Ave	1913	5B	Craftsman
526-009	453-713-04	2523	San Marcos Ave	1914	5B	Craftsman Bungalow
526-010	539-033-03	2367	30th Street	1927	5D1	Spanish Colonial Revival
526-011	539-041-10	2401	Capitan Ave	1917	5D1	Craftsman
526-012	539-041-04	2457	Capitan Ave	1912	5D1	Craftsman
526-013	539-032-17	2484	Capitan Ave	1925	5D1	Art Deco
526-014	539-042-03	2447	Dulzura Ave	1912	5D1	Craftsman
526-015	539-041-16	2450	Dulzura Ave	1912	5D1	Colonial Revival
526-016	539-033-07	3055	Kalmia Street	1912	5D1	Craftsman
526-017	539-044-03	3127	Kalmia Street	1912	5D1	Craftsman
526-018	539-044-07	3163	Kalmia Street	1912	5D1	Craftsman

HRB #	APN	Street #	Street Name	Year Built	Status Code	Architectural Style
526-019	539-044-10	3195	Kalmia Street	1912	5D1	Prairie
526-020	539-041-19	3117	Laurel Street	1912	5D1	Prairie
526-021	453-724-06	3144	Laurel Street	1925	5D1	Mission Revival
526-022	453-723-07	3154	Laurel Street	1925	5D1	Tudor Revival
526-023	453-713-17	3106	Maple Street	1917	5D1	Craftsman Japanesque
526-024	539-032-08	2403	San Marcos Ave	1911	5D1	Craftsman Bungalow
526-025	539-032-07	2415	San Marcos Ave	1920	5D1	Craftsman Bungalow
526-026	539-031-08	2432	San Marcos Ave	1932	5D1	Craftsman Bungalow
526-027	453-713-05	2525	San Marcos Ave	1912	5D1	Mission Revival
526-028	453-722-01	2605	San Marcos Ave	1920	5D1	Craftsman Bungalow
526-029	539-031-03	2411	30th Street	1924	5D1	Craftsman Bungalow
526-030	539-031-02	2425	30th Street	1922	5D1	Craftsman Bungalow
526-031	453-711-04	2511	30th Street	1920s	5D1	Mission Revival
526-032	453-711-03	2513	30th Street	1932	5D1	Spanish Colonial Revival
526-033	453-711-02	2515	30th Street	1936	5D1	Spanish Colonial Revival
526-035	539-043-09	2418	32nd Street	1929	5D1	Spanish Colonial Revival
526-036	539-043-10	2426	32nd Street	1922	5D1	Colonial Revival
526-037	539-043-12	2440	32nd Street	1930	5D1	Colonial Revival
526-038	539-043-13	2442	32nd Street	1938	5D1	Spanish Colonial Revival
526-039	539-043-14	2460	32nd Street	1927	5D1	Spanish Colonial Revival
526-040	453-713-11	3075	Burlingame Dr	1923	5D1	Craftsman Bungalow
526-041	453-713-12	3085	Burlingame Dr	1922	5D1	Spanish Colonial Revival
526-042	539-041-09	2415	Capitan Avenue	1924	5D1	Craftsman Bungalow
526-043	539-032-10	2416	Capitan Avenue	1922	5D1	Spanish Colonial Revival
526-044	539-041-08	2425	Capitan Avenue	1938	5D1	Craftsman Bungalow
526-045	539-041-07	2431	Capitan Avenue	1927	5D1	Craftsman Bungalow
526-046	539-032-12	2434	Capitan Avenue	1924	5D1	Craftsman Bungalow
526-047	539-041-06	2439	Capitan Avenue	1917	5D1	Craftsman Bungalow
526-048	539-032-13	2444	Capitan Avenue	1945	5D1	Spanish Colonial Revival
526-049	539-041-05	2451	Capitan Avenue	1925	5D1	Mission Revival
526-050	539-041-03	2465	Capitan Avenue	1917	5D1	Mission Revival
526-051	539-032-16	2472	Capitan Avenue	1923	5D1	Craftsman
526-052	539-041-13	2420	Dulzura Avenue	1922	5D1	Craftsman Bungalow
526-053	539-042-04	2437	Dulzura Avenue	1951	5D1	Ranch
526-054	539-041-17	2458	Dulzura Avenue	1943	5D1	Craftsman Bungalow
526-055	539-042-16	2463	Dulzura Avenue	1912	5D1	Craftsman
526-056	539-041-18	2466	Dulzura Avenue	1935	5D1	Spanish Colonial Revival
526-057	539-031-04	3004	Kalmia Street	1927	5D1	Craftsman Bungalow
526-058	539-033-06	3039	Kalmia Street	1932	5D1	Colonial Revival
526-059	539-033-08	3057	Kalmia Street	1912	5D1	Craftsman Bungalow
526-060	539-033-10	3077	Kalmia Street	1942	5D1	Ranch
526-061	539-044-02	3113	Kalmia Street	1912	5D1	Prairie
526-062	539-044-04	3139	Kalmia Street	1912	5D1	Prairie Box
526-063	453-713-21	3036	Laurel Street	1921	5D1	Craftsman
526-064	453-713-20	3042	Laurel Street	1942	5D1	Craftsman
526-065	453-713-18	3054	Laurel Street	1912	5D1	Craftsman Bungalow
526-066	453-724-11	3110	Laurel Street	1927	5D1	Craftsman Bungalow
526-067	453-724-10	3120	Laurel Street	1926	5D1	Spanish Colonial Revival
526-068	453-724-08	3128	Laurel Street	1912	5D1	Mission Revival
526-069	453-724-07	3138	Laurel Street	1924	5D1	Tudor Revival

HRB #	APN	Street #	Street Name	Year Built	Status Code	Architectural Style
526-070	539-042-14	3147	Laurel Street	1936	5D1	Spanish Colonial Revival
526-071	453-723-06	3166	Laurel Street	1943	5D1	Craftsman Bungalow
526-072	453-713-16	3116	Maple Street	1929	5D1	Craftsman Bungalow
526-073	453-724-03	3157	Maple Street	1923	5D1	Craftsman Bungalow
526-074	453-722-16	3160	Maple Street	1927	5D1	Spanish Colonial Revival
526-075	453-722-15	3166	Maple Street	1916	5D1	Colonial Revival
526-077	453-723-02	3179	Maple Street	1929	5D1	Spanish Colonial Revival
526-078	453-722-12	3184	Maple Street	1924	5D1	Spanish Colonial Revival
526-079	453-723-04	3195	Maple Street	1920	5D1	Craftsman Bungalow
526-080	453-722-10	3196	Maple Street	1933	5D1	Craftsman Bungalow
526-081	539-043-07	2403	Pamo Avenue	1927	5D1	Mission Revival
526-082	539-042-08	2404	Pamo Avenue	1925	5D1	Spanish Colonial Revival
526-083	539-043-06	2415	Pamo Avenue	1921	5D1	Mission Revival
526-084	539-042-09	2416	Pamo Avenue	1943	5D1	Ranch Tract
526-085	539-042-10	2424	Pamo Avenue	1923	5D1	Craftsman Bungalow
526-086	539-043-05	2425	Pamo Avenue	1925	5D1	Spanish Colonial Revival
526-087	539-042-11	2432	Pamo Avenue	1924	5D1	Craftsman
526-088	539-043-04	2435	Pamo Avenue	1940	5D1	Ranch Tract
526-089	539-042-12	2440	Pamo Avenue	1930	5D1	Spanish Colonial Revival
526-090	539-043-03	2441	Pamo Avenue	1923	5D1	Craftsman
526-091	539-042-13	2450	Pamo Avenue	1920s	5D1	Spanish Colonial Revival
526-092	539-043-02	2455	Pamo Avenue	1913	5D1	Craftsman Bungalow
526-093	539-043-01	2463	Pamo Avenue	1933	5D1	Spanish Colonial Revival
526-094	539-032-02	2465	San Marcos Ave	1920	5D1	Craftsman Cottage
526-095	453-711-09	2502	San Marcos Ave	1923	5D1	Spanish Colonial Revival
526-096	453-711-10	2504	San Marcos Ave	1924	5D1	Mission Revival
526-097	453-711-11	2506	San Marcos Ave	1924	5D1	Mission Revival
526-098	453-711-13	2510	San Marcos Ave	1923	5D1	Craftsman Bungalow
526-099	453-711-14	2512	San Marcos Ave	1912	5D1	Spanish Colonial Revival
526-100	453-711-15	2514	San Marcos Ave	1924	5D1	Mission Revival
526-101	453-713-01	2517	San Marcos Ave	1931	5D1	Craftsman Bungalow
526-102	453-713-03	2521	San Marcos Ave	1919	5D1	Prairie
526-103	453-711-19	2522	San Marcos Ave	1946	5D1	Art Deco
526-104	453-713-06	2527	San Marcos Ave	1926	5D1	Spanish Colonial Revival
526-105	453-711-22	2528	San Marcos Ave	1924	5D1	Spanish Colonial Revival
526-106	453-713-07	2529	San Marcos Ave	1924	5D1	Mission Revival
526-107	453-711-23	2530	San Marcos Ave	1923	5D1	Spanish Colonial Revival
526-108	453-711-25	2534	San Marcos Ave	1923	5D1	Spanish Colonial Revival
526-109	453-713-09	2535	San Marcos Ave	1926	5D1	Mission Revival
526-110	453-711-26	2536	San Marcos Ave	1925	5D1	Spanish Colonial Revival
526-111	453-722-04	2633	San Marcos Ave	1926	5D1	Mission Revival
526-112	453-722-05	2639	San Marcos Ave	1945	5D1	Spanish Colonial Revival
526-113	453-722-08	2669	San Marcos Ave	1924	5D1	Mission Revival
526-114	539-041-15	2440	Dulzura Avenue	1922	5D1	Craftsman Bungalow
526-115	539-042-05	2427	Dulzura Avenue	1926	5D1	Spanish Colonial Revival
526-116	539-042-06	2415	Dulzura Avenue	1932	5D1	Colonial Revival
526-117	539-044-05	3147	Kalmia Street	1912	5B	International/Modern
526-118	453-724-05	2526	Pamo Avenue	1922	5B	Craftsman Bungalow
526-119	453-721-06	2644	San Marcos Ave	1939	5D1	Spanish Eclectic
526-120	539-041-12	2414	Dulzura Avenue	1913	5D1	Craftsman Bungalow

HRB #	APN	Street #	Street Name	Year Built	Status Code	Architectural Style
526-121	539-043-11	2432	32nd Street	1922	5D1	Craftsman Bungalow
526-122	539-033-01	3001	Kalmia Street	1923	5D1	Spanish Colonial Revival
526-123	539-033-02	3015	Kalmia Street	1923	5D1	Craftsman Bungalow
526-124	453-711-12	2508	San Marcos Ave	1928	5D1	Spanish Eclectic
526-125	453-721-03	2614	San Marcos Ave	1934	5D1	Tudor Eclectic
526-126	453-722-07	2661	San Marcos Ave	1928	5D1	Spanish Colonial Revival
526-127	539-032-06	2425	San Marcos Ave	1925	5D1	Mission Revival
526-128	453-721-02	2608	San Marcos Ave	1924	5D1	Mission Revival
526-131	539-032-11	2426	Capitan Avenue	1919	5D1	Craftsman Bungalow
526-132	539-041-02	2475	Capitan Avenue	1946	5D1	Spanish Eclectic
526-133	539-041-14	2434	Dulzura Avenue	1934	5D1	Mission Revival
526-134	539-042-02	2455	Dulzura Avenue	1949	5D1	Craftsman Bungalow
526-135	539-033-11	3095	Kalmia Street	1948	5D1	Craftsman Bungalow
526-136	539-031-01	3005	Laurel Street	1920s	5D1	Craftsman Bungalow
526-137	539-041-01	3109	Laurel Street	1940	5D1	Ranch with Colonial Revival influences
526-138	453-724-02	3145	Maple Street	1925	5D1	Spanish Colonial Revival
526-139	453-722-17	3154	Maple Street	1931	5D1	Craftsman Bungalow
526-140	453-722-14	3170	Maple Street	1912	5B	Craftsman
526-141	539-031-06	2414	San Marcos Ave	1945	5D1	Spanish Colonial Revival
526-142	539-032-04	2445	San Marcos Ave	1923	5D1	Tudor Revival
526-143	453-711-21	2526	San Marcos Ave	1927	5D1	Spanish Colonial Revival
526-144	453-711-08	2531	San Marcos Ave	1922	5D1	Spanish Colonial Revival
526-145	453-713-10	2537	San Marcos Ave	1928	5D1	Craftsman Bungalow
526-146	453-711-27	2538	San Marcos Ave	1930	5D1	Spanish Colonial Revival
526-147	453-722-02	2617	San Marcos Ave	1924	5D1	Colonial Revival
526-148	453-722-09	2675	San Marcos Ave	1952	5D1	Ranch
526-149	539-032-14	2454	Capitan Avenue	1935	5D1	Mission Revival
526-150	539-032-15	2464	Capitan Avenue	1921	5D1	Craftsman Bungalow
526-151	453-711-20	2524	San Marcos Ave	1915	5D1	Craftsman Bungalow
526-152	539-032-09	2408	Capitan Avenue	1922	5D1	Art Deco
526-153	539-041-11	2406	Dulzura Avenue	1950	5D1	Spanish Colonial Revival
526-154	539-044-08	3171	Kalmia Street	1912	5B	Prairie
526-155	453-711-06	3010	Laurel Street	1925	5D1	Mission Revival
526-156	453-711-07	3016	Laurel Street	1912	5B	Prairie
526-157	453-711-08	3024	Laurel Street	1920	5B	Mission Revival
526-158	453-713-22	3030	Laurel Street	1920s	5D1	Mission Revival
526-159	539-032-01	3031	Laurel Street	1922	5D1	Craftsman Bungalow
526-160	453-713-14	3134	Maple Street	1923	5D1	Craftsman Bungalow
526-161	453-722-13	3178	Maple Street	1924	5D1	Mission Revival
526-162	539-031-07	2424	San Marcos Ave	1924	5D1	Mission Revival
526-163	539-032-03	2455	San Marcos Ave	1923	5D1	Craftsman Bungalow
526-164	453-722-03	2625	San Marcos Ave	1924	5D1	Craftsman Bungalow
526-165	453-722-06	2653	San Marcos Ave	1928	5D1	Mission Revival

BE IT FURTHER RESOLVED, that the following properties have been identified as Non-Contributing Resources to the Burlingame Geographic/Traditional Historic District. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Non-Contributing resources:

APN	Street #	Street Name	Year Built	Status Code	Architectural Style
539-043-08	2404	32nd Street	1941	6L	Mission Revival
539-042-07	2405	Dulzura Avenue	1933	6L	Spanish Colonial
539-033-04	3025	Kalmia Street	Uk	6L	Craftsman
539-033-05	3031	Kalmia Street	Uk	6Z	Modern Deconstruction
539-033-09	3061	Kalmia Street	1926	6L	Ranch
539-044-09	3183	Kalmia Street	1990	6Z	Neo-Craftsman
453-724-12	3106	Laurel Street	Uk	6Z	Spanish Eclectic
453-724-09	3124	Laurel Street	1950	6L	Spanish Colonial Revival
453-723-05	3176	Laurel Street	Uk	6Z	Ranch
453-713-15	3124	Maple Street	Uk	6L	Modified Craftsman
453-724-01	3127	Maple Street	Uk	6L	Modified Craftsman
453-713-13	3144	Maple Street	Uk	6L	Modified Craftsman
453-722-18	3150	Maple Street	N/A	6Z	Demolished Resource
453-724-04	3161	Maple Street	1922	6Z	Modified Craftsman
453-723-01	3175	Maple Street	1918	6L	Craftsman Bungalow
453-723-03	3185	Maple Street	1925	6L	Craftsman Bungalow
453-722-11	3190	Maple Street	1943	6Z	Mission Revival
539-031-07	2404	San Marcos Ave	1925	6L	Spanish Colonial Revival
539-032-05	2433	San Marcos Ave	1923	6L	Spanish Colonial Revival
453-711-24	2532	San Marcos Ave	1953	6Z	Ranch
453-721-01	2602	San Marcos Ave	1953	6Z	Mansart Eclectic
453-721-04	2624	San Marcos Ave	1926	6L	Tudor Eclectic
453-721-05	2632	San Marcos Ave	Uk	6Z	Ranch
453-721-07	2654	San Marcos Ave	Uk	6Z	Ranch
453-721-08	2660	San Marcos Ave	1950	6Z	Spanish Colonial Revival
453-721-09	2672	San Marcos Ave	Uk	6Z	Spanish Eclectic
453-721-10	2680	San Marcos Ave	Uk	6Z	Ranch

BE IT FURTHER RESOLVED, that the boundaries of the district and the location of all contributing resources within that district will be identified in the City's Geographic Information Systems (GIS) database for the information and use of other City departments when considering projects, which will impact the proposed district.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall include this resolution in the designation file for the Burlingame Historic District as part of the official designation record.

Vote: 7-0-0

BY: _____
John Lemmo, Chair
Historical Resources Board

APPROVED AS TO FORM AND LEGALITY: MICHAEL AGUIRRE, CITY ATTORNEY

BY: _____

Deputy City Attorney

BURLINGAME HISTORICAL DISTRICT

"The Tract of Character"

EXECUTIVE SUMMARY

Burlingame, *"The Tract of Character"*, located in the Greater North Park Community, is a quaint neighborhood of small to large homes built in the early part of the 20th century "System Firm" method of development during the period 1912 through 1952. Burlingame is historically significant based on its unique early 20th century development, architecture, site planning, and special scale and character derived from the curvilinear street pattern that follows the area's natural contours, in contrast with the surrounding areas grid development pattern and street layout. The neighborhood's sidewalks remain rose-colored providing additional neighborhood identification. There is an eclectic mix of mostly pre-World War I through early post-World War II suburban residential architecture, reflected in over 170 distinctive and interesting homes of various architectural styles which include: Mission Revival, Spanish Colonial Revival, Craftsman and Modern. The period of significance is 1912 through 1952. This period was chosen based on the fact that it includes the subdivision construction period (1912) to its full development period ending in the early 1950's.

A significant number of properties within the proposed district have retained their historical integrity and remain in good condition. Historic district designation provides an incentive for the continued revitalization of the neighborhood, and the preservation of its unique character, scale and setting.

Both property owners and renters would benefit from the rehabilitation of the existing housing stock as follows:

- Special community scale and character will be maintained.
- Tax abatement or other economic incentives, such as façade easement donations or Mills Act property tax reduction agreements to encourage rehabilitation.
- Design assistance and review for alterations and new construction to ensure compatibility of development with historical context and neighborhood character preservation.
- Conditional Use Permits for alternative use of historical structures.
- Historic Building Code providing flexibility in the application of building code standards.

Burlingame's historic district designation provides residents and owners access to the programs and resources listed above while preserving this neighborhood as a valuable historical area within the City of San Diego.

When originally designated as a Voluntary/Traditional Historical District (2002) only volunteered properties were considered by the City's Historical Resources Board for designation as contributors to the district. A minimum of 51% of the properties that were identified as potential contributors to the historical district were volunteered and the initiation of the district proceeded within the boundaries identified. As stated in the HRB District Policy, when more than 85% of those properties are volunteered and designated, the district will undergo the required process to become a Geographical/Traditional Historical District with all properties regulated. As of August 2007, the threshold of 85% of the potentially contributing resources volunteered and designated was met. The district was amended by the HRB in 2007 to change the district type to a Geographic/Traditional Historical District and all remaining contributors were designated.

INTRODUCTION

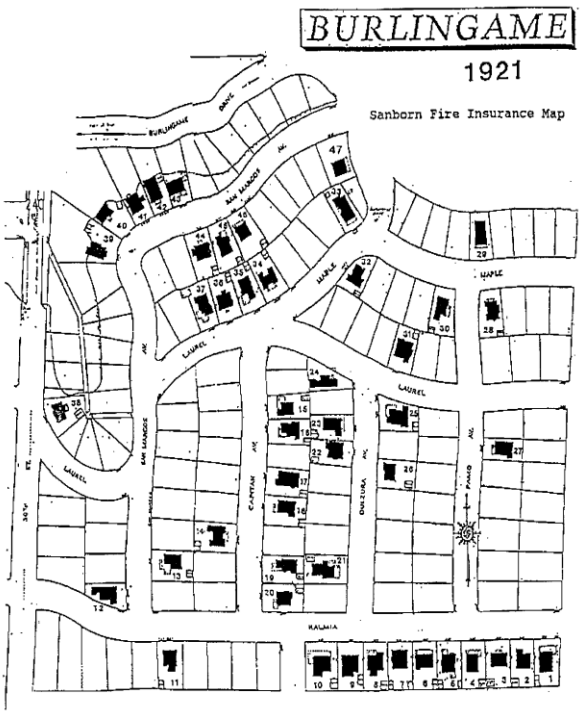
Burlingame is located within the Boundaries of the Greater North Park Community Planning Area. Greater North Park is an older urbanized community in San Diego with original subdivisions recorded just after the turn of the 20th century. Most of its developable land is devoted to residential use.

Burlingame is an excellent example of pre-World War I through early post-World War II suburban residential development. It is notable for its eclectic mix of architectural styles including: Craftsman, Mission Revival, Spanish Colonial Revival, Prairie School, Art Deco, and California Ranch. The neighborhood is comprised of more than 170 unique and architecturally interesting homes, some of them constructed by master architects and craftsmen for prominent San Diegans.

The Burlingame Historic District consists of some 40 acres of land, originally developed in 1912. The District boundaries are: Switzer Canyon to the north, the alley between Kalmia and Juniper Streets to the south, 30th Street to the west, and 32nd Street to the east (see map). The tract's design significance is expressed in its curvilinear street plan that follows the area's natural contours, in contrast to the surrounding area's grid development pattern. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only area in the City of San Diego to have them. Limited access to the tract has maintained a quality of an integrated, yet separate development distinct from the surrounding community.

For a long time, Burlingame residents have requested the development of a historic district. With this purpose in mind, civic organizations within the neighborhood have, for the past twenty plus years, collected important historical information. In response, the City initiated a reconnaissance historical survey in the winter of 1988. Architect Wayne Donaldson and his consulting team updated the study in 1996 as part of the Greater Mid-City Historic Preservation Strategy Study. The 1996 study concluded that Burlingame was a neighborhood worthy of consideration for designation as a historic district. The study indicated the importance of this neighborhood both historically and architecturally to the development of North Park and the City of San Diego, as an early example of the single-family subdivision development of the pre-World War I through early post-World War II suburban residential development. The Burlingame Club created in 1913 and still active today, was the first women's club in San Diego.

After a four-year hiatus, in August 2000, City of San Diego Planning Department staff at the request of community representatives initiated intensive discussions with the Burlingame neighborhood to bring forward the historic district designation program. The effort included a number of neighborhood meetings, forums and other well attended events designed to inform the residents of the benefits and responsibilities of historic designation. Following, in the winter of 2001-2002, a decision was made to apply a new Voluntary/Traditional Historical District as a means to reflect the concerns of some residents who were opposed to the establishment of a Geographic/Traditional Historical District. The later being one where all of the contributor properties are designated as historical sites, and all other properties including non-contributing (non-historical sites) are subject to regulations. By contrast the former (Voluntary/Traditional Historical District) only regulates volunteered sites that are then designated.



The Voluntary/Traditional District type includes a provision for establishing the district as Geographic/Traditional type once more than 85% of the potentially contributing sites have been volunteered and designated. The district met this

threshold in August 2007 and the Historical Resources Board proceeded to establish the Burlingame Geographic/Traditional Historical District consistent with adopted HRB Policy and the City's Land Development Code through an amendment process.

Historical designation has many advantages that can benefit the owners of historic property. Among the benefits for property owners are:

- The Mills Act that allows for a reduction in property taxes.
- The use of the Historic Building Code that allows for greater leniency in the rehabilitation of historically designated homes.
- Land use regulation flexibility that permits adaptive re-use of historical sites through the processing of a Conditional Use Permit.
- Façade easement donations and other income tax incentives available through the Federal Tax Code to sites that are on the National Register or located within local historic districts such as Burlingame.

Under the above programs, historic site property owners have the responsibility to be sensitive to the preservation and enhancement of their historic home's character and fabric, when proposing development or rehabilitation of their site. If a property owner is interested in making changes to the exterior of a home, the Secretary of Interior's Standards for Rehabilitation will be applied.

Historically designated properties generally lend themselves to being restored and enhanced by their owners, and influence the general improvement of their surrounding neighborhood as well. Preservation promotes pride in home ownership, improves neighborhood character, and enhances exclusiveness of the neighborhood, features that in turn also promote neighborhood revitalization, and protect and enhance private investment.

The information that follows includes:

- The description of the historical development of the neighborhood
- The Survey Area and Historic District boundary
- Survey methodology
- Historic District Statement of Significance
- Individual site descriptions for each property on State of California Department of Parks and Recreation Primary Record Form (DPR 523A Form)
- U.S. Secretary of Interior's Standards for review of development on historically designated sites

HISTORY AND CONTEXT

The Burlingame Subdivision, "*The Tract of Character*", originally constructed in 1912, is an important example of an early 20th century experimental approach to real estate development utilizing a "team of specialists" to develop, market, and construct exclusive development. Its developers, McFadden and Buxton, were extremely active in local real estate development during this time. Architectural control was maintained through the use of a subdivision team headed by consulting architect, William H. Wheeler, and by inclusion of restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of the Burlingame Club, allegedly the earliest and oldest neighborhood organization in San Diego.

The Burlingame Club, still active today, was formed in October 1913 as a civic organization specifically chartered to beautify and protect the neighborhood. Beyond supervising the planting of palm trees along the streets, the Club was and is a philanthropic organization with members donating to needy citizens as well as caring for the elderly and infirm in the City of San Diego. A Community Service Committee was also created to assist people in need. Projects undertaken under these auspices include: making and/or buying needed equipment to be given to hospitals and children with disabilities; donating regularly to the Shoe Fund; donating to battered women's groups; and assisting in World War I and II.

Located within the tract is an eclectic mix with more than 170 unique and interesting houses, each a representative example of suburban single-family architecture spanning the period between the pre-World War I and the early post-World War II years (1912-1952). Besides William Wheeler's contribution to the overall architectural flavor of the tract, there are many examples of works done by several noted master architects and home builders including: Carlton Winslow, Walter Keller, Earl Josef Brenk, Alexander Scheiber, Charles Salyers, Charles Swift, Harry Farr, Pear Pearson, Archibald McCorkle and others. Many of these architect designed homes were built for San Diego's leading citizens at the time, including Percy Benbough, Mary Fulford, and Dr. Harry Wegeforth.

Important to the growth of this area in the early part of this century were the City's efforts to foster the area's development through the expansion of electric streetcar lines from the inner city out into its suburbs. Throughout the United States at this time, the new technology of the street railway, coupled with the advances in sanitary engineering methods, enabled families to move out from the old inner city boundaries into near vacant and lightly settled land. In this new land the Jeffersonian rural ideal, with its emphasis on private family life and the security of a small community setting amid aesthetically pleasing natural

surroundings, encouraged middle-class Americans to build a wholly new residential environment, the streetcar suburb.

The years 1881-1900 saw an increase in intra-urban rail mileage in San Diego. A number of privately owned horse-drawn, cable-driven and electric-operated streetcar lines expanded out from downtown San Diego into outlaying areas. Distinct suburban neighborhoods developed at the terminus of these electric rail lines. By the 1890's, the City of San Diego began to look like a typical eastern or mid-western American city, complete with a downtown commercial district, a busy waterfront area and swanky suburban neighborhoods: Sherman Heights, Grant Hill, Golden Hill, Florence Heights, and University Heights to name a few. Much of this suburban growth was along newly laid streetcar lines, which were usually organized by the real estate syndicates involved in developing these subdivisions. Initially, these streetcar lines served to attract prospective property owners to the newly laid-out subdivisions where lots would be auctioned off. They would later serve as quick, reliable transportation to the heart of the city from these subdivisions. However, most of the real estate developers were more concerned with selling land than operating streetcar lines.

By 1891, several failing rail lines were absorbed or bought out by the San Diego Electric Railway Company. The consolidation of the system allowed the use of single fare with free transfer points to other lines. Under the directorship of self-proclaimed "capitalist" John D. Spreckels, it had embarked upon a policy of expansion out into the suburbs. Following convention, much of this new trackage was built in conjunction with real estate development. Spreckels was a firm believer that, "transportation determines the flow of population". Spreckels, like his fellow streetcar directors nationwide, was convinced that the key to profit lay in the proportional increase in the number of passengers that would be constantly increased as the streetcar system expanded into the suburbs. Spreckels did not wish to control the form and direction of suburban expansion, but rather to leave suburban development to real estate builders and individual homeowners who would buy building materials from his company and obtain building loans from the various banks whose boards he sat on. The success or failure of the streetcar system centered around attempts to provide housing for people, each with a small parcel on which to build a house, achieving what previously had been available only to a few rich families with large houses and ample land.

In response, real estate speculators purchased and subdivided parcels of land along the streetcar routes. Similar to subdivision development today, these developers installed the subdivision's infrastructure-water and sewer hook-ups, street lighting, curbs, sidewalks, paving, street trees, etc. While several local real estate developers built speculation houses on their tracts to boost sales, most of these developers were interested in selling lots, not homes. It was up to the individual lot buyer to contact either an architect or a craftsman/builder to design and construct the home.

Between 1906 and 1929, the City of San Diego experienced a tremendous amount of commercial and residential development. This growth was underwritten by the eventual acquisition of a steady supply of water and the concurrent development of the City's rail and harbor facilities. Additionally, the City staged a highly successful exposition in Balboa Park, from 1915-1916, extolling the area's climate, agricultural and water-borne resources. The Panama-California International Exposition, helped to create one of the greatest local building booms. The Exposition attracted thousands of visitors who chose to return to San Diego to live, work, invest and retire. Because of the steady stream of new residents, local Realtors began to buy and subdivide several tracts of land neighboring the downtown area, particularly in the areas bordering the eastern boundaries of Balboa Park.

By 1909, the San Diego Electric Railway had absorbed the competing South Park & East Side Railway. Developed in 1906, the line ran from Broadway and 25th Street to 30th and Cedar Streets and was responsible for stimulating residential growth in the South Park and Brooklyn Heights areas along the southeastern corner of Balboa Park. Renamed the Broadway-Brooklyn Heights Line in 1909, the tracks were extended north of Cedar Street, along 30th Street, to Juniper Street. A private right-of-way was purchased to make the jog at Ivy Street to Juniper Street. After a wooden trestle was built over Switzer Canyon, the line was extended up to Upas Street. By 1912, two sets of tracks had to be installed in order to meet the increased demand of ridership.

Real estate development paralleled the expansion of the streetcar. That same year, 1912, civil engineer A. P. McCarton completed his survey of Tract No. 1402 for real estate developers Joseph McFadden and George Buxton. Consisting of some forty acres within the northeastern quarter of Pueblo Lot No. 1138, the area extended along Switzer Canyon to the north, the middle of the east/west alley and just north of Juniper Street to the south, 32nd Street to the east, and the 30th Street streetcar tracks to the west. This was to become Burlingame.

McFadden and Buxton were particularly active in real estate development in the surrounding area. Besides developing Burlingame, they were also involved in the development of tracts within the West End Tract north of Upas Street, west of Ray Street as well as McFadden and Buxton's North Park, north of Dwight Street, east of Ray Street, both a short distance from the streetcar line along 30th Street which bisected the area.

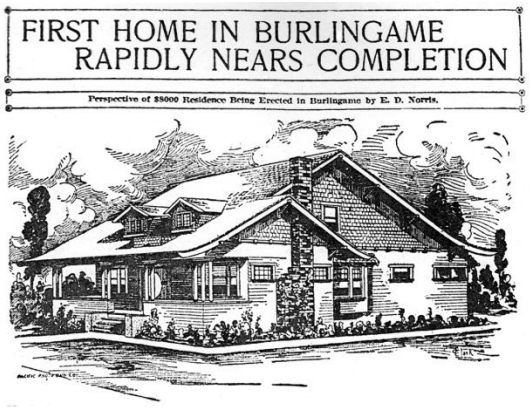
Promotional literature for the opening day of the tract for public inspection identified it as the "Tract of Character". This was in reference to its physical qualities. Its location, high on the mesa overlooking Switzer Canyon, was advertised as being free of damp coastal fogs and afforded spectacular views of mountains and ocean. Its sidewalks and streets were laid out along the natural contours of the land. Additional character was given by the use of decomposed granite street paving, cast iron street lamps with arc lights supplied by electricity from underground conduits, ornamental gates and a proposed fully equipped children's playground in the canyon.

While many of these features can no longer be found, one additional design feature still remains and contributes to the tract's uniqueness. The original planners, Joseph McFadden and George Buxton, demarcated the tract with rose-colored sidewalks, the only such area in the City of San Diego to have them.

On Saturday, January 13, 1912, McFadden & Buxton opened the Burlingame tract for public inspection and an auction was held. Lots were offered, on the average, sixty feet wide by 100-180 feet in depth. Building restrictions required an eight-foot setback between the houses to ensure adequate spacing of the houses. On that first weekend alone, thirty-five lots, or twenty percent of the total amount of lots within the tract, were sold. One buyer, Mr. E.D. Norris, announced plans to construct his home at 3170 Maple Street immediately, purportedly the first completed in the tract. Construction began in earnest soon after. Approximately one year later, by January 1, 1913, thirty-five houses had been completed. Nine years later, in 1921, there were over forty-five houses.

Within this time period, Burlingame became a showcase for contemporary architectural fancy. Several well-known local architects and builders were contracted by property owners to design and build their

homes for them. Among these architects were: William Wheeler, Charleton Winslow, Earl Brenk, Charles Salyers, Walter Keller, Theo Lohman, Alexander Schreiber, Archibald McCorkle and Louis Brandt.


FIRST HOME IN BURLINGAME
RAPIDLY NEARS COMPLETION

Perspective of $8000 Residence Being Erected in Burlingame by E. D. Norris.

Much of the early overall architectural flavor of the tract has to be attributed to William Henry Wheeler. Wheeler was the principal architect for McFadden and Buxton's "System Firm", which was incorporated in November of 1911. The company pioneered the concept of specialization rather than generalization of different work expertise. The company's "system" consisted of twenty-four employees who each commanded a specialty in some aspect of real estate investment and development. Included within the "system" were land developers, architects, builders, sales managers, investment brokers, and insurance underwriters. While the McFadden and Buxton Company existed for only two years, 1911-1913, it proved to be one of the most innovative and enterprising real estate development firms experimenting in the concept of modern housing tract development.

Wheeler, who had moved to San Diego in 1912 specifically to become the chief architect for McFadden & Buxton's company, was a native of Australia, where he had received his early training in architectural design. In 1893, at the age of twenty, he immigrated to Vancouver, British Columbia. Seven years later he moved to San Francisco where he studied engineering at the University of California Berkeley. After the 1906 San Francisco earthquake, Wheeler relocated to Arizona in 1907, where he worked for the Southern Pacific Railroad as a building engineer in Arizona as well as the company's supervising architect for its operations in Mexico. After spending five years working for the Southern Pacific, Wheeler came to San Diego and immediately began working for McFadden & Buxton. Besides working on the Burlingame project, Wheeler was also involved in the company's development of East Burlingame, North Park, Rancho Los Palmos and Hollywood Park. While working for McFadden & Buxton, Wheeler was developing his own private architectural practice in San Diego. Among his later commissions were the Angeles Temple in Echo Park for Aimee Semple McPherson (1922), the Balboa Theater (1924), Congregation Beth Israel (1926), the San Diego Athletic Club with F.W. Stevenson and I.E. Loveless (1927), All Saints Episcopal Church (1928) and the Agua Caliente Casino, hotel, pool and golf course with Gordon E. Mayer (1929).

Wheeler designed many of the earliest homes in the Burlingame tract. The Dr. Harry Wegeforth residence, 3004 Laurel Street, was designed by Wheeler for Dr. Wegeforth. Dr. Wegeforth would later become the principal founder of the San Diego Zoological Society and Zoo in 1916, and is credited with establishing one of the finest zoological and horticultural collections in the world. Dr. Wegeforth held the position of president of the Zoological Society from that time until his death in 1941. Dr. Wegeforth's residence is City of San Diego Historical Landmark No. 163; one of several residences in Burlingame designated as an individual historical site for its architectural style, being the work of a master architect (Wheeler) and association with a historical person (Dr. Wegeforth).

Other designated City of San Diego Historical Landmarks include HRB No. 124, 125 and 126, a grouping of three redwood-clad, two story houses arranged in horseshoe pattern with their fronts opening onto a central lawn area facing San Marcos Avenue, and the rear overlooking the south rim of Switzer Canyon. Mary W. Fulford built these homes simultaneously in 1913. She hired architect Carleton Monroe Winslow to design these eastern influenced Craftsman style homes on lots she had purchased in 1912. Winslow, who was an associate architect of Bertram Goodhue, chief architect for the upcoming 1915 Panama-California Exposition in Balboa Park, came to San Diego in 1911 from New York City to do preliminary work on the Exposition buildings. Marston probably introduced Mary W. Fulford, who was a cousin of the Exposition's

president, George W. Marston, to Winslow. It has been surmised that Fulford was involved in speculative real estate building in time for the opening of the Exposition in 1915.

McIntyre/Benbough Row, block B, Kalmia Street, photo: 1913.

There are many other homes within Burlingame with unique histories. One such history involves a row of nine homes on the south side of Kalmia with a similar pedigree. Among the first to be built in the area, they were commissioned by councilman and fire commissioner Percy Benbough. Benbough, who wanted to move his family away from the hustle and bustle of the streetcars and horseless carriages around his former home at Sixth and Upas Streets, dreamed of the life of a country squire. When the Burlingame tract opened up for sale, he immediately swapped a property he owned in Imperial Valley for his nine parcels of land all contiguous to each other along Kalmia Street. Benbough proceeded to develop the properties and moved his entire family, including relatives and friends, into these houses. Benbough is reported to have built the house at 3147 Kalmia for himself, while the others were occupied by two of his sisters and their husbands; his brother Harry, who ran a furniture store downtown; John Gillons, Percy's partner in a downtown clothing store; and several close friends. The Benbough House located at 3147 Kalmia has been designated City Historical Landmark No. 430 as an individual site, based on its association with Benbough, master architect William Wheeler and its unique avant-garde modern influenced architectural design.

Development slowed during the World War I period and less than ten houses were built during this time. After the end of the War, in the 1920's a large number of homes were constructed, these homes are mostly designed in the Spanish Colonial Revival architectural style popular of the period.

As a result of the 1929 market crash and the World War II years, a moderate number of homes were built in Burlingame during the 1930's and early 1940's. Development activity continued at a very slow pace after the post World War II years, up to the early 1950's when the last two houses of distinctive California Ranch architectural style were built in the "*Tract of Character*".

SURVEY AREA AND DISTRICT BOUNDARY

Burlingame Historic District

CITY OF SAN DIEGO • CITY PLANNING & COMMUNITY INVESTMENT

THE CITY OF SAN DIEGO
CITY PLANNING & COMMUNITY INVESTMENT

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METHODOLOGY

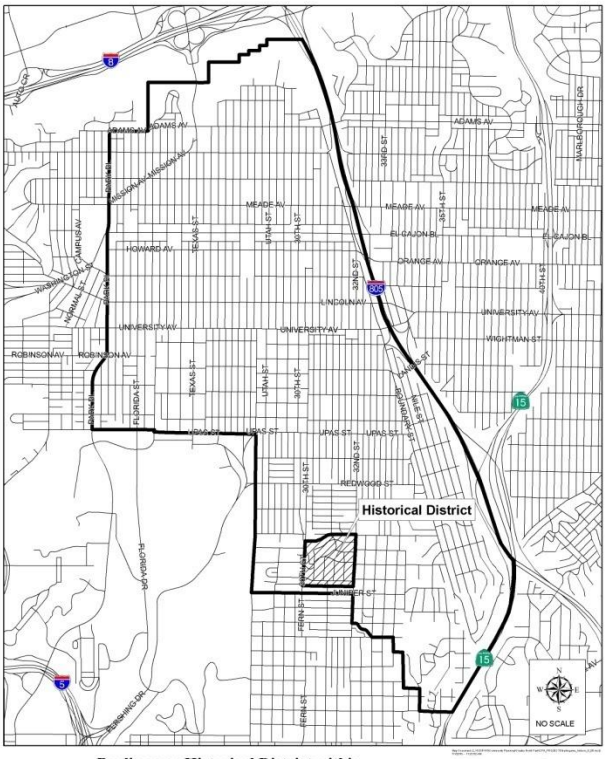
In addition to the historical background research undertaken for the historical description of the Burlingame Historic District, "*The Tract of Character*", an architectural site evaluation was performed for each site/building within the boundaries of the proposed District. This information is included in the State of California Department of Parks and Recreation (DPR-523A) historical resources inventory form.

The forms identify address, legal parcel number and ownership. Legal descriptions for each property were obtained from the Land Use Database Extract from the Assessor's files. The architectural description was prepared according to Lee and Virginia McAlester's "A field guide to American Houses" (New York, Alfred A. Knof, 1984). Each architectural description includes the name of the building's style, its physical dominant characteristics and any obvious alterations from its original condition. The date of construction and names of the architect and builder (if available) were derived from a thorough examination of the City of San Diego water and sewage records, TRW Assessor Records and historical research (See Bibliography). Often property owners themselves gave City staff information regarding the year of construction, that upon further research, was found to be correct, and therefore is the final date used in the property description. The approximate size of the property and building were derived from legal descriptions, assessor records and the owners themselves.

Each building condition was classified according to the following categories: excellent, good, fair, deteriorated, and no longer in existence. A building described as excellent exhibited no structural or cosmetic defects, and was found in pristine condition. A building described in good condition exhibited only minor structural flaws and deviations from its original appearance. A building described as fair exhibited significant structural defects, such as crumbling foundation, and some alterations from its original appearance. A building described as poor exhibited structural defects, such as crumbling foundations, and/or several major alterations from its original appearance. A deteriorated building was one in serous disrepair, or with numerous major modifications.

Other significant features in the District are those such as outbuildings, fences, landscaping, trees, and street furniture, which are characteristic of the period of development (1212-1952) and architectural design. The historical and/or architectural significance of each structure was derived from thorough historical research (see Bibliography, for sources consulted).

All the information was compiled through a number of efforts, including the work undertaken by architect Ione Stiegler of the Wayne Donaldson Architect Consulting Team (1996), Myra Frank Associates who prepared DPR 523A Forms with additional Legal description information from TRW Data Assessor (1998), City of San Diego Planning Department staff, and homeowners who shared information on their property with City staff through 1999 until 2002. These forms were updated with a continuation sheet as part of the 2007 amendment process.



The U.S. Secretary of Interior's Standards for site evaluation were used for purposes of establishing consistency with building design/development reversibility and building addition's consistency with the Standards, for those sites that have undergone some modification over time.

Based on the application of the U.S. Secretary of Interior's Standards the Contributing Sites are made up of two types of resources: the individually significant historical sites; and, the contributor sites. Non-contributing sites are those that do not meet the significance criteria for historical designation.

CONTRIBUTING RESOURCES

Individual Designation historical sites are those that: were built early on and are excellent representative examples of historical architectural style; maintain their historical fabric; may be associated with a master architect or craftsman; and/or may be associated with a historical personage or event. Sites that have undergone modifications that are either old enough to have acquired significance in themselves, or have had additions that are consistent with the U.S. Secretary of Interior's Standards have also been included. As part of the 2007 amendment process, these resources were given a California Historical Resource Status Code of 5B.

Whenever the name of the original owner who had it built, or the site's association with an architect, craftsman, or important historical person, could be established, such information was included in the site description.

Contributor sites are those that were constructed within the period of significance (1912-1952) and are examples of architectural styles of the era. Sites that may have experienced some reversible modifications, such as window replacements, security bars, stucco over wood, etc. These are considered minor and reversible modifications that when undertaken will fully restore the building to its original fabric. Some buildings that have had additions, which have either acquired significance due to their age, or have had modifications that are consistent with the U.S. Secretary of Interior's Standards, are also identified in this grouping. As part of the 2007 amendment process, these resources were given a California Historical Resource Status Code of 5D1.

NON-CONTRIBUTING RESOURCES

Non-Contributing sites are sites that either were not built during the period of significance (1912-1952) or have undergone major modifications over time that have resulted in loss of historical fabric. A few have had significant modifications, or many alterations that cumulatively result in loss of historical character and fabric. Some of these sites however, could be restored in a manner consistent with U.S. Secretary of Interior's Standards albeit subject to a great deal of research, effort and high expense. Restoration opportunities for those are also noted on the site's forms. As part of the 2007 amendment process, these resources were given a California Historical Resource Status Code of 6L, if there are reversible alterations that could return the resource to a level of significance consistent with the district, or 6Z, if alterations are not reversible or the property cannot meet the district's significance.

CALIFORNIA HISTORICAL RESOURCE STATUS CODES

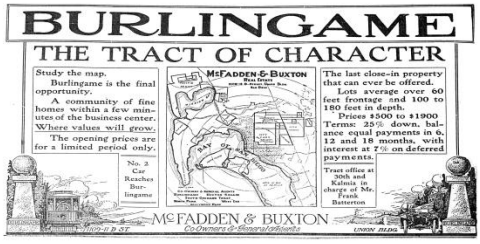
Code	Meaning	Application	Status
5B	Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.	Applied to resources identified as both contributing resources and as resources which are listed on or appear to be eligible for individual listing on the local register. (If not already individually designated, these properties will not be designated individually without a site specific intensive survey under all Board criteria under a separate Board action.)	Contributing
5D1	Contributor to a district that is listed or designated locally.	Applied to all contributing resources, as approved by the HRB.	Contributing
6L	Determined ineligible for local designation through local government review process due to modifications which have adversely impacted the integrity of the resource.	Applied to resources which have been modified to such an extent that they are no longer eligible for designation in their current condition. These resources may be eligible for designation upon reversal of modifications identified in Section B.6 of the DPR 523-B form, at the discretion of the Historical Resources Board, at which time the status code would be changed to 5D1.	Non-Contributing
6Z	Found ineligible for National Register, California Register or Local designation through survey evaluation.	Not Eligible for Listing or Designation due to conditions that are not reversible or due to construction date outside of the period of significance as specified.	Non-Contributing

The chart above explains the California Historical Resource Status Codes given to each property within the Historic District.

STATEMENT OF SIGNIFICANCE

The Burlingame Historic District "*Tract of Character*" consists of 40 acres of land originally developed in 1912 when the tract first opened, through 1952 when the last lots of the original subdivision were constructed. The District boundaries are: Switzer Canyon to the north, the alley between Kalmia and Juniper Streets to the south, 30th Street to the west and 32nd Street to the east. The District gains its significance from the tract's association with: the original planners, Joseph McFadden and George Buxton; the McFadden & Buxton Company's "System Firm" incorporated in 1911 and which pioneered the concept of specialized expertise in development; and the curvilinear street plan which follows the area's natural contours in context with surrounding grid patterns, further demarcated by rose-colored sidewalks. The limited access to the tract since its incorporation has maintained the integrity and distinction of the area from the surrounding community.

The Burlingame tract is a major example of early 20th century pre-World War I real estate development using the "System Firm" experimental approach to real estate development utilizing a "team of specialists" to develop and market exclusive real estate property. Its original developers, McFadden & Buxton, were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, the tract continued to develop into the post wars, until 1952, when the last parcels were constructed with homes reflective of vintage California Ranch architectural style. Architectural controls would be enforced through the watchdog efforts of the Burlingame Club, allegedly the earliest and oldest neighborhood organization in San Diego.



Located within the Burlingame tract is an eclectic mix of unique and interesting houses, each a representation of pre-World War I through the early post-World War II suburban residential architecture. Among these are examples of Craftsman Bungalow, Tudor Revival, Mission Revival, Spanish Colonial Revival, Prairie School, Art Deco, California Ranch and many other individual hybrid combinations of several styles. Sites that have been identified as potentially contributing and contributing are those that were built in the period of significance (1912-1952), are representative of the architectural styles described, and are in good to fair condition with few reversible modifications, additions or other modifications which have acquired their own significance due to age, or are consistent with the U.S. Secretary of Interior's Standards for Rehabilitation.

Master architects and craftsmen of the period are also associated with Burlingame. Besides Wheeler's contribution to the overall architectural flavor of the tract, there are many examples of works done by several noted local architects and home builders; Carlton Winslow, Water Keller, Earl Josef Brenk, Alexander Scheiber, Charles Salyers, Charles Swift, Harry Farr, Pear Pearson, Archibald McCorkle and others. Additionally, many of these architect-designed homes were built for several of San Diego's leading citizens of the time: Percy Benbough, Mary Fulford, and Dr. Harry Wegeford. Houses associated with these master architects and historical persons, found in good condition have been identified as individually designatable, since they could be designated historical independently from the District's designation. The historical description for these sites also identifies the historical name that would correspond to the site when it is designated.

Site descriptions are included for every site within the District. Site descriptions are provided in the standard format of State of California Department of Parks and Recreation Primary Record Form (DPR-523A), as described in the Methodology Section of this document.

HISTORICAL SITE DEVELOPMENT GUIDELINES

Burlingame, "*The Tract of Character*", is an important San Diego subdivision, one of the first to be developed by the standard development process of today. It is a unique collection of quality architect-designed, early 20th century residences. The District requires that the historically designated sites be subject to the City's historical regulations, which by reference are the U.S. Secretary of Interior's Standards and Guidelines for the Treatment of Historic Properties.

Significant numbers of properties within the District have retained their historical integrity and remain in good condition. Historic District designation will provide an incentive for the continued revitalization of the neighborhood and the preservation and long-term viability of its unique homes and setting. Historically designated properties generally lend themselves to the improvement of the surrounding community and increased economic value by enhancing the exclusivity of the neighborhood. Pride of homeownership also promotes revitalization.

Both property owners and tenants will benefit from the Historic District designation as follows:

- Special community scale and character will be maintained, protecting and enhancing private and public investments within the neighborhood.
- Sites become eligible for property tax and other tax abatement. Benefits include: Mills Act property tax reduction agreements, façade easements and/or tax credits.
- Design review and assistance for substantial alterations and new construction is available from the City's Historical Resources Board and staff, to ensure compatibility of development and protection of private investment.
- Development flexibility is available to assist in producing development consistent with the U.S. Secretary of Interior's Standards.
- Use of Conditional Use Permits for adaptive, alternative use of historical structures.
- Use of the State Historical Building Code.

Property owners of historical sites within the District have the responsibility to be sensitive to the historical character of their homes, especially those areas visible from the street. The market value of an owner's property has a strong relationship to the preservation and enhancement of its unique architectural and historical character.

The City of San Diego Land Development Code, in order to maintain and enhance a site's historical significance, establishes that development on historic sites be consistent with the U.S. Secretary of Interior's Standards. The Standards are designed to guide efforts to rehabilitate and maintain historical structures or make additions. The Standards provide direction that ensures that new improvement will effectively integrate with, and respect the historical character of the site, particularly as it relates to the exterior appearance along the public street.

The U.S. Secretary of Interior's Standards are common sense guidelines that strive to recognize a building's or site's historical context, assuring that new development affecting it is sympathetic and respectful of the site's historical significance. It is recommended that owners contact the City's historical preservation staff to seek assistance and obtain advice of how to best bring about modifications to sites to meet the 10 standards identified in the Appendix.

***Resource Name or #** (Assigned by recorder)**:** Burlingame Historic District, HRB Site #526

D1. Historic Name: Burlingame Historic District D2. Common Name:

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

Burlingame Historic District, "The Tract of Character", located in the Greater North Park Community, is a quaint neighborhood with a collection of diverse homes built using the "System Firm" method, an experimental approach to real estate development utilizing a "team of specialist" to develop and market exclusive real estate property, during the period 1912 through 1952. Burlingame is historically significant based on its unique early 20th century development, architecture, site planning and special scale and character derived from the curvilinear street pattern that follows the area's natural contours, in contrast with the surrounding areas grid development pattern and street layout. The neighborhood's sidewalks remain rose-colored providing a unique character defining feature to the district. There is an eclectic mix of mostly pre World War I through early post-World War II suburban residential architecture, reflected in over 170 distinctive and interesting homes of various architectural styles which include: Mission Revival, Spanish Colonial Revival, Craftsman, Modern and several other styles.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The boundary encompasses a portion of the Greater North Park Community. The district is comprised of various addresses within the Burlingame neighborhood, bounded by the properties extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west.

***D5. Boundary Justification:**

The Burlingame Historic District boundary is coterminous with the original subdivision map # 1402 filed on January 13, 1912. In1912, civil engineer A. P. McCarton completed his survey of Tract No. 1402, consisting of forty acres within the northeastern quarter of Pueblo Lot No. 1138, it extended along Switzer Canyon to the north, the middle of the east/west alley along and just north of Juniper Street to the south, 32nd Street to the east, and the 30th Street streetcar tract to the west.

***D6. Significance: Theme:** Early 20th Century "Systems Firm" Development, Planning, Historically Significant Individuals, Residential Architecture, Master Architects and Builders **Area:** City of San Diego

Period of Significance: 1912-1952 **Applicable Criteria:** City San Diego Criteria A, B, C and D

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The Burlingame District was developed by Joseph McFadden and George Buxton beginning in 1912 following the "System Firm" method. Real estate development in Burlingame paralleled the San Diego Electric Railway expansion of tracts built along Cedar Street extending down 30th Street to Juniper and later across Switzer Canyon to Upas Street, to meet the increased demand of ridership. The district is an excellent example of pre World War I and post World War II (1912-1952) suburban residential expansion incorporating early 20th century development, containing an eclectic mix of architectural styles including Craftsman, Mission, Spanish Colonial, Pueblo Revivals, Prairie School Style, Art Deco, Ranch, and many other individual hybrid homes built by a number of established Master Architects and Builders.

The subdivision of Burlingame is significant as a historic district under Historical Resources Board (HRB) Criterion A as special element of the City and neighborhood's historical, cultural, landscaping and architectural development reflecting:

- The influence of the 1912 "System Firm" planning techniques, reflecting unique early 20th century development, site planning, and special scale and character, derived from the rose colored sidewalks, and curvilinear streets that follow the areas natural contour.
- A high concentration of quality design and construction, with a substantial number of individually significant structures.

(See Continuation Sheet)

***D7. References** (Give full citations including the names and addresses of any informants, where possible.):

(See Continuation Sheet)

***D8. Evaluator:** City of San Diego Historical Resources Board
Date: 11/29/2007
Affiliation and Address: City of San Diego, 202 C Street MS 5A, San Diego CA 92101

.*Recorded by: City of San Diego Historical Resources Board *Date: 11/29/2007 ☒ Continuation ☐ Update

***D3. Detailed Description: (Continued)**

The district contains exclusively single family residential development, most of which reflects the prominence of the original residents through scale and quality of design and construction. Burlingame has remained rather unaffected by intrusions over the years, with some redevelopment and infill, as well as modifications which have resulted in the loss of some historic fabric to varying degrees on both contributing and non-contributing resources. The boundary for this proposed District includes a total of 188 buildings and 188 parcels, and a significant number of the properties (161 buildings) within the proposed district have retained their historical integrity and remain in good condition. Contributing and non-contributing resources within the district boundary are as follows:

Table 1. Contributing Resources

HRB #	APN	Street #	Street Name	Year Built	Status Code	HRB #	APN	Street #	Street Name	Year Built	Status Code
526-001	539-044-01	3105	Kalmia Street	1915	5B	526-030	539-031-02	2425	30th Street	1922	5D1
526-002	539-044-06	3155	Kalmia Street	1912	5B	526-031	453-711-04	2511	30th Street	1920s	5D1
526-003	453-711-05	3004	Laurel Street	1912	5B	526-032	453-711-03	2513	30th Street	1932	5D1
526-004	453-713-19	3048	Laurel Street	1912	5B	526-033	453-711-02	2515	30th Street	1936	5D1
526-005	453-711-16	2516	San Marcos Ave	1913	5B	526-035	539-043-09	2418	32nd Street	1929	5D1
526-006	453-711-17	2518	San Marcos Ave	1913	5B	526-036	539-043-10	2426	32nd Street	1922	5D1
526-007	453-713-02	2519	San Marcos Ave	1935	5B	526-037	539-043-12	2440	32nd Street	1930	5D1
526-008	453-711-18	2520	San Marcos Ave	1913	5B	526-038	539-043-13	2442	32nd Street	1938	5D1
526-009	453-713-04	2523	San Marcos Ave	1914	5B	526-039	539-043-14	2460	32nd Street	1927	5D1
526-010	539-033-03	2367	30th Street	1927	5D1	526-040	453-713-11	3075	Burlingame Dr	1923	5D1
526-011	539-041-10	2401	Capitan Ave	1917	5D1	526-041	453-713-12	3085	Burlingame Dr	1922	5D1
526-012	539-041-04	2457	Capitan Ave	1912	5D1	526-042	539-041-09	2415	Capitan Avenue	1924	5D1
526-013	539-032-17	2484	Capitan Ave	1925	5D1	526-043	539-032-10	2416	Capitan Avenue	1922	5D1
526-014	539-042-03	2447	Dulzura Ave	1912	5D1	526-044	539-041-08	2425	Capitan Avenue	1938	5D1
526-015	539-041-16	2450	Dulzura Ave	1912	5D1	526-045	539-041-07	2431	Capitan Avenue	1927	5D1
526-016	539-033-07	3055	Kalmia Street	1912	5D1	526-046	539-032-12	2434	Capitan Avenue	1924	5D1
526-017	539-044-03	3127	Kalmia Street	1912	5D1	526-047	539-041-06	2439	Capitan Avenue	1917	5D1
526-018	539-044-07	3163	Kalmia Street	1912	5D1	526-048	539-032-13	2444	Capitan Avenue	1945	5D1
526-019	539-044-10	3195	Kalmia Street	1912	5D1	526-049	539-041-05	2451	Capitan Avenue	1925	5D1
526-020	539-041-19	3117	Laurel Street	1912	5D1	526-050	539-041-03	2465	Capitan Avenue	1917	5D1
526-021	453-724-06	3144	Laurel Street	1925	5D1	526-051	539-032-16	2472	Capitan Avenue	1923	5D1
526-022	453-723-07	3154	Laurel Street	1925	5D1	526-052	539-041-13	2420	Dulzura Avenue	1922	5D1
526-023	453-713-17	3106	Maple Street	1917	5D1	526-053	539-042-04	2437	Dulzura Avenue	1951	5D1
526-024	539-032-08	2403	San Marcos Ave	1911	5D1	526-054	539-041-17	2458	Dulzura Avenue	1943	5D1
526-025	539-032-07	2415	San Marcos Ave	1920	5D1	526-055	539-042-16	2463	Dulzura Avenue	1912	5D1
526-026	539-031-08	2432	San Marcos Ave	1932	5D1	526-056	539-041-18	2466	Dulzura Avenue	1935	5D1
526-027	453-713-05	2525	San Marcos Ave	1912	5D1	526-057	539-031-04	3004	Kalmia Street	1927	5D1
526-028	453-722-01	2605	San Marcos Ave	1920	5D1	526-058	539-033-06	3039	Kalmia Street	1932	5D1
526-029	539-031-03	2411	30th Street	1924	5D1	526-059	539-033-08	3057	Kalmia Street	1912	5D1
526-030	539-031-02	2425	30th Street	1922	5D1	526-060	539-033-10	3077	Kalmia Street	1942	5D1

Table 1. Contributing Resources (Continued)

HRB #	APN	Street #	Street Name	Year Built	Status Code	HRB #	APN	Street #	Street Name	Year Built	Status Code
526-062	539-044-04	3139	Kalmia Street	1912	5D1	526-101	453-713-01	2517	San Marcos Ave	1931	5D1
526-063	453-713-21	3036	Laurel Street	1921	5D1	526-102	453-713-03	2521	San Marcos Ave	1919	5D1
526-064	453-713-20	3042	Laurel Street	1942	5D1	526-103	453-711-19	2522	San Marcos Ave	1946	5D1
526-065	453-713-18	3054	Laurel Street	1912	5D1	526-104	453-713-06	2527	San Marcos Ave	1926	5D1
526-066	453-724-11	3110	Laurel Street	1927	5D1	526-105	453-711-22	2528	San Marcos Ave	1924	5D1
526-067	453-724-10	3120	Laurel Street	1926	5D1	526-106	453-713-07	2529	San Marcos Ave	1924	5D1
526-068	453-724-08	3128	Laurel Street	1912	5D1	526-107	453-711-23	2530	San Marcos Ave	1923	5D1
526-069	453-724-07	3138	Laurel Street	1924	5D1	526-108	453-711-25	2534	San Marcos Ave	1923	5D1
526-070	539-042-14	3147	Laurel Street	1936	5D1	526-109	453-713-09	2535	San Marcos Ave	1926	5D1
526-071	453-723-06	3166	Laurel Street	1943	5D1	526-110	453-711-26	2536	San Marcos Ave	1925	5D1
526-072	453-713-16	3116	Maple Street	1929	5D1	526-111	453-722-04	2633	San Marcos Ave	1926	5D1
526-073	453-724-03	3157	Maple Street	1923	5D1	526-112	453-722-05	2639	San Marcos Ave	1945	5D1
526-074	453-722-16	3160	Maple Street	1927	5D1	526-113	453-722-08	2669	San Marcos Ave	1924	5D1
526-075	453-722-15	3166	Maple Street	1916	5D1	526-114	539-041-15	2440	Dulzura Avenue	1922	5D1
526-077	453-723-02	3179	Maple Street	1929	5D1	526-115	539-042-05	2427	Dulzura Avenue	1926	5D1
526-078	453-722-12	3184	Maple Street	1924	5D1	526-116	539-042-06	2415	Dulzura Avenue	1932	5D1
526-079	453-723-04	3195	Maple Street	1920	5D1	526-117	539-044-05	3147	Kalmia Street	1912	5B
526-080	453-722-10	3196	Maple Street	1933	5D1	526-118	453-724-05	2526	Pamo Avenue	1922	5B
526-081	539-043-07	2403	Pamo Avenue	1927	5D1	526-119	453-721-06	2644	San Marcos Ave	1939	5D1
526-082	539-042-08	2404	Pamo Avenue	1925	5D1	526-120	539-041-12	2414	Dulzura Avenue	1913	5D1
526-083	539-043-06	2415	Pamo Avenue	1921	5D1	526-121	539-043-11	2432	32nd Street	1922	5D1
526-084	539-042-09	2416	Pamo Avenue	1943	5D1	526-122	539-033-01	3001	Kalmia Street	1923	5D1
526-085	539-042-10	2424	Pamo Avenue	1923	5D1	526-123	539-033-02	3015	Kalmia Street	1923	5D1
526-086	539-043-05	2425	Pamo Avenue	1925	5D1	526-124	453-711-12	2508	San Marcos Ave	1928	5D1
526-087	539-042-11	2432	Pamo Avenue	1924	5D1	526-125	453-721-03	2614	San Marcos Ave	1934	5D1
526-088	539-043-04	2435	Pamo Avenue	1940	5D1	526-126	453-722-07	2661	San Marcos Ave	1928	5D1
526-089	539-042-12	2440	Pamo Avenue	1930	5D1	526-127	539-032-06	2425	San Marcos Ave	1925	5D1
526-090	539-043-03	2441	Pamo Avenue	1923	5D1	526-128	453-721-02	2608	San Marcos Ave	1924	5D1
526-091	539-042-13	2450	Pamo Avenue	1920s	5D1	526-131	539-032-11	2426	Capitan Avenue	1919	5D1
526-092	539-043-02	2455	Pamo Avenue	1913	5D1	526-132	539-041-02	2475	Capitan Avenue	1946	5D1
526-093	539-043-01	2463	Pamo Avenue	1933	5D1	526-133	539-041-14	2434	Dulzura Avenue	1934	5D1
526-094	539-032-02	2465	San Marcos Ave	1920	5D1	526-134	539-042-02	2455	Dulzura Avenue	1949	5D1
526-095	453-711-09	2502	San Marcos Ave	1923	5D1	526-135	539-033-11	3095	Kalmia Street	1948	5D1
526-096	453-711-10	2504	San Marcos Ave	1924	5D1	526-136	539-031-01	3005	Laurel Street	1920s	5D1
526-097	453-711-11	2506	San Marcos Ave	1924	5D1	526-137	539-041-01	3109	Laurel Street	1940	5D1
526-098	453-711-13	2510	San Marcos Ave	1923	5D1	526-138	453-724-02	3145	Maple Street	1925	5D1
526-099	453-711-14	2512	San Marcos Ave	1912	5D1	526-139	453-722-17	3154	Maple Street	1931	5D1
526-100	453-711-15	2514	San Marcos Ave	1924	5D1	526-140	453-722-14	3170	Maple Street	1912	5B

Table 1. Contributing Resources (Continued)

HRB #	APN	Street #	Street Name	Year Built	Status Code	HRB #	APN	Street #	Street Name	Year Built	Status Code
526-141	539-031-06	2414	San Marcos Ave	1945	5D1	526-154	539-044-08	3171	Kalmia Street	1912	5B
526-142	539-032-04	2445	San Marcos Ave	1923	5D1	526-155	453-711-06	3010	Laurel Street	1925	5D1
526-143	453-711-21	2526	San Marcos Ave	1927	5D1	526-156	453-711-07	3016	Laurel Street	1912	5B
526-144	453-711-08	2531	San Marcos Ave	1922	5D1	526-157	453-711-08	3024	Laurel Street	1920	5B
526-145	453-713-10	2537	San Marcos Ave	1928	5D1	526-158	453-713-22	3030	Laurel Street	1920s	5D1
526-146	453-711-27	2538	San Marcos Ave	1930	5D1	526-159	539-032-01	3031	Laurel Street	1922	5D1
526-147	453-722-02	2617	San Marcos Ave	1924	5D1	526-159	539-032-01	3031	Laurel Street	1922	5D1
526-148	453-722-09	2675	San Marcos Ave	1952	5D1	526-160	453-713-14	3134	Maple Street	1923	5D1
526-149	539-032-14	2454	Capitan Avenue	1935	5D1	526-161	453-722-13	3178	Maple Street	1924	5D1
526-150	539-032-15	2464	Capitan Avenue	1921	5D1	526-162	539-031-07	2424	San Marcos Ave	1924	5D1
526-151	453-711-20	2524	San Marcos Ave	1915	5D1	526-163	539-032-03	2455	San Marcos Ave	1923	5D1
526-152	539-032-09	2408	Capitan Avenue	1922	5D1	526-164	453-722-03	2625	San Marcos Ave	1924	5D1
526-153	539-041-11	2406	Dulzura Avenue	1950	5D1	526-165	453-722-06	2653	San Marcos Ave	1928	5D1

Table 2. Non-Contributing Resources

HRB #	APN	Street #	Street Name	Year Built	Status Code	HRB #	APN	Street #	Street Name	Year Built	Status Code
N/A	539-043-08	2404	32nd Street	1941	6L	N/A	453-723-01	3175	Maple Street	1918	6L
N/A	539-042-07	2405	Dulzura Avenue	1933	6L	N/A	453-723-03	3185	Maple Street	1925	6L
N/A	539-033-04	3025	Kalmia Street	Uk	6L	N/A	453-722-11	3190	Maple Street	1943	6Z
N/A	539-033-05	3031	Kalmia Street	Uk	6Z	N/A	539-031-07	2404	San Marcos Ave	1925	6L
N/A	539-033-09	3061	Kalmia Street	1926	6L	N/A	539-032-05	2433	San Marcos Ave	1923	6L
N/A	539-044-09	3183	Kalmia Street	1990	6Z	N/A	453-711-24	2532	San Marcos Ave	1953	6Z
N/A	453-724-12	3106	Laurel Street	Uk	6Z	N/A	453-721-01	2602	San Marcos Ave	1953	6Z
N/A	453-724-09	3124	Laurel Street	1950	6L	N/A	453-721-04	2624	San Marcos Ave	1926	6L
N/A	453-723-05	3176	Laurel Street	Uk	6Z	N/A	453-721-05	2632	San Marcos Ave	Uk	6Z
N/A	453-713-15	3124	Maple Street	Uk	6L	N/A	453-721-07	2654	San Marcos Ave	Uk	6Z
N/A	453-724-01	3127	Maple Street	Uk	6L	N/A	453-721-08	2660	San Marcos Ave	1950	6Z
N/A	453-713-13	3144	Maple Street	Uk	6L	N/A	453-721-09	2672	San Marcos Ave	Uk	6Z
N/A	453-722-18	3150	Maple Street	N/A	6Z	N/A	453-721-10	2680	San Marcos Ave	Uk	6Z
N/A	453-724-04	3161	Maple Street	1922	6Z						

***D3. Detailed Description: (Continued)**

Figure 1. Burlingame Streetscape: Capitan Avenue looking north

***D6. Significance: (Continued)**

The Burlingame Geographic/Traditional Historic District is significant under HRB Criterion B, as it is identified with persons or events significant in local, state, or national history. Burlingame consists of an array of homes that were built for several of San Diego's leading citizens of the time, including: Percy Benbough (councilman, police chief and mayor), Mary Fulford (a cousin of George Marston), Dr. Harry Wegeforth ("founding father" of the San Diego Zoo) and Mabel Whitsitt (milliner for Holzwasser's and Marston's Department stores and owner of the Five Dollar Hat Shop and Whitsitt's: The House that Hats Built).

The Burlingame Geographic/Traditional Historic District is significant under HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction. The District's period of significance, 1912-1952, represents an eclectic mix of pre-World War I through post- World War II suburban eclectic architecture, with excellent examples of Craftsman Bungalow, Tudor Revival, Mission Revival, Spanish Colonial Revival, Prairie School, Art Deco, California Ranch and other individual hybrid combinations of several styles.

The Burlingame Geographic/Traditional Historic District is significant under HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including William H. Wheeler, Carleton Winslow, Earl Brenk, Charles Salyers, Walter Keller, Theo Lohman, Alexander Schreiber, Archibald McCorkle and Louis Brandt.

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Burlingame Historic District

Contributing Historical Resources

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INDIVIDUALLY SIGNIFICANT RESOURCES DESIGNATED PRIOR TO MAY 2002

The individually significant resources listed below are those properties designated by the Historical Resources Board prior to the establishment of the Burlingame Historic District. Each of these sites was given a California Historical Resource Status Code of 5B, meaning each property is individually significant and a contributor to the district. Properties designated prior to May 2002 are also included on the contributing resources list that follows in the report.

Contributing Resources: Buildings

Street#	Street Name	Year Built	Architectural Style	Historic Name	HRB #	APN
3105	Kalmia Street	1915	Craftsman	Duvall-Lee House	478 (001)	539-044-01
3147	Kalmia Street	1912	International/Modern	Benbough/Adams House	430 (117)	539-044-05
3155	Kalmia Street	1912	Craftsman	William A. McIntyre Spec House	435 (002)	539-044-06
3004	Laurel Street	1912	American Foursquare	Dr. Harry & Rachel Granger Wegeforth House	163 (003)	453-711-05
3048	Laurel Street	1912	Mission Revival	Cottee/McCorkle House	438 (004)	453-713-19
2516	San Marcos Ave	1913	Craftsman	Fulford Bungalow #1	124 (005)	453-711-16
2518	San Marcos Ave	1913	Craftsman	Fulford Bungalow #2	125 (006)	453-711-17
2519	San Marcos Ave	1935	Spanish Colonial Revival	Mabel Whistt House	454 (007)	453-713-02
2520	San Marcos Ave	1913	Craftsman	Fulford Bungalow #3	126 (008)	453-711-18
2523	San Marcos Ave	1914	Craftsman Bungalow	Whiteman House	457 (009)	453-713-04

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3105 Kalmia Street, APN 539-044-01
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3105 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-01; Legal Description: L1 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was constructed in 1915 in the Craftsman style. The house is a three story tiered house with a massive stone masonry chimney. Heavy exposed brackets appear under the eves on the second and third stories. The second story porch wraps around the front of the house and the side facing 31st Street and is supported by heavy tapered piers on top of a stone masonry wall. The house is surrounded by a stucco pier fence with wrought iron and concrete spheres on the piers that flank the walkway. The house also features a wooden porte cochere. This site is City of San Diego Historical Landmark #478. For more information see HRB #478. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,778 square feet. The house features 6 bedrooms and 1 bath. The total lot area is 7,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001745.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1910'S Mid-City Survey Est.
1915 TRW Data Assessor

* P7. Owner and Address:
Deckhurt Fredrick D
3105 Kalmia St
San Diego CA 92104-5417

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3105 Kalmia Street, APN 539-044-01

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1910'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]15 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This site is a locally designated City of San Diego Landmark #478. It was designated based on architecture, master architect, and the potential historic designation of Burlingame. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3147 Kalmia Street, APN 539-044-05
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3147 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-05; Legal Description: L5 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1912 in the International/Modern style. The house is three stories with a flat roof and five bold piers that dominate the front façade. For a more detailed description, see HRB #430. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 3,713 square feet. The house features 5 bedrooms and 2.5 baths. The total lot area is 6,000 square feet. This site is a City Landmark Site #430 designated on July 27, 2000.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001749.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Nevilles Will & Smith Judi L
3147 Kalmia St
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3147 Kalmia Street, APN 539-044-05

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: International/Modern

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]21 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3155 Kalmia Street, APN 539-044-06
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3155 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-06; Legal Description: L6 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1912 in the Craftsman style. It is a two story asymmetrical house with a medium-pitch hipped roof and exposed rafters. Exterior surface materials include wood shingles on the second story and smooth plaster on the first story. The second story porch is off-center and is supported by piers. The bottom corners of the second story are slightly flared. Exposed rafters between the first and second stories may be false. Addition to the rear of the house. The house features Queen Anne windows throughout, including a slightly bayed window on the left side of the first story. The entryway is off-center multi-pane glass door and sidelights. This site is City of San Diego Historical Landmark #435. For more information see HRB #435. The house is in excellent condition. The total usable floor area is 2,956 square feet. The house features 5 bedrooms and 2 baths. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001750.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Berkowitz Larry & Tomita Sandra
3155 Kalmia St
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3155 Kalmia Street, APN 539-044-06

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This site is City of San Diego Historical Landmark #435. It was designated based on architecture. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3004 Laurel Street, APN 453-711-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3004 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-05; Legal Description: BH TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the American Foursquare style. The house is two stories with a pyramidal roof, a long dormer, a central front entry, row and double hung windows, and a trellised porch. The exterior wall material is stucco. This site is City of San Diego Historical Landmark #163. For more information see HRB #163. The house is located in the community of Burlingame. The total usable floor area is 2,356 square feet. The total lot area is 5,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002879.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:

Falken Andrew D
3004 Laurel St
San Diego Ca 92104-5023

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3004 Laurel Street, APN 453-711-05

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: American Foursquare

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1912 was the date of construction, with effective improvements dating from [19]191

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This site is City of San Diego Historical Landmark #478. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3048 Laurel Street, APN 453-713-19

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3048 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-19; Legal Description: L19 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Mission Revival style. This house is two stories with a low pitch gable roof and parapet walls. The exterior wall material is stucco. The house is symmetrical with massive tapered pillars topped with capitals that hug the corners and rise just above the roofline. The main feature of the façade is the large broken arch parapet with a central horizontal vent. Two multi-pane glass doors open onto a second story balcony supported by the porch and flanked by extra large, double-hung sash windows. The first story features a projecting low-point arch porch that extends up to form the second story balcony. The area between the top of the arch entry and the second story balcony features "brow caps" around the arch and a decorative quatrefoil-like detailing. The entry is recessed with a wooden door flanked by three quarter length sidelights. The entry is flanked by large single pane windows. For more information please see HRB# 438. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,268 square feet. The total lot area is 5,700 square feet. This site is a City landmark site #438 was designated on September 9, 2000.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001773.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Bowen Art/Jt
3048 Laurel St
San Diego Ca 92104-5035

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3048 Laurel Street, APN 453-713-19

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction, with effective improvements dating from [19]93

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This site is City of San Diego Historical Landmark #438. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2516 San Marcos Avenue, APN 453-711-16

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number 453-711-16

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1913 in the Craftsman style. The house is two stories with a high-pitch gable roof, asphalt shingles, and overhanging eaves. The exterior wall material is horizontal redwood siding. Wood frame multi-pane casement windows throughout. This site is City of San Diego Historical Landmark #124. For more information see HRB #124. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002983 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1913

1913 TRW Data Assessor

* P7. Owner and Address:

Evans, Derek K & Knecht, Patrica
2516 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 11/21/2001

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 2516 San Marcos Avenue, APN 453-711-16

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a City of San Diego locally designated landmark #124. It was designated based on architecture and master architect. The building is within the Burlingame Historic District.

B9a. Architect: Carleton Monroe Winslow b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1913 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2518 San Marcos Avenue, APN 453-711-17

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number 453-711-17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1913 in the Craftsman style. The house is two stories with a high-pitch gable roof, asphalt shingles, and overhanging eaves. The exterior wall material is redwood shingles. The entry features a glass paneled door flanked by sidelights. Wood frame multi-pane casement windows throughout. This site is City of San Diego Historical Landmark #125. For more information see HRB #125. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003984 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1913

1913 TRW Data Assessor

* P7. Owner and Address:

Brock, Paula S

2518 San Marcos Avenue

San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street MS 4A

San Deigo CA 92101

* P9. Date Recorded: 11/21/2001

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 2518 San Marcos Avenue, APN 453-711-17

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a City of San Diego locally designated landmark #125. It was designated based on architecture and master architect. The building is within the Burlingame Historic District.

B9a. Architect: Carleton Monroe Winslow b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1913 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2519 San Marcos Avenue, APN 453-713-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2519 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-02; Legal Description: L2 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1935 in the Spanish Colonial Revival style. The house is one story with a clay tile roof, round vents, and two bays. The exterior wall material is square patterned stucco. The right bay has a front-facing gable roof over a large window with a rounded top divided into a narrow multi-light top and sides and a large central pane. The wall above the windows have detailing. The recessed entry in the left bay has a raised patio with glazed tile detailing on the porch steps and a garden arch way and stucco wall. A large new addition is consistent with U.S. Secretary of Interior Standards by HRB review. The porte cochere reflects the square arch element of the front window.This site is City of San Diego Historical Landmark #454. For more information see HRB #454. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,725 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☑ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002976.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1935 TRW Data Assessor

* P7. Owner and Address:
Karam Jean J & Judy A/Jt
2519 San Marcos Ave
San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5B

* Resource Name or #: 2519 San Marcos Avenue, APN 453-713-02

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1935 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The house is a City of San Diego locally designated landmark #454. The house was designated based on the original owner and on style and quality of architecture. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2520 San Marcos Avenue, APN 453-711-18

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number 453-711-18

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1913 in the Craftsman style. The house is two stories with a high-pitch gable roof, asphalt shingles, and overhanging eaves. The exterior wall material is redwood shingles. Wood frame multi-pane casement windows throughout. This site is City of San Diego Historical Landmark #126. For more information see HRB #126. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003985 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1913

1913 TRW Data Assessor

* P7. Owner and Address:

Taylor Family Trust
2520 San Marcos Avenue
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 11/21/2001

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 2520 San Marcos Avenue, APN 453-711-18

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a City of San Diego locally designated landmark #126. It was designated based on architecture and master architect. The building is within the Burlingame Historic District.

B9a. Architect: Carleton Monroe Winslow b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1913 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2523 San Marcos Avenue, APN 453-713-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2523 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-04; Legal Description: L4 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1914 in the Craftsman Bungalow style. The house is two stories with double low-pitched gable roofs and large wood vents. The exterior wall material is wood clapboard siding. The entry and porch is to the left of the house and has a flat roof supported by two pyramidal wood columns on concrete piers. The porch wood handrail appears to be original. All windows are double hung wood throughout with original plat glass. The rear double car garage has had an addition to the original single car garage which matures the house design (this would be consistent with U.S. Secretary of Interior standards). This site is City of San Diego Historical Landmark #457. For more information see HRB #457. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,226 square feet. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002978.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1914 TRW Data Assessor

* P7. Owner and Address:
Kelly Gareth and Elizabeth
2523 San Marcos Ave
San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5B

* Resource Name or #: 2523 San Marcos Avenue, APN 453-713-04

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1914 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This house is a City of San Diego locally designated landmark #457. It was designated based on community history, architecture, and master architect. The building is within the Burlingame Historic District.

B9a. Architect: William Henry Wheeler b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

CONTRIBUTING RESOURCES

Contributing resources are those resources which were built within the period of significance, are reflective of and contribute to the significance of the district, and retain sufficient integrity to convey that significance. Contributing resources typically include buildings and structures, but may include landscaping, trees, and streetscapes (palm trees, parkways, sidewalk color and scoring, stamps and curb cuts) which are characteristic of the period of significance and architectural design.

The following resources were identified as contributing resources by the Board at the time the district was designated and are eligible for the benefits of designation, which includes the Mills Act agreement and property tax reduction. Contributing resources are required to comply with the U.S. Secretary of the Interior's Standards for the Treatment of Historic Properties.

Contributing Resources: Buildings

Street #	Street Name	Year	Status Code	Architectural Style	APN	HRB #
2367	30th Street	1927	5D1	Spanish Colonial Revival	539-033-03	526-010
2411	30th Street	1924	5D1	Craftsman Bungalow	539-031-03	526-029
2425	30th Street	1922	5D1	Craftsman Bungalow	539-031-02	526-030
2511	30th Street	1920s	5D1	Mission Revival	453-711-04	526-031
2513	30th Street	1932	5D1	Spanish Colonial Revival	453-711-03	526-032
2515	30th Street	1936	5D1	Spanish Colonial Revival	453-711-02	526-033
2418	32nd Street	1929	5D1	Spanish Colonial Revival	539-043-09	526-035
2426	32nd Street	1922	5D1	Colonial Revival	539-043-10	526-036
2432	32nd Street	1922	5D1	Craftsman Bungalow	539-043-11	526-121
2440	32nd Street	1930	5D1	Colonial Revival	539-043-12	526-037
2442	32nd Street	1938	5D1	Spanish Colonial Revival	539-043-13	526-038
2460	32nd Street	1927	5D1	Spanish Colonial Revival	539-043-14	526-039
3075	Burlingame Dr	1923	5D1	Craftsman Bungalow	453-713-11	526-040
3085	Burlingame Dr	1922	5D1	Spanish Colonial Revival	453-713-12	526-041
2401	Capitan Ave	1917	5D1	Craftsman	539-041-10	526-011
2408	Capitan Ave	1922	5D1	Art Deco	539-032-09	526-152
2415	Capitan Ave	1924	5D1	Craftsman Bungalow	539-041-09	526-042
2416	Capitan Ave	1922	5D1	Spanish Colonial Revival	539-032-10	526-043
2425	Capitan Ave	1938	5D1	Craftsman Bungalow	539-041-08	526-044
2426	Capitan Ave	1919	5D1	Craftsman Bungalow	539-032-11	526-131
2431	Capitan Ave	1927	5D1	Craftsman Bungalow	539-041-07	526-045
2434	Capitan Ave	1924	5D1	Craftsman Bungalow	539-032-12	526-046

Street #	Street Name	Year	Status Code	Architectural Style	APN	HRB #
2439	Capitan Ave	1917	5D1	Craftsman Bungalow	539-041-06	526-047
2444	Capitan Ave	1945	5D1	Spanish Colonial Revival	539-032-13	526-048
2451	Capitan Ave	1925	5D1	Mission Revival	539-041-05	526-049
2454	Capitan Ave	1935	5D1	Mission Revival	539-032-14	526-149
2457	Capitan Ave	1912	5D1	Craftsman	539-041-04	526-012
2464	Capitan Ave	1921	5D1	Craftsman Bungalow	539-032-15	526-150
2465	Capitan Ave	1917	5D1	Mission Revival	539-041-03	526-050
2472	Capitan Ave	1923	5D1	Craftsman	539-032-16	526-051
2475	Capitan Ave	1946	5D1	Spanish Eclectic	539-041-02	526-132
2484	Capitan Ave	1925	5D1	Art Deco	539-032-17	526-013
2406	Dulzura Ave	1950	5D1	Spanish Colonial Revival	539-041-11	526-153
2414	Dulzura Ave	1913	5D1	Craftsman Bungalow	539-041-12	526-120
2415	Dulzura Ave	1932	5D1	Colonial Revival	539-042-06	526-116
2420	Dulzura Ave	1922	5D1	Craftsman Bungalow	539-041-13	526-052
2427	Dulzura Ave	1926	5D1	Spanish Colonial Revival	539-042-05	526-115
2434	Dulzura Ave	1934	5D1	Mission Revival	539-041-14	526-133
2437	Dulzura Ave	1951	5D1	Ranch	539-042-04	526-053
2440	Dulzura Ave	1922	5D1	Craftsman Bungalow	539-041-15	526-114
2447	Dulzura Ave	1912	5D1	Craftsman	539-042-03	526-014
2450	Dulzura Ave	1912	5D1	Colonial Revival	539-041-16	526-015
2455	Dulzura Ave	1949	5D1	Craftsman Bungalow	539-042-02	526-134
2458	Dulzura Ave	1943	5D1	Craftsman Bungalow	539-041-17	526-054
2463	Dulzura Ave	1912	5D1	Craftsman	539-042-16	526-055
2466	Dulzura Ave	1935	5D1	Spanish Colonial Revival	539-041-18	526-056
3001	Kalmia Street	1923	5D1	Spanish Colonial Revival	539-033-01	526-122
3004	Kalmia Street	1927	5D1	Craftsman Bungalow	539-031-04	526-057
3015	Kalmia Street	1923	5D1	Craftsman Bungalow	539-033-02	526-123
3039	Kalmia Street	1932	5D1	Colonial Revival	539-033-06	526-058
3055	Kalmia Street	1912	5D1	Craftsman	539-033-07	526-016
3057	Kalmia Street	1912	5D1	Craftsman Bungalow	539-033-08	526-059
3077	Kalmia Street	1942	5D1	Ranch	539-033-10	526-060
3095	Kalmia Street	1948	5D1	Craftsman Bungalow	539-033-11	526-135
3105	Kalmia Street	1915	5B	Craftsman	539-044-01	526-001
3113	Kalmia Street	1912	5D1	Prairie	539-044-02	526-061
3127	Kalmia Street	1912	5D1	Craftsman	539-044-03	526-017
3139	Kalmia Street	1912	5D1	Prairie Box	539-044-04	526-062
3147	Kalmia Street	1912	5B	International/Modern	539-044-05	526-117

Street #	Street Name	Year	Status Code	Architectural Style	APN	HRB #
3155	Kalmia Street	1912	5B	Craftsman	539-044-06	526-002
3163	Kalmia Street	1912	5D1	Craftsman	539-044-07	526-018
3171	Kalmia Street	1912	5B	Prairie	539-044-08	526-154
3195	Kalmia Street	1912	5D1	Prairie	539-044-10	526-019
3004	Laurel Street	1912	5B	American Foursquare	453-711-05	526-003
3005	Laurel Street	1920s	5D1	Craftsman Bungalow	539-031-01	526-136
3010	Laurel Street	1925	5D1	Mission Revival	453-711-06	526-155
3016	Laurel Street	1912	5B	Prairie	453-711-07	526-156
3024	Laurel Street	1920	5B	Mission Revival	453-711-08	526-157
3030	Laurel Street	1920s	5D1	Mission Revival	453-713-22	526-158
3031	Laurel Street	1922	5D1	Craftsman Bungalow	539-032-01	526-159
3036	Laurel Street	1921	5D1	Craftsman	453-713-21	526-063
3042	Laurel Street	1942	5D1	Craftsman	453-713-20	526-064
3048	Laurel Street	1912	5B	Mission Revival	453-713-19	526-004
3054	Laurel Street	1912	5D1	Craftsman Bungalow	453-713-18	526-065
3109	Laurel Street	1940	5D1	Ranch with Colonial Revival influences	539-041-01	526-137
3110	Laurel Street	1927	5D1	Craftsman Bungalow	453-724-11	526-066
3117	Laurel Street	1912	5D1	Prairie	539-041-19	526-020
3120	Laurel Street	1926	5D1	Spanish Colonial Revival	453-724-10	526-067
3128	Laurel Street	1912	5D1	Mission Revival	453-724-08	526-068
3138	Laurel Street	1924	5D1	Tudor Revival	453-724-07	526-069
3144	Laurel Street	1925	5D1	Mission Revival	453-724-06	526-021
3147	Laurel Street	1936	5D1	Spanish Colonial Revival	539-042-14	526-070
3154	Laurel Street	1925	5D1	Tudor Revival	453-723-07	526-022
3166	Laurel Street	1943	5D1	Craftsman Bungalow	453-723-06	526-071
3106	Maple Street	1917	5D1	Craftsman Japanesque	453-713-17	526-023
3116	Maple Street	1929	5D1	Craftsman Bungalow	453-713-16	526-072
3134	Maple Street	1923	5D1	Craftsman Bungalow	453-713-14	526-160
3145	Maple Street	1925	5D1	Spanish Colonial Revival	453-724-02	526-138
3154	Maple Street	1931	5D1	Craftsman Bungalow	453-722-17	526-139
3157	Maple Street	1923	5D1	Craftsman Bungalow	453-724-03	526-073
3160	Maple Street	1927	5D1	Spanish Colonial Revival	453-722-16	526-074
3166	Maple Street	1916	5D1	Colonial Revival	453-722-15	526-075
3170	Maple Street	1912	5B	Craftsman	453-722-14	526-140
3178	Maple Street	1924	5D1	Mission Revival	453-722-13	526-161
3179	Maple Street	1929	5D1	Spanish Colonial Revival	453-723-02	526-077

Street #	Street Name	Year	Status Code	Architectural Style	APN	HRB #
3184	Maple Street	1924	5D1	Spanish Colonial Revival	453-722-12	526-078
3195	Maple Street	1920	5D1	Craftsman Bungalow	453-723-04	526-079
3196	Maple Street	1933	5D1	Craftsman Bungalow	453-722-10	526-080
2403	Pamo Avenue	1927	5D1	Mission Revival	539-043-07	526-081
2404	Pamo Avenue	1925	5D1	Spanish Colonial Revival	539-042-08	526-082
2415	Pamo Avenue	1921	5D1	Mission Revival	539-043-06	526-083
2416	Pamo Avenue	1943	5D1	Ranch Tract	539-042-09	526-084
2424	Pamo Avenue	1923	5D1	Craftsman Bungalow	539-042-10	526-085
2425	Pamo Avenue	1925	5D1	Spanish Colonial Revival	539-043-05	526-086
2432	Pamo Avenue	1924	5D1	Craftsman	539-042-11	526-087
2435	Pamo Avenue	1940	5D1	Ranch Tract	539-043-04	526-088
2440	Pamo Avenue	1930	5D1	Spanish Colonial Revival	539-042-12	526-089
2441	Pamo Avenue	1923	5D1	Craftsman	539-043-03	526-090
2450	Pamo Avenue	1920s	5D1	Spanish Colonial Revival	539-042-13	526-091
2455	Pamo Avenue	1913	5D1	Craftsman Bungalow	539-043-02	526-092
2463	Pamo Avenue	1933	5D1	Spanish Colonial Revival	539-043-01	526-093
2526	Pamo Avenue	1922	5B	Craftsman Bungalow	453-724-05	526-118
2403	San Marcos Ave	1911	5D1	Craftsman Bungalow	539-032-08	526-024
2414	San Marcos Ave	1945	5D1	Spanish Colonial Revival	539-031-06	526-141
2415	San Marcos Ave	1920	5D1	Craftsman Bungalow	539-032-07	526-025
2424	San Marcos Ave	1924	5D1	Mission Revival	539-031-07	526-162
2425	San Marcos Ave	1925	5D1	Mission Revival	539-032-06	526-127
2432	San Marcos Ave	1932	5D1	Craftsman Bungalow	539-031-08	526-026
2445	San Marcos Ave	1923	5D1	Tudor Revival	539-032-04	526-142
2455	San Marcos Ave	1923	5D1	Craftsman Bungalow	539-032-03	526-163
2465	San Marcos Ave	1920	5D1	Craftsman Cottage	539-032-02	526-094
2502	San Marcos Ave	1923	5D1	Spanish Colonial Revival	453-711-09	526-095
2504	San Marcos Ave	1924	5D1	Mission Revival	453-711-10	526-096
2506	San Marcos Ave	1924	5D1	Mission Revival	453-711-11	526-097
2508	San Marcos Ave	1928	5D1	Spanish Eclectic	453-711-12	526-124
2510	San Marcos Ave	1923	5D1	Craftsman Bungalow	453-711-13	526-098
2512	San Marcos Ave	1912	5D1	Spanish Colonial Revival	453-711-14	526-099
2514	San Marcos Ave	1924	5D1	Mission Revival	453-711-15	526-100
2516	San Marcos Ave	1913	5B	Craftsman	453-711-16	526-005
2517	San Marcos Ave	1931	5D1	Craftsman Bungalow	453-713-01	526-101
2518	San Marcos Ave	1913	5B	Craftsman	453-711-17	526-006
2519	San Marcos Ave	1935	5B	Spanish Colonial Revival	453-713-02	526-007

Street #	Street Name	Year	Status Code	Architectural Style	APN	HRB #
2520	San Marcos Ave	1913	5B	Craftsman	453-711-18	526-008
2521	San Marcos Ave	1919	5D1	Prairie	453-713-03	526-102
2522	San Marcos Ave	1946	5D1	Art Deco	453-711-19	526-103
2523	San Marcos Ave	1914	5B	Craftsman Bungalow	453-713-04	526-009
2524	San Marcos Ave	1915	5D1	Craftsman Bungalow	453-711-20	526-151
2525	San Marcos Ave	1912	5D1	Mission Revival	453-713-05	526-027
2526	San Marcos Ave	1927	5D1	Spanish Colonial Revival	453-711-21	526-143
2527	San Marcos Ave	1926	5D1	Spanish Colonial Revival	453-713-06	526-104
2528	San Marcos Ave	1924	5D1	Spanish Colonial Revival	453-711-22	526-105
2529	San Marcos Ave	1924	5D1	Mission Revival	453-713-07	526-106
2530	San Marcos Ave	1923	5D1	Spanish Colonial Revival	453-711-23	526-107
2531	San Marcos Ave	1922	5D1	Spanish Colonial Revival	453-711-08	526-144
2534	San Marcos Ave	1923	5D1	Spanish Colonial Revival	453-711-25	526-108
2535	San Marcos Ave	1926	5D1	Mission Revival	453-713-09	526-109
2536	San Marcos Ave	1925	5D1	Spanish Colonial Revival	453-711-26	526-110
2537	San Marcos Ave	1928	5D1	Craftsman Bungalow	453-713-10	526-145
2538	San Marcos Ave	1930	5D1	Spanish Colonial Revival	453-711-27	526-146
2605	San Marcos Ave	1920	5D1	Craftsman Bungalow	453-722-01	526-028
2608	San Marcos Ave	1924	5D1	Mission Revival	453-721-02	526-128
2614	San Marcos Ave	1934	5D1	Tudor Eclectic	453-721-03	526-125
2617	San Marcos Ave	1924	5D1	Colonial Revival	453-722-02	526-147
2625	San Marcos Ave	1924	5D1	Craftsman Bungalow	453-722-03	526-164
2633	San Marcos Ave	1926	5D1	Mission Revival	453-722-04	526-111
2639	San Marcos Ave	1945	5D1	Spanish Colonial Revival	453-722-05	526-112
2644	San Marcos Ave	1939	5D1	Spanish Eclectic	453-721-06	526-119
2653	San Marcos Ave	1928	5D1	Mission Revival	453-722-06	526-165
2661	San Marcos Ave	1928	5D1	Spanish Colonial Revival	453-722-07	526-126
2669	San Marcos Ave	1924	5D1	Mission Revival	453-722-08	526-113
2675	San Marcos Ave	1952	5D1	Ranch	453-722-09	526-148

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2367 30th Street, APN 539-033-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2367 30th Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-033-03; Legal Description: L1 BA TR1402/S 74 FT S 74 FT LOT 2; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This mixed use commercial / residential courtyard was built in 1927 in the Spanish Colonial Revival style. The building has a flat roof with parapet walls. The top of the parapet is heavily detailed with high relief decorative cartouches. The central entry to the courtyard area is arched - the upper portion is heavily decorated with rococo detailing and flanked by high relief columns with medieval capitals. The courtyard has a center projecting pavilion with a pyramidal barrel clay/tile roof and an inverted scallop fascia. There are four sets of storefronts with recessed entrances. The doors are glass and wood frames. The storefront base is glazed tile. One story residential buildings containing five units are lined along three sides of a large courtyard/garden. Small alleys separate building elements within the compound. Individual entrances are framed by projecting tile shed roofs with ornamented stucco brackets. Building details indicate that different buildings were added at different times, but the composition remains cohesive. It is in fair condition.

* P3b. Resource Attributes: (List attributes and codes) HP3 Multifamily property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number:P0003024.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1927 Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Hansen Jeffrey C
1504 Cypress Ave
San Diego, CA 92103

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2367 30th Street, APN 539-033-03

B1. Historic Name:

B2. Common Name

B3. Original Use: Commercial / residential B4. Present Use: R--Courtyard

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1927 was the date of construction estimated from the field survey, however, it appears that buildings were added at different times based on architectural detailing and layout.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Courtyard Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: C; County land use code: 621

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 3

* Resource Name or #: 2411 30th Street, APN 539-031-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2411 30th Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-031-03; Legal Description: L3 BG TR1402/S 50 FT; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Craftsman Bungalow style. The house is one story with a hipped roof, a central rise puncturing the porch roof, and a brick chimney. The exterior wall material is eight and three inch alternating wood siding. The porch fascia is a partial hexagon with dentil detailing supported by wood brackets. The entry has a central glass door with sidelights flanked by Craftsman wood windows with upper multi-lights. The house appears to have been recently painted with texture paint which is not consistent with the historical period, but could be restored in the future. The rear garage has original sliding. Garage door and appears to have been added to with a living area. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,171 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,800 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003020.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:
Brown Judy K
2411 30th St
San Diego CA 92104-5406

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2411 30th Street, APN 539-031-03

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]24 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date Original Location:

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2425 30th Street, APN 539-031-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2425 30th Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-031-02; Legal Description: L2 BG TR1402/EXC N 20 FT/ /EXC S 50 FT/*; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Craftsman Bungalow style. The house is one story with a hipped roof and a brick chimney on the side of the house. The exterior wall material is wood siding. A small, centered, hipped porch projection is supported by tapered round wood columns. Windows appear to be original throughout. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 788 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,700 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number:P0003019.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
O'brasky Kathryn
2425 30th St
San Diego CA 92104-5406

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2425 30th Street, APN 539-031-02

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction, with effective improvements dating from [19]30.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 2511 30th Street, APN 543-711-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ___ 1/4 of ___1/4 of Sec___; _____ B.M.

c. Address 2511 30th Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 543-711-04

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in the 1920's in the Mission Revival style. The house is one story with a flat roof, parapet walls, projecting shed roofs. and terra cotta drains. The porch has a projecting bay with a low point arch entryway and recessed porch. The porch is connected to a rectangular walled patio. All windows are wood-framed, double-hung windows with upper multi-lights that appear to be original. The house is raised approximately eight feet above the sidewalk. The garage structure is original and has single car garage barn doors. The house is located in the community of Burlingame. It is in good condition.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003018.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1920'S Mid-City Survey Est.

* P7. Owner and Address:

Koch, Jeffrey G And Nalini P
2511 30th St
San Diego CA 92104-5406

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2511 30th Street, APN 543-711-04

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 543, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2513 30th Street, APN 543-711-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2513 30th Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 543-711-03

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1932 in the Spanish Colonial Revival style. The house is one story with low-pitch, barrel clay tile roof, double projection round vents and an abutting chimney. The exterior wall material is stucco. The entry has a wide, low-point arch. All windows are double-hung and appear to be original. The side of the house has diagonally-cut rectangular brackets supporting drains. The rear of the house may have been a later addition. The house is raised approximately four feet from the sidewalk and the garage is flush with the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 990 square feet. The total lot area is 3,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003017.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1932'S Mid-City Survey Est.
1932 TRW Data Assessor

* P7. Owner and Address:

Byrne, Dennis
2513 30th St
San Diego CA 92104-5406

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2513 30th Street, APN 543-711-03

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 543, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2515 30th Street, APN 453-711-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2515 30th Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-02; Legal Description: L2 BH TR1402/N 51 FT; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1936 in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet walls, a tapered chimney, and single round vents. The exterior wall material is stucco. The side entry has a tower element with a tile roof and a doll balcony. The entrance has an original solid wood door with four lights on top. All windows have been changed to vinyl, sliding, or double-hung. The house is raised five feet from the sidewalk. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 711 square feet. The total lot area is 4,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003015.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1936 TRW Data Assessor

* P7. Owner and Address:
Grass Urban J & Rathe Paul M
2515 30th St
San Diego Ca 92104-4947

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2515 30th Street, APN 453-711-02

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1936 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2418 32nd Street, APN 539-043-09

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2418 32nd Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-09; Legal Description: L13 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1929 in the Spanish Colonial Revival style. The house is one story with a cross-gable tile roof. The exterior wall surface is stucco. The house features a rough-hewn porch, rough-hewn shutters, an attached driveway, wrought iron-work around the porch and some of the windows, and a curved walkway. The front gable has a multi-pane fixed window with shutters, a smaller window to the left with wrought iron-work, and three apparently decorative terra cotta drains at the gable peak. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 1,328 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001756.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1929 Mid-City Survey Est.
1929 TRW Data Assessor

* P7. Owner and Address:
Foss Douglas
2418 32nd St
San Diego CA 92104-5143

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2418 32nd Street, APN 539-043-09

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: (SFR)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1929 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]29 was the date of construction, with effective improvements dating from [19]47.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 2426 32nd Street, APN 539-043-10

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.

c. Address 2426 32nd Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-10; Legal Description: L12 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Colonial Revival style. The house is a one and one-half story house with a steep-pitched hipped roof and asphalt shingle roofing. The exterior wall surface is horizontal clapboard siding with a stepped brick chimney. The portico has a central square vent in the pediment, decorative dentils, plain columns, and segmental arched openings. The door has triple beveled glass and wood panels. The windows are triple set with vertical multi-panes, a fixed central pane, and a multi-over-one double-hung window. Walkway steps are rounded. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,080 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,700 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001757.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
Mcdaniel Martin A
2426 32nd St
San Diego CA 92104-5143

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2426 32nd Street, APN 539-043-10

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: (SFR)

* B5. Architectural Style: Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction, with effective improvements dating from [19]51.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2432 32nd Street, APN 539-043-11
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 2432 32nd Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-043-11; Legal Description: L11 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1922 in the Craftsman Bungalow style. The house is one story with a low-pitch cross gable roof. The exterior wall material is horizontal wood siding. The large front porch is supported by posts. The entryway door is half single-light and half wood. To the left of the door is a set of triple windows with a fixed central pane, multi-lights, and narrow one-over-one double-hung windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,068 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001758.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
Bent Ron D
2432 32nd St
San Diego CA 92104-5143

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2432 32nd Street, APN 539-043-11

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: (SFR)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2440 32nd Street, APN 539-043-12

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2440 32nd Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-12; Legal Description: L10 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1930 in the Colonial Revival style. The house is one and one-half stories with a steep-pitch hipped roof, composite shingles, and a slightly slanted brick chimney. The exterior wall material is clapboard siding. The house features a central portico with a gable pediment and decorative dentils. The portico has a segmental arch opening with paired columns. The entryway is flanked by large fixed windows with aluminum awnings. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,140 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001758.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920 Mid-City Survey Est.
1930 TRW Data Assessor

* P7. Owner and Address:
Pogue Mary K
2440 32nd St
San Diego CA 92104-5143

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2440 32nd Street, APN 539-043-12

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: (SFR)

* B5. Architectural Style: Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]30 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2442 32nd Street, APN 539-043-13

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2442 32nd Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-13; Legal Description: L9 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1938 in the Spanish Colonial Revival style. It is a one story house with a flat roof and parapet wall. The house features an arched square porch with an arched door, a stone veneer parapet with small arched windows, and a triple arched front window with plants in front. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 1,235 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001760.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Mid-City Survey Est.
1938 TRW Data Assessor

* P7. Owner and Address:
Pancoast, Gregg
2442 32nd St
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

State of California -- The Resources Agency
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Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2442 32nd Street, APN 539-043-13

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: (SFR)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]38 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1924 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2460 32nd Street, APN 539-043-14

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2460 32nd Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-14; Legal Description: L8 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1927 in the Spanish Colonial Revival style. This house is one story with a cross-gable roof and a hipped roof porch. Exterior wall material is stucco. A curvilinear walkway leads to a medium height garden wall that surrounds the porch. The large projecting bay has a large three section window with a slightly larger central pane and transoms over each pane set in a low-point arch. On either side of the arch there is a rope motif with a capital and a flame set in the stucco. There is also a medium-point arch to the right under the hipped roof. The windows have modern window screens. Scroll relief detailing around the address plate. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,414 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,800 square feet. It is located on the corner of 32nd Street and Laurel.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001761.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1925 Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Nunnink William J & Jennifer S
2460 32nd St
San Diego CA 92104-5143

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2460 32nd Street, APN 539-043-14

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: (SFR)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1925 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]27 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1925 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3075 Burlingame Drive, APN 453-713-11

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3075 Burlingame Drive City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-11; Legal Description: BI TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Craftsman Bungalow style. The house is one story with a low-pitch hipped roof and a central chimney with art-deco detailing. The exterior wall material is stucco. The porch area is rectangular with three stucco piers supporting wood trellis which acts as the porch cover. There are three sets of double Craftsman windows with multilights on top and an off-center double door entry with multiple glass panes. The entryway is elevated approximately five feet from the sidewalk. The rear single-car garage with barn doors is built in the same design as the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,069 square feet. The total lot area is 3,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003069.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Trask Walter R
3075 Burlingame Dr
San Diego Ca 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3075 Burlingame Drive, APN 453-713-11

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1923 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3085 Burlingame Drive, APN 453-713-12

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3085 Burlingame Drive City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-12; Legal Description: L13 BI TR1402/POR L 12; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Spanish Colonial Revival style. It is a one story house with three bays: a side gable roof with composite shingles on the first bay, and a flat roof with a parapet wall on the second and third bays. The exterior wall material is stucco. The first bay features the main entryway covered by a fabric awning, with an arched wooden door flanked by French windows. There is a tapered chimney on the Maple Street side framed by two narrow arched windows with stained glass. The chimney has an upper ornamental detail of colored tile triangles, rectangles, and squares with round vents under the roof. The second bay features a set of faux French doors, and the third bay features a high relief female bust and flowers over the French window. The house is located in the community of Burlingame. It is in good condition. The building is one story high. The total usable floor area is 1,114 square feet. The total lot area is 3,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003070.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
Williams Ralph A/Jt
3085 Burlingame Dr
San Diego Ca 92104-5020

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3085 Burlingame Drive, APN 453-713-12

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1922 was the date of construction, with effective improvements dating from [19]192

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2401 Capitan Avenue, APN 539-041-10

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2407 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-10; Legal Description: L10 BE TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1917 in the Craftsman style. It is a two story house with a low-pitch front gabled roof, exposed rafters, and vertical vents. The exterior wall surface consists of alternating square and rectangular wood shingles. The house features an off-centered main entry with a low pitched gale roof, an enclosed sun porch, and a multi-paneled wood door. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,752 square feet. The house features 3 bedrooms and 2 baths. The total lot area is 5,900 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003055.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est. 1917

* P7. Owner and Address:
Larsen Steven & Donna/Jt
2401 Capitan Ave
San Diego CA 92104-5410

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

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* NRHP Status Code 5D1

* Resource Name or #: 2401 Capitan Avenue, APN 539-041-10

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]25 was the date of construction, with effective improvements dating from [19]26.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage and older mature trees. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

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* Resource Name or #: 2408 Capitan Avenue, APN 539-032-09

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2408 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-09; Legal Description: L17 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Art Deco style. The house is one story with a flat roof, overhanging eaves with decorative dentils underneath, and a stepped stucco chimney with a modern art deco design. The porch is small and has an original wide wood door with central glazing and narrow side-lights. The front has fixed glass windows and the house has double-hung wood windows throughout. The house has a number of original features that could be restored, but it appears to have been stucco-ed over. Original features include a stooped porch, the entry door, and the double-hung wood windows. Some modifications are old. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,946 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: \P0003033.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
Briggs Josephine
2408 Capitan Ave
San Diego CA 92104-5411

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2408 Capitan Avenue, APN 539-032-09

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Art Deco

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 2408 Capitan Avenue, APN 539-032-09

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2415 Capitan Avenue, APN 539-041-09

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2415 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-09; Legal Description: L9 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Craftsman Bungalow style. It is a one story house with a multi-cross gabled roof and overhanging eaves that curve upward at the end in a sled-like detailing. The fascia has similarly curved ends. The house features an off-centered recessed door set in a 3/4 large wraparound porch supported by heavy square columns. The house is located in the community of Burlingame. It is in excellent condition. The total usable floor area is 1,258 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 5,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003056.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:
Roe Dona and Caroline
2415 Capitan Ave
San Diego CA 92104-5410

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2415 Capitan Avenue, APN 539-041-09

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]24 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2416 Capitan Avenue, APN 539-032-10

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2416 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-10; Legal Description: L16 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This home was built in 1922 in the Spanish Colonial Revival style. The house is one story with a flat, slight parapet roof. The exterior wall material is stucco with stucco molding on the top and the side of the chimney. The house is symmetrical, with a set of French doors on either side of the main entryway. There are three separate projecting clay tile shed roofs over the two French doors and the front door, respectively. The porch area is open and elevated three feet from the front yard. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,248 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001743.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
Stevens Taylor
2416 Capitan Ave
San Diego CA 92104-5411

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2416 Capitan Avenue, APN 539-032-10

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2425 Capitan Avenue, APN 539-041-08

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2425 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-08; Legal Description: L8 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1938 in the Craftsman Bungalow style. It is one story with a low-pitch cross gable roof. The exterior wall surface is wood shingles. The house features a central recessed entryway supported in one corner by a tapered pier on a square column with small triangular brackets. The original large Craftsman porch appears to have been enclosed later. However, this addition is old enough to be historically significant in itself. Rear modifications and modified windows in the recessed porch. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,070 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003057.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1938 TRW Data Assessor

* P7. Owner and Address:
Hammerstrom Bradley & Jerilyn
2425 Capitan Ave
San Diego CA 92104-5410

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2425 Capitan Avenue, APN 539-041-08

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]38 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2426 Capitan Avenue, APN 539-032-11

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2426 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-11; Legal Description: L15 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1919 in the Craftsman Bungalow style. It is a one story house with a low-pitch cross gable roof with a peaked fascia, exposed beams, and central chimney. Exterior wall material is wood shingling. The large, central projecting porch is supported by triple wood posts. The entryway has a large multi-light glass door with sidelights. All windows appear to be original. The rear garage is a one car garage with wood siding and detailing similar to the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,312 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003034.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1919 TRW Data Assessor

* P7. Owner and Address:
Kelley Gilbert F & Donna K/Jt
3768 30th St
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2426 Capitan Avenue, APN 539-032-11

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]19 was the date of construction, with effective improvements dating from [19]24.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2431 Capitan Avenue, APN 539-041-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2431 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-07; Legal Description: L7 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1927 in the Craftsman Bungalow style. It is one story with a low-pitch gable roof, exposed paired rafters, and horizontal slat vents set in square frames. Exterior wall material is wood shingle siding and the bottom half of the chimney is covered in stucco. The porch roof is extremely low-pitch and is supported by a three-tiered pier system: quadrupled "T" form posts with cross braces on top of a brick and plaster pier set on a solid brick pier. The porch is off-center and open. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,396 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 5,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003059.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Vergara Alejandro A & Dora A/Jt
2431 Capitan Ave
San Diego CA 92104-5410

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2431 Capitan Avenue, APN 539-041-07

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]27 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date

Page 1 of 2

* Resource Name or #: 2434 Capitan Avenue, APN 539-032-12

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.

c. Address 2434 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-12; Legal Description: L14 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Craftsman Bungalow style. It is a one story house with a low-pitch front gable roof and a front gable pediment. The rear roof section has a centralized horizontal vent. The exterior wall surface is stucco. The porch projects outward from the house with a low point arch entryway and window. The porch s in three sections with a central entry arch. A patio has been enclosed with a fixed glass window and a side entrance with French doors, a probable later addition. Original wood windows throughout. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 1,320 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,100 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003035.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:
Vonhoene Robert J & Karen A
2434 Capitan Ave
San Diego CA 92104-5411

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2434 Capitan Avenue, APN 539-032-12

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]24 was the date of construction, with effective improvements dating from [19]34.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2439 Capitan Avenue, APN 539-041-06

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2439 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-06; Legal Description: L6 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1917 in the Craftsman Bungalow style. It is a multi-story house with a medium pitch front-facing gable roof on the first story and a medium pitch side-facing gable roof on the second story - both have exposed square rafters and wide overhanging eaves. The exterior wall material is stucco. The second story has three front-facing windows and the first story has a bay window with a central fixed light and a semi-hexagonal projecting built-in awning (a modification). The house has a side entryway with a low-pitch projecting roof supported by stucco covered buttresses on each side. A brick walkway leads to a low garden wall surrounding an open porch. A rear bay window mimics the front windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,222 square feet. The house features 4 bedrooms and 2 baths. The total lot area is 5,900 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003060.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1917 TRW Data Assessor

* P7. Owner and Address:
Harper Hilliard M Jr & Mary A R/
10735 Red Cedar Dr
San Diego CA 92131

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2439 Capitan Avenue, APN 539-041-06

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]17 was the date of construction, with effective improvements dating from [19]20.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2444 Capitan Avenue, APN 539-032-13

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2444 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-13; Legal Description: L13 BF TR1402/S 55 FT; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1945 in the Spanish Colonial Revival style. The house is one story with two bays: a flat roof and parapet wall crossing with a medium pitch, tiled gable roof. The first bay with the parapet wall has a projecting shed roof and a large fixed window, which appears to be a later addition. The second bay has a narrow arched porch entry with a keystone design around it. The porch patio is held by wood joists, beam, and posts on top of an inverted scalloped parapet. The window to the right of the entryway is a three section window with a slightly wider central pane and multi-lights on top set in a high relief. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,538 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 5,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003036.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1945 TRW Data Assessor

* P7. Owner and Address:
Cook Steven and Paula
2444 Capitan Ave
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2444 Capitan Avenue, APN 539-032-13

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]45 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2451 Capitan Avenue, APN 539-041-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2451 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-05; Legal Description: L5 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1925 in the Mission Revival style. It is one story with a flat roof, parapet walls, and attached porte cochere. The exterior wall surface is stucco. The house features a projecting front entry, a porch with a tiled roof and side parapet walls, and a high relief segmental arch above the windows and vents. It is in good condition. The total usable floor area is 1,184 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,200 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003061.JPG Est. Date:2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1925 TRW Data Assessor

* P7. Owner and Address:
Hunter Beverly A
2451 Capitan Ave
San Diego CA 92104-5410

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2451 Capitan Avenue, APN 539-041-05

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]25 was the date of construction, with effective improvements dating from [19]35.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2454 Capitan Avenue, APN 539-032-14

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2454 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-14; Legal Description: L12 BF TR1402/N 5 FT LOT 13; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1935 in the Mission Revival style. The house is one story with a flat roof and parapet walls with stucco molding on top. The exterior wall material is stucco. The house features a side tapered chimney and front high relief quatrefoil vents. The open entry patio is set by a parapet. The central entry is off the patio and has a large front door on the side. Awnings cover the entry patio and the side window. The front projecting bay has double French windows and two square flower design tiles in high relief framing the quatrefoil window. The rear one car garage combination workshop/studio has the same design as the house with barn doors. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,168 square feet. The house features 4 bedrooms and 1 bath. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003062.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1935 TRW Data Assessor

* P7. Owner and Address:
Young Robert
2454 Capitan Ave
San Diego CA 92104-5411

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2454 Capitan Avenue, APN 539-032-14

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]35 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2457 Capitan Avenue, APN 539-041-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2457 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-04; Legal Description: L4 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Craftsman style. The house is multi-storied with multi-gabled rooflines and wide overhanging eaves. The exterior wall surface is wood. The front entry has a 3/4 length shed roof porch supported by a set of double square posts on heavy tapered brick piers. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,192 square feet. The house features 5 bedrooms and 2 baths. The total lot area is 5,300 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003063.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Krauzlis Richard & Middleton L
2457 Capitan Ave
San Diego CA 92104-5410

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2457 Capitan Avenue, APN 539-041-04

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]30 was the date of construction, with effective improvements dating from [19]33.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2464 Capitan Avenue, APN 539-032-15

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2464 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-15; Legal Description: L11 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1921 in the Craftsman Bungalow style. The house is one story with a cross-gable multi-pitch composite shingle roof and a stepped brick chimney to the side. The exterior wall material is clapboard siding. The house features a small projecting porch with a medium pitch roof and a roof vent held by square posts. The entryway has a multi-light, wide glass door with three section Craftsman windows to the side. The house has original Craftsman windows throughout. The rear garage maintains much of the original fabric, but has been converted to living quarters. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,269 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003064.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1921 TRW Data Assessor

* P7. Owner and Address:
Martindelcampo Family Trus T 08-
2464 Capitan Ave
San Diego CA 92104-5411

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2464 Capitan Avenue, APN 539-032-15

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]21 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2465 Capitan Avenue, APN 539-041-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2465 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-03; Legal Description: L3 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1917 in the Mission Revival style. It is one story with a flat roof with a parapet wall on the left side and a hipped tile roof on the right side. The exterior wall surface is stucco. The house features a recessed segmental arched entryway and a segmental arched porte cochere. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,235 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003065.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1917 TRW Data Assessor

* P7. Owner and Address:
Hawley Robert B and Kim
2465 Capitan Ave
San Deigo CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2465 Capitan Avenue, APN 539-041-03

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]17 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2472 Capitan Avenue, APN 539-032-16

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2472 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-16; Legal Description: L10 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Craftsman Bungalow style. The house is one story with a front facing "L" shaped gable roof and medium projecting eaves. The exterior wall material is clapboard siding. The main entry is on the side-facing gable and has a wide door with three stepped lights. The front door is framed by a small roof arch. The door is flanked by Craftsman wood windows with a large fixed glass pane and five top-lights. The side projecting bay has two Craftsman windows and vents under the roof. The rear garage is a combination single-car garage and workshop area that is of the same design as the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,473 square feet. The house features 2 bedrooms and 2 baths. The total lot area is 5,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003067.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Green Kevin K
2472 Capitan Ave
San Diego CA 92104-5411

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2472 Capitan Avenue, APN 539-032-16

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]23 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 2475 Capitan Avenue, APN 539-041-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ___ 1/4 of ___1/4 of Sec___; _____ B.M.

c. Address _____ City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-02

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1946 in the Spanish Eclectic style. The house is two stories with flat roofs, parapet walls, and varied clay tile roofs on the first story. The exterior wall material is stucco. The lower level has three bays: the central bay has a recessed porch, one side bay has an ornate window, and the other side has a projecting one story tower-like bay. The first story also features stucco medallions over the porch and window. The second story is centralized and recessed and was probably inspired by the lower recessed porch. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003991 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1946

1946 TRW Data Assessor

* P7. Owner and Address:

Swecker Mitchell T & Kimberly L
2475 Capitan Avenue
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 4/29/2002

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2475 Capitan Avenue, APN 539-041-02

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1946 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 4/29/2002

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2484 Capitan Avenue, APN 539-032-17

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2484 Capitan Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-17; Legal Description: L9 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1925 in the Art Deco style. The house is one and one-half stories on a corner lot with flat roofs and a roof veranda. The exterior wall material is stucco. The second story is setback and tiered with wide flat roof projections that effectively foreshorten the building's height. The lower roof projection also effectively foreshortens the building's height. Two entries of the same design are on each side of the house. The main entry has a central porch with Art Deco pilasters. The door is set under a low-point arch and is flanked by narrow side windows set in a wood frame. Two projecting three section windows with arched top-lights frame the entry door and porch. Narrow stained glass windows are set in the corner between the porches. An interior side yard has a recessed wall with arched entry. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,086 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003068.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1925 TRW Data Assessor

* P7. Owner and Address:
Goodman James S & Mary P/Jt
2484 Capitan Ave
San Diego CA 92104-5411

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2484 Capitan Avenue, APN 539-032-17

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Art Deco

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]25 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2406 Dulzura Avenue, APN 539-041-11

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2406 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-11; Legal Description: L19 BE TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1950 in the Spanish Colonial Revival style. The house is one story with four divisions: a shed roof with tile roofing on the first division, a high flat roof with a parapet wall on the second division, a saltbox projection entryway with tile roofing on the third division, and a lower flat roof with a parapet wall on the fourth division. The main entry projects out with arched openings to the main walkway and to the adjoining porch which wraps around the side of the house. The north side of the porch has a faux balcony and a rectangular fixed window. The entry is flanked by a three section, fixed glass, low-point arch window. Other windows are casement windows but one window appears to have aluminum casing. The second division has two single square decorative designs in high relief. Some early wrought iron-work is apparent on the small arched entryway, the faux balcony, the gate, and the side windows. The garage is along the side setback and also has a flat roof and parapet wall design. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,922 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,100 square feet. It is located on a corner lot.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003082.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1950 TRW Data Assessor

* P7. Owner and Address:
Stavros Andreas B & Katina B Trs
6249 Lance Pl
San Diego CA 92120

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2406 Dulzura Avenue, APN 539-041-11

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)

1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]50 was the date of construction. This house appears to have an early shell and m

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 1 of 1 *Resource Name or # 2406 Dulzura Avenue, APN 539-041-11

*Recorded by: City of San Diego Historical Resources Board *Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

At the September 27 2007 meeting of the Historical Resources Board, Boardmembers suggested that as conditions of the Mills Act, alterations to the resource be reversed. These alterations include the overhang on the front façade which should be removed and any aluminum windows should be restored to match windows original to the house.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2414 Dulzura Avenue, APN 539-041-12

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2414 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-12; Legal Description: L18 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1913 in the Craftsman Bungalow style. The house is one story with a low-pitch cross-gable roof with wide projections held by 4X4 beams. The side gable is supported by wood bracings at the corner. Exterior wall material is a patterned wood shingle design. The front porch appears to be a later addition and is held by 4X4 beams, posts, and chains hanging from the rafters. The entryway door is off-set with multi-lights and flanked by a large three section Craftsman window. A side entry door is located on the opposite side. All windows are original Craftsman wood framed. A trellis extends from the side of the front-facing gable to form a porte cochere supported by square wood columns on stucco piers. The trellis may be a later addition. The rear one car garage with flat roof maintains a similar wood shingle design. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,542 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003081.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1913 TRW Data Assessor

* P7. Owner and Address:
Over Sarah M/Jt
812 Stevely Ave
Long Beach CA 90815

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2414 Dulzura Avenue, APN 539-041-12

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]13 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2415 Dulzura Avenue, APN 539-042-06

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2415 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-06; Legal Description: L6 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1932 in the Colonial Revival style with classical elements. The house is one story with a Jerkinghead roof and an eyebrow behind the portico-style porch. The exterior wall material is horizontal wood clapboard. The portico has a Jerkinghead roof with cornice returns and is supported by double columns. The open porch has a centralized entryway with a wooden door and a decorative glass center. The entryway is flanked by large single pane windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,094 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,300 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003084.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1932 RW Data Assessor

* P7. Owner and Address:
Goldman Evelyn W
2415 Dulzura Ave
San Diego CA 92104-5412

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2415 Dulzura Avenue, APN 539-042-06

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]32 was the date of construction, with effective improvements dating from [19]35.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2420 Dulzura Avenue, APN 539-041-13

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2420 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-13; Legal Description: L17 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Craftsman Bungalow style. The house is one story with a low pitch gable roof, composite shingles, large vents, and multiple side bays. Fascia is punctured by large tapered beams. The front porch is supported by large tapered stucco piers on shorter rectangular stucco pillars joined by a parapet. A trellis extends outward from the porch to form a porte cochere. Windows appear to be original Craftsman wood windows with multi-light diamond detailing on top. The diamond detail glazing is reflected in all of the windows. The entryway door has sidelights and is flanked by craftsmen windows in floor-to-ceiling Craftsman casement. The rear garage with barn doors is consistent with the design of the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,824 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003080.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
Sloan A K & M E 1996 Trust
2420 Dulzura Ave
San Diego CA 92104-5413

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2420 Dulzura Avenue, APN 539-041-13

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2427 Dulzura Avenue, APN 539-042-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2427 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-05; Legal Description: L5 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1926 in the Spanish Colonial Revival Style. The house is one-story with three vertical divisions. The roof is flat and has low parapet walls. The centralized entry is the main focal point, which is formed by an engaged tower with a terra cotta pyramidal roof. This tower extends above the primary roofline and forms a recessed arched entryway. The arch-surround is designed in relief and embodies a modest interpretation of Spanish Renaissance detailing. In the upper portion of the tower an outlet ventilator is set within a copper hooded niche with a smooth stucco oriel base. This decorative detailing functions as the archway pendant. To the right of the tower a low garden wall encloses a large window covered by a contemporary canvas awning. The vertical division left of the tower projects forward and has a large three-section window with a bottom overhanging lip. It is located in the community of Burlingame. Overall the house is in good condition and retains a high level of architectural integrity. The total usable floor area is 1,780 square feet. The house features 2 bedrooms and 2 baths. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003085.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1926 TRW Data Assessor

* P7. Owner and Address:
Smart Ellen S/Jt
2427 Dulzura Ave
San Diego CA 92104-5412

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2427 Dulzura Avenue, APN 539-042-05

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]26 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2434 Dulzura Avenue, APN 539-041-14

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2434 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-14; Legal Description: L16 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1934 in the Mission Revival style. It is a one story house with a flat roof, parapet walls with corner stepped piers, and a large tapered brick chimney on the side of the house. The exterior wall material is stucco with circular terra cotta drains. The porch is centered and partially covered by a front-gable pediment supported by heavy stucco brackets. The entryway is flanked by single-pane wood frame windows that appear to be original, as do some of the other windows, however others may have been changed. Wrought iron security bars detract from the design, but are removable. The single-car garage toward the rear of the house is consistent with the design of the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,156 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003079.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1934 TRW Data Assessor

* P7. Owner and Address:
Casuga Juan & Maria Trs
2434 Dulzura Ave
San Diego CA 92104-5413

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2434 Dulzura Avenue, APN 539-041-14

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]34 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2437 Dulzura Avenue, APN 539-042-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2437 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-04; Legal Description: L4 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1951 in the Ranch style. It is a one story house with a hipped roof and eyebrow vents. The exterior wall material is clapboard siding. The garage door on the attached single car garage has been removed and replaced with industrial metal sash windows (either an early addition or done as a bonus room). Windows are consistent in design. The porch has an attached low-pitch shed roof supported by wrought iron. Entryway is raised with brick steps and wrought iron railing. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,424 square feet. The house features 4 bedrooms and 1 bath. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003086.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1951 TRW Data Assessor

* P7. Owner and Address:
Boost Family Trust 10-14-8 3
2437 Dulzura Ave
San Diego CA 92104-5412

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2437 Dulzura Avenue, APN 539-042-04

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]51 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Although this house was identified by Assessor Information as built in 1951, it maintains many of the Craftsman features of an earlier structure. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2440 Dulzura Avenue, APN 539-041-15

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2440 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-15; Legal Description: L15 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Craftsman Bungalow style. The house is one story with a low-pitch gable roof and vertical vents. The exterior wall material is stucco. The porch is supported by thick stucco columns on large stucco piers. The door is centered in the porch with multi-lights. All windows appear to be original double-hung wood craftsmen windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,515 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,100 square feet. Other improvements on the property include a single-car detached garage in the same style as the house.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003078.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
Frankenberg Lyn S
2440 Dulzura Ave
San Diego CA 92104-5413

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2440 Dulzura Avenue, APN 539-041-15

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction, with effective improvements dating from [19]25.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2447 Dulzura Avenue, APN 539-042-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2447 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-03; Legal Description: L3 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Craftsman style. The house is two stories with a cross gable roo.f It has heavy exposed beams supported by heavy brackets. The exterior wall materials consist of stucco on the second story and horizontal wood siding on the first story. The house has two brick chimneys, one off-centered, the other located at the gable end. The second story has multi-paned French Doors that open onto a balcony with wood railing and "4X4" wood piers at the corners. The balcony is supported by cross beams on brick piers which flank the first story porch. All windows appear to be original and are double hung with multiglazed top lights. There is an attached porte cochere that is covered with a heavy wood trellis supported by square brick piers. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,042 square feet. The house features 4 bedrooms and 2 baths. The total lot area is 6,100 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003087.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Sullivan Henry & Murphy Gayle/Jt
2447 Dulzura Ave
San Diego CA 92104-5412

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2447 Dulzura Avenue, APN 539-042-03

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction, with effective improvements dating from [19]15.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2450 Dulzura Avenue, APN 539-041-16

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2450 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-16; Legal Description: L14 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1927 in the Colonial Revival style with Craftsman influences. The house is two and one-half stories with multiple roof styles including gable, hip-on-gable, and shed, but the dominant style is cross gabled. The exterior wall material is horizontal wood siding. The front facing gable has a brick chimney that runs up the center of the gable through its peak. The second story features a double hung casement window with multi-lights on top to the left of the chimney and French doors opening onto a small balcony to the right. The first story has a large window to the left with multi-lights at the top and a recessed entryway to the right. The house is located in the community of Burlingame. It is in good condition. The exterior wall surface is wood. The building is 2 stories in height. The total usable floor area is 2,012 square feet. The house features 4 bedrooms and 1 bath. The total lot area is 5,200 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003077.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Ostrich Maureen
2450 Dulzura Ave
San Diego CA 92104-5413

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2450 Dulzura Avenue, APN 539-041-16

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]27 was the date of construction, with effective improvements dating from [19]31.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2455 Dulzura Avenue, APN 539-042-02
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 2455 Dulzura Avenue City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-042-02; Legal Description: L2 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1949 in the Craftsman Bungalow style. It is one story with a low pitch gable roof. The exterior wall surface is stucco. The house features an off-centered front gable porch supported by square pilasters. The porch entryway is slightly curved a t the corners, forming a elongated segmental-type arch. The front door is a recessed side entry glass door with side lights. The window on the left side has been modified with aluminum. The walkway to the house is landscaped. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 1,796 square feet. The house features 3 bedrooms and 2 baths. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003088.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1949 TRW Data Assessor

* P7. Owner and Address:
Sciuto Gaspare/So
2455 Dulzura Ave
San Diego CA 92104-5412

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2455 Dulzura Avenue, APN 539-042-02

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: (SFR)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]49 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2458 Dulzura Avenue, APN 539-041-17

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2458 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-17; Legal Description: L13 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1943 in the Craftsman Bungalow style. The house is one and one-half stories with a composite shingle roof and a high-pitch cross-gable roof held by wood knee brackets. The front porch appears to have been enclosed and surrounded by a shed roof, but the addition appears to be very old with clapboard siding and Craftsman three section wood and window frames to make the main entry. A section of the original porch remains as an entry with a brick face and double tapered wood piers that hold the roof. All windows are original wood Craftsman double bay windows with multi-light tops. The rear garage is a later addition that still fits with the scale and character of the main house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,610 square feet. The house features 4 bedrooms and 2 baths. The total lot area is 5,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003076.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1943 TRW Data Assessor

* P7. Owner and Address:
Donroy Corp
4725 Voltaire St
San Diego CA 92107

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2458 Dulzura Avenue, APN 539-041-17

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]43 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2463 Dulzura Avenue, APN 539-042-16

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2463 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-16; Legal Description: L1 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Craftsman style. The house is two stories with multiple cross-gable roofs and pointed rafters on the first and second stories. The exterior wall material is horizontally alternating square and rectangular wood shingles. The wrap-around porch is supported by brick piers under square wood columns with simple capitols. The main entry features a non-contributing, highly decorative wooden door with an oval glass pane flanked by column facades. The windows have multi-lights on top and are flanked by double-hung windows which also have multi-lights. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,219 square feet. The house features 4 bedrooms and 2 baths. The total lot area is 6,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003089.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912"Tract of Character"-Covingt

* P7. Owner and Address:
Ball Stephen D & Betty B Trs
2463 Dulzura Ave
San Diego CA 92104-5412

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2463 Dulzura Avenue, APN 539-042-16

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
According to Don Covington's book," Burlingame, The Tract of Character", "This large, rambling Craftsman style house was built on land owned by McFadden 7 Buxton who sold the house and lot to Howard Hikes in October 1912 at completion of the construction. Hikes lived in the house for the first year, and sold it in 1914 to realtor James Going for $8,500. Although Howard Hikes is the registered builder for the property, William Wheeler may have been its designer".

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2466 Dulzura Avenue, APN 539-041-18

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2466 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-18; Legal Description: L12 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1925 in the Spanish Colonial Revival style. The house is one story with a tapered chimney on the side and three divisions: a flat roof and parapet wall with piers on either corner on the first division, a flat roof and parapet wall with a projecting shed roof on the second division, and a front-facing, low-pitch gable roof on the third division. The first division features an arched window flanked by two smaller arched windows. The second division features a porch framed by a low-point arch and a very low, rounded, concave parapet. There is a side entry in the porch with a wood door and large arched light and a large, front-facing three section arched windows with narrower double-hung windows on either side. The third division features one double-hung window. Triple square clay vents over front-facing windows. Rear single-car garage reflects the same design as the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 952 square feet. The house features 2 bedrooms and 2 baths. The total lot area is 5,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003075.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1935 TRW Data Assessor

* P7. Owner and Address:
Taylor Judy Ann
2466 Dulzura Ave
San Diego CA 92104-5413

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2466 Dulzura Avenue, APN 539-041-18

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]35 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 3001 Kalmia Street, APN 539-033-01

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.

c. Address 3001 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-033-01; Legal Description: L1 BA TR1402/EXC S 74 FT/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Spanish Colonial Revival Style. It is one story with a stepped parapet roof. The projecting false tile roof has fleur-de-lis birdstops. The exterior building material is heavy textured stucco. The house features a projecting left bay with two French doors set in a heavy square relief and another bay window on the east side of the house. The centralized covered porch is supported by columns with a centered 15-pane glass door. The house is located in the community of Burlingame on the corner of 30th and Kalmia. It is in good condition. The total usable floor area is 1,732 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 4,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001734.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Dilorenzo Lynda J
3001 Kalmia St
San Diego CA 92104-5416

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3001 Kalmia Street, APN 539-033-01

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]23 was the date of construction, with effective improvements dating from [19]37.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3004 Kalmia Street, APN 539-031-04
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3004 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-031-04; Legal Description: L4 BG TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1922 in the Craftsman Bungalow style. The house is one story with a multi-gable cross gable roof and vertical vents. The exterior wall materials are a concrete base, clapboard siding up to the window sill, and wood shingle siding from the window sill to the roof-joist line. The entryway has large French doors with Craftsman wood windows throughout and four multi-lights on top. The house has two porches, one facing 30th Street and one facing Kalmia Street that is held by large wood piers and a design at the door. There is a single car garage close to the property line which matches the house design. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,152 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,800 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003021.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Grillo Mary H
3004 Kalmia St
San Diego CA 92104-5464

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3004 Kalmia Street, APN 539-031-04

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3015 Kalmia Street, APN 539-033-02
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3015 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-033-02; Legal Description: L2 BA TR1402/EXC S 74 FT/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was constructed in 1923 in the Craftsman Bungalow style. The house is one story with a low pitch gable roof. The exterior wall surface is asphalt or asbestos shingling. The porch is supported by square brick piers with tapered wood piers on top. The house is located in the community of Burlingame. It is in good condition. Other improvements on the property include a detached garage. The total usable floor area is 1,068 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 4,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003032.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Hunter Jill E/Jt
Po Box 1027
Rancho Santa Fe CA 92067-5416

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3015 Kalmia Street, APN 539-033-02

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]23 was the date of construction, with effective improvements dating from [19]25.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3039 Kalmia Street, APN 539-033-06
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3039 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-033-06; Legal Description: L5 BA TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1932 in the Colonial Revival style with classical elements. The house is one and one half stories with a medium pitch cross gable roof and clapboard siding. The house features an off-center pediment with cornice returns and dentils. The porch is supported by large square piers. Large fixed bay window. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,603 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003039.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1932 TRW Data Assessor

* P7. Owner and Address:
Ansmar Family Trust
4481 Hotensia St
San Diego CA 92103

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3039 Kalmia Street, APN 539-033-06

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]32 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3055 Kalmia Street, APN 539-033-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3055 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-033-07; Legal Description: L6 BA TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This home was constructed in 1912 in the Craftsman style with Queen Anne influences. The house is two stories with a multi-gabled roof with two chimneys, one on the side and one in the back. The house features four horizontal divisions of elements: decorative half timbering in the pediment at the top, followed by shingle siding, brickwork, and finally concrete at the foundation. There is decorative corbelling brickwork above the concrete foundation. Upper story windows are multi-paned with window boxes beneath. First story windows are decorative leaded glass and all windows appear to be original. The porch has brickwork in the archway and decorative corbelling on each porch post. The house has a recessed entry with a multi-glazed door flanked by two small casement windows with decorative leaded glass. The house also features a porte cochere to the right of the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,508 square feet. The house features 5 bedrooms and 1 bath. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003040.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Pohling John F & Mary V/Jt
3055 Kalmia St
San Diego CA 92104-5416

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary #
HR #

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3055 Kalmia Street, APN 539-033-07

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date Original Location:

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3057 Kalmia Street, APN 539-033-08
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3057 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-033-08; Legal Description: L7 BA TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was constructed in 1912 in the Craftsman Bungalow style. The house is one story with a low pitch cross gable roof. The exterior wall material is heavy stucco. The porch is off-center and supported by massive square piers. The area inside the porch is wood, and the entryway features a door with three vertical panes of beveled glass flanked by beveled glass sidelights. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,182 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003041.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Orsini Joseph W & Peggy C/Jt
3057 Kalmia St
San Diego CA 92104-5416

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3057 Kalmia Street, APN 539-033-08

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction, with effective improvements dating from [19]23.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3077 Kalmia Street, APN 539-033-10

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3077 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-033-10; Legal Description: L9 BA TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1942 in the Ranch style with Colonial Revival influences. The house is one story with a side gable roof and faux chimney. The roof extends over the recessed entryway and is supported by poles. Exterior wall materials include asphalt shingles, brick, and stucco. The house features some Colonial Revival elements including a projecting bay window with fluted plasters. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,223 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003043.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1942 TRW Data Assessor

* P7. Owner and Address:
Carlson Judy R
3077 Kalmia St
San Diego CA 92104-5416

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3077 Kalmia Street, APN 539-033-10

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]42 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3095 Kalmia Street, APN 539-033-11

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3095 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-033-11; Legal Description: L10 BA TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was constructed in 1948 in the Craftsman Bungalow style. The house is one story with a low-pitch gable roof. The house is symmetrical with a center gabled porch supported by square columns on massive square wood piers. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,248 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 5,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001744.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1920'S Mid-City Survey Est.
1948 TRW Data Assessor

* P7. Owner and Address:

Simerlein Steve
3095 Kalmia St
San Diego CA 92104-5416

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3095 Kalmia Street, APN 539-033-11

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]48 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3105 Kalmia Street, APN 539-044-01
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3105 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-01; Legal Description: L1 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was constructed in 1915 in the Craftsman style. The house is a three story tiered house with a massive stone masonry chimney. Heavy exposed brackets appear under the eves on the second and third stories. The second story porch wraps around the front of the house and the side facing 31st Street and is supported by heavy tapered piers on top of a stone masonry wall. The house is surrounded by a stucco pier fence with wrought iron and concrete spheres on the piers that flank the walkway. The house also features a wooden porte cochere. This site is City of San Diego Historical Landmark #478. For more information see HRB #478. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,778 square feet. The house features 6 bedrooms and 1 bath. The total lot area is 7,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001745.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1910'S Mid-City Survey Est.
1915 TRW Data Assessor

* P7. Owner and Address:
Deckhurt Fredrick D
3105 Kalmia St
San Diego CA 92104-5417

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3105 Kalmia Street, APN 539-044-01

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1910'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]15 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This site is a locally designated City of San Diego Landmark #478. It was designated based on architecture, master architect, and the potential historic designation of Burlingame. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3113 Kalmia Street, APN 539-044-02
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-02

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1912 in the Prairie style. The house is two stories with a flat roof. The exterior wall material is stucco. The second story features large overhanging eaves, a wraparound terrace with a low rise stucco wall, and a side window projection. The first story is symmetrical and features a large porch supported by decorative cinder block (which is slightly bowing), a large glass door and windows and triple casement windows. The original design had large square piers holding the porch, which have since been replaced by the decorative block. The house is a contributing structure to the Burlingame Historic District, and based on its integrity and historic photographic evidence, could become a stand alone site as well, if restored. Restoration would require a face-lift - including removal and restoration of the stucco, restoration of the wood fascia along the porch and roof, and the removal of the cinder-block porch supports to be replaced by columns. The house is located in the community of Burlingame. It is in fair condition. The total useable floor area is 3,300 square feet. The house features 5 bedrooms and 2 baths. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001746.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1912
1912 TRW Data Assessor

* P7. Owner and Address:
Mcdaniel, Rita E. Trust
3133 Kalmia Street
San Diego CA 32104

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 11/21/2001

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3113 Kalmia Street, APN 539-044-02

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential

* B5. Architectural Style: Prairie

* B6. Construction History: (Construction date, alterations, and date of alterations.)
Built in 1912 with modifications over itme.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Because of its architectural features as a Prairie style and the photographic evidence of its early 1912 construction, the house could be designated as a stand alone site if restored to its original look.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City of San Diego Planning Dept
Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3127 Kalmia Street, APN 539-044-03
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3127 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-03; Legal Description: L3 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1912 in the Craftsman style with Colonial Revival influences. It is two stories high with a hipped roof and exposed rafters. The second story porch is centered. The first story features a shed roof and porch supported by quadrupled posts on brick square columns. Exterior surface materials include wood clapboard siding and wood railing on the first story porch. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 3,224 square feet. The house features 6 bedrooms and 2 baths. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001747.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Parra Dennis E & Jeannine M/Jt
3127 Kalmia St
San Diego CA 92104-5417

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3127 Kalmia Street, APN 539-044-03

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3139 Kalmia Street, APN 539-044-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3139 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-044-04; Legal Description: L4 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 with features of the Prairie Box style, however it does not have the common roof type. The house is two stories with a flat roof, symmetrical in plan. The second story has a centralized balcony with French doors and vertical sidelights. The balcony projects out and is supported by one and one half story square columns. The recessed main entryway has a wide door with three-quarter sidelights. To the left is a one over one double hung casement window with a side door that may be an addition. The entryway steps are staggered. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,848 square feet. The house features 5 bedrooms and 2 baths. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001748.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Draper Robert B & Lois A/Jt
3139 Kalmia St
San Diego CA 92104-5417

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3139 Kalmia Street, APN 539-044-04

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Prairie Box

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3147 Kalmia Street, APN 539-044-05
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3147 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-05; Legal Description: L5 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1912 in the International/Modern style. The house is three stories with a flat roof and five bold piers that dominate the front façade. For a more detailed description, see HRB #430. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 3,713 square feet. The house features 5 bedrooms and 2.5 baths. The total lot area is 6,000 square feet. This site is a City Landmark Site #430 designated on July 27, 2000.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001749.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Nevilles Will & Smith Judi L
3147 Kalmia St
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3147 Kalmia Street, APN 539-044-05

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: International/Modern

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]21 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3155 Kalmia Street, APN 539-044-06
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3155 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-06; Legal Description: L6 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1912 in the Craftsman style. It is a two story asymmetrical house with a medium-pitch hipped roof and exposed rafters. Exterior surface materials include wood shingles on the second story and smooth plaster on the first story. The second story porch is off-center and is supported by piers. The bottom corners of the second story are slightly flared. Exposed rafters between the first and second stories may be false. Addition to the rear of the house. The house features Queen Anne windows throughout, including a slightly bayed window on the left side of the first story. The entryway is off-center multi-pane glass door and sidelights. This site is City of San Diego Historical Landmark #435. For more information see HRB #435. The house is in excellent condition. The total usable floor area is 2,956 square feet. The house features 5 bedrooms and 2 baths. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001750.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Berkowitz Larry & Tomita Sandra
3155 Kalmia St
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3155 Kalmia Street, APN 539-044-06

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This site is City of San Diego Historical Landmark #435. It was designated based on architecture. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3163 Kalmia Street, APN 539-044-07
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3163 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-07; Legal Description: L7 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1912 in the Craftsman style. The house is two stories with a cross gabled roof and heavy exposed post brackets. The horizontal vents and fascia are plain, heavy, and bold. The house features two paired one over one double-hung windows, a wraparound porch with a shed roof supported by heavy wood piers, and an off-center front pediment entry. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,274 square feet. The house features 4 bedrooms and 1.5 baths. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001751.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Donnelly Donald & Mary Revocable
3163 Kalmia St
San Diego CA 92104-5417

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3163 Kalmia Street, APN 539-044-07

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3171 Kalmia Street, APN 539-044-08
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3171 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-08; Legal Description: L8 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1912 in the Prairie style. It is a three story house with a hipped roof, exposed rafters, and rounded eaves. The roof is in poor condition. The third story porch is enclosed with a textured stucco wall approximately three to four feet high. The second story porch is enclosed with wood railing between two stucco piers. The first story focal point is a centralized arched entryway porch with exposed rafters supported by piers on either side. Exterior surface material is textured stucco. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 3,016 square feet. The house features 5 bedrooms and 1 bath. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001752.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Surv Est, 1912 A
1912 TRW Data Assessor

* P7. Owner and Address:
Sullivan Bernard L
3171 Kalmia St
San Diego CA 92104-5417

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3171 Kalmia Street, APN 539-044-08

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Prairie

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3171 Kalmia Street, APN 539-044-08
The William A. McIntyre/William H. Wheeler House

*Recorded by: City of San Diego Historical Resources Board *Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5B
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3195 Kalmia Street, APN 539-044-10
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3195 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-044-10; Legal Description: L10 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1912 in the Prairie style. It is a two story house with a third tier on top. The roof is flat with wood shingles on the second and third stories. Exterior wall surface is stucco on the first story and clapboard siding on the second and third stories. The entryway porch projects outwards with a flat roof supported by 4X4 posts on massive square piers. Exposed rafters extend out from each side of the porch. The house is located in the community of Burlingame on the corner of Kalmia and 32nd. It is in good condition. The total usable floor area is 2,848 square feet. The house features 5 bedrooms and 1 bath. The total lot area is 6,300 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001754.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Jacoby Michael M/Jt
3195 Kalmia St
San Diego CA 92104-5417

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3195 Kalmia Street, APN 539-044-10

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Prairie

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction, with effective improvements dating from [19]56.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3004 Laurel Street, APN 453-711-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3004 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-05; Legal Description: BH TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the American Foursquare style. The house is two stories with a pyramidal roof, a long dormer, a central front entry, row and double hung windows, and a trellised porch. The exterior wall material is stucco. This site is City of San Diego Historical Landmark #163. For more information see HRB #163. The house is located in the community of Burlingame. The total usable floor area is 2,356 square feet. The total lot area is 5,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002879.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:

Falken Andrew D
3004 Laurel St
San Diego Ca 92104-5023

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3004 Laurel Street, APN 453-711-05

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: American Foursquare

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1912 was the date of construction, with effective improvements dating from [19]191

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This site is City of San Diego Historical Landmark #478. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3005 Laurel Street, APN 539-031-01
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3005 Laurel Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-031-01

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in the Craftsman Bungalow style. The house is one story with a medium-pitch cross gable roof with composite shingles. The exterior wall materials are horizontal wood siding and a lower band of wood shingles. The house has a main porch supported by tapered square columns on piers facing the sidewalk and a smaller side entry porch. The windows are double hung. The house is located in the community of Burlingame. It is in good condition.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002881.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.

* P7. Owner and Address:
Gombert, Jerome
2431 30th St
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3005 Laurel Street, APN 539-031-01

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3010 Laurel Street, APN 453-711-06
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3010 Laurel Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-711-06; Legal Description: L6 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1925 in the Mission Revival style. The house is one story with a flat roof, parapet walls, and three bays. The exterior wall material is stucco. The centralized entry is arched with an exaggerated scallop in high relief flanked by large three section windows with security bars covered by awnings and a low-point arch in high relief. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,140 square feet. The total lot area is 3,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002882.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1925 TRW Data Assessor

* P7. Owner and Address:
Carney Anna C
3010 Laurel St
San Diego Ca 92104-5023

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3010 Laurel Street, APN 453-711-06

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1925 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3010 Laurel Street, APN 453-711-06

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 3016 Laurel Street, APN 453-711-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ___ 1/4 of ___1/4 of Sec___; _____ B.M.

c. Address 3016 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-07; Legal Description: L7 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Prairie style. The house is one story with parapet over a flat roof with neo-classical details. The exterior wall material is rough stucco, which is new and inconsistent with the style. The house is symmetrical with two bays, scored steps leading up to the front entrance which has finials on each side of the porch, and a recessed central entry. There are four small decorative multi-paned windows along the upper portion of the fenestration and large casement multi-glazed windows. The centralized entry has a wooden door with a peek window flanked by two narrow double casement windows on each side. On the corners pilasters have diamonds framing a square tile. Some ornamentation is painted over. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,166 square feet. The total lot area is 3,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002883.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Hoback Nan G
3016 Laurel St
San Diego Ca 92104-5023

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5B

* Resource Name or #: 3016 Laurel Street, APN 453-711-07

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Prairie

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1912 was the date of construction, with effective improvements dating from [19]192

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 3016 Laurel Street, APN 453-711-07

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 5B
Contributing Resource

At the September 26 2007 meeting of the Historical Resources Board, Boardmembers expressed concern about the rough texture of the stucco, that it is possibly inconsistent with what would have been there historically.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3024 Laurel Street, APN 453-711-08
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3024 Laurel Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-711-08; Legal Description: L8 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1920 in the Mission Revival style. The house is two stories with a flat roofs, a curvilinear parapet on the second story and parapet walls with corner piers on each of the first story bays. The exterior wall material is stucco. The house appears to be a two story cube with an early addition using similar features in the front. The second story has decorative vents and a roof garden. The first floor addition has two bays, large arched windows, and a projecting hexagonal foyer. The entry is arched with an arched art glass central pane. The windows are six over one wood windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,544 square feet. The total lot area is 4,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002885.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1920 TRW Data Assessor

* P7. Owner and Address:
Provvedini Diego M & Aurelia/Jt
96 Rue Dumesme
Paris France

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3024 Laurel Street, APN 453-711-08

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1920 was the date of construction, with effective improvements dating from [19]192

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3024 Laurel Street, APN 453-711-08

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5B
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3030 Laurel Street, APN 453-713-22
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3030 Laurel Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-713-22; Legal Description: L22 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in the 1920's in the Mission Revival style. The house is one story with three symmetrical bays with roof overlays that form a parapet and exposed rafters. The exterior wall material is stucco. The side windows have three sections with a fixed central pane and two narrow double hung windows. The central entry has a heavy projecting arch supported by stucco brackets. Two low angled stucco walls frame the entry step. The rear portion of the house has an addition with a stepped parapet in what may have been the garage. A modern addition was recently constructed. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 927 square feet. The total lot area is 3,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002887.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1940 TRW Data Assessor

* P7. Owner and Address:
Rau Ronald E & Elizabeth A/Jt
3030 Laurel St
San Diego Ca 92104-5035

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3030 Laurel Street, APN 453-713-22

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1940 was the date of construction, with effective improvements dating from [19]196

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3030 Laurel Street, APN 453-713-22

*Recorded by: City of San Diego Historical Resources Board *Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

This residence has a modern detached garage (pictured below) that is not considered part of the contributing resource.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3031 Laurel Street, APN 539-032-01

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3031 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-01; Legal Description: BF TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This single family residential building was built in 1922 in the Craftsman Bungalow style. The house is one story "T"-shaped house with a low-pitch gable roof with composite singles, gable vents, exposed rafters, and stepped beams. The exterior wall materials are horizontal wood siding on a rubble masonry foundation. An early addition to the house used the same materials and stylistic details to the features. The windows are one over one double hung windows. The house is situated on a corner lot in a north/south configuration. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,313 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 4,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002886.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
Cannon Jacqueline J
Po Box 339
Poway CA 92074

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 *** NRHP Status Code** 5D1

*** Resource Name or #:** 3031 Laurel Street, APN 539-032-01

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

*** B5. Architectural Style:** Craftsman Bungalow

*** B6. Construction History:** (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction.

*** B7. Moved?** ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

*** B8. Related Features:**
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

*** B10. Significance:** Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

*** B12. References:**
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

*** B14. Evaluator:** Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3031 Laurel Street, APN 539-032-01

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3036 Laurel Street, APN 453-713-21

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3036 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-21; Legal Description: L21 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1921 in the Craftsman style. The house is a one story "T"-shaped house with a low-pitch gable roof, composite shingles, slightly projecting eaves, detailed front fascia, and a pyramidal side chimney. The exterior wall material is stucco. The windows are Craftsman windows with a fixed multi-paned central window and appear to be original. The door is recessed with a low point segmental arch. An addition in the rear is maintaining the scale, materials, and detailing. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,434 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1921 TRW Data Assessor

* P7. Owner and Address:
White David P & Carol S/Jt
3036 Laurel St
San Diego Ca 92104-5035

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3036 Laurel Street, APN 453-713-21

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1921 was the date of construction, with effective improvements dating from [19]193

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3042 Laurel Street, APN 453-713-20
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3042 Laurel Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-713-20; Legal Description: L20 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1942 in the Craftsman style. The house is a one and two story house with multiple low pitch gable roofs and exposed rafters that project out and are set longitudally throughout the house. The exterior wall material is stucco, which is inconsistent with the period. The upper story appears to be an early addition, but maintains the original windows. The lower story has fixed windows and an enclosed porch supported by large piers. The side of the house features a porte cochere supported by two square piers. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,245 square feet. The total lot area is 5,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002889.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1942 TRW Data Assessor

* P7. Owner and Address:
Doron Jeremiah and Kelly
3042 Laurel St
San Diego Ca 92104-5035

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3042 Laurel Street, APN 453-713-20

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1944 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3048 Laurel Street, APN 453-713-19

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3048 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-19; Legal Description: L19 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Mission Revival style. This house is two stories with a low pitch gable roof and parapet walls. The exterior wall material is stucco. The house is symmetrical with massive tapered pillars topped with capitals that hug the corners and rise just above the roofline. The main feature of the façade is the large broken arch parapet with a central horizontal vent. Two multi-pane glass doors open onto a second story balcony supported by the porch and flanked by extra large, double-hung sash windows. The first story features a projecting low-point arch porch that extends up to form the second story balcony. The area between the top of the arch entry and the second story balcony features "brow caps" around the arch and a decorative quatrefoil-like detailing. The entry is recessed with a wooden door flanked by three quarter length sidelights. The entry is flanked by large single pane windows. For more information please see HRB# 438. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,268 square feet. The total lot area is 5,700 square feet. This site is a City landmark site #438 was designated on September 9, 2000.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001773.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Bowen Art/Jt
3048 Laurel St
San Diego Ca 92104-5035

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 3048 Laurel Street, APN 453-713-19

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]12 was the date of construction, with effective improvements dating from [19]93

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This site is City of San Diego Historical Landmark #438. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3054 Laurel Street, APN 453-713-18

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3054 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-18; Legal Description: L18 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Craftsman Bungalow style. The house is one story with a low-pitch gable roof, heavy plain fascia, double-cross rafters, diamond-style vents, and wood sash. The exterior wall material is alternating ten and four inch horizontal wood siding. The porch is supported by heavy columns on piers. The front window has a fixed central pane with eight lights flanked by narrow one over one double hung wooden sash. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,462 square feet. The total lot area is 5,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002890.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:

Kravets Kevin E
3054 Laurel St
San Diego Ca 92104-5035

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3054 Laurel Street, APN 453-713-18

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1912 was the date of construction, with effective improvements dating from [19]192

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3109 Laurel Street, APN 539-041-01

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3109 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-041-01; Legal Description: L1 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1940 in the Ranch style with Colonial Revival influences. The house is a one story "L"-shaped house with a medium-pitch cross gable roof with New England style shingles. The exterior wall material is horizontal wood siding. The front-facing gable bay has a projecting fifty light window with Greek dentil molding. The garage is connected to the house with a rectangular porch. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,363 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 4,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002892.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1940 TRW Data Assessor

* P7. Owner and Address:
Gronberg Tor and Kathleen
3109 Laurel St
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3109 Laurel Street, APN 539-041-01

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]40 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type SF Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3110 Laurel Street, APN 453-724-11
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3110 Laurel Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-724-11; Legal Description: L11 BJ TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1922 in the Craftsman Bungalow style. The house is one story with a low-pitch gable roof and vertical vents. The exterior wall material is horizontal wood siding. The porch projects out under a front-facing gable supported by tapered wood columns on brick piers. The windows appear to be original. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,000 square feet. The total lot area is 3,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002893.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Garcia Kathleen A
3110 Laurel St
San Diego Ca 92104-5025

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3110 Laurel Street, APN 453-724-11

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential S B4. Present Use: SF Residential

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1922 was the date of construction, with effective improvements dating from [19]1923.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type SF Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3117 Laurel Street, APN 539-041-19
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3117 Laurel Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-041-19; Legal Description: L11 BE TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1936 in the Prairie style. The house is two stories with a low pyramidal roof and a two story brick chimney with a decorative brick top. The exterior wall materials are stucco and decorative half timbers. The upper story projects out on square wood rafters. The entryway has a low-point segmented arch over a recessed entry. Original windows throughout. A modern addition is recessed over the garage with aluminum sliding windows that are consistent with the style. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 2,162 square feet. The house features 3 bedrooms and 2 baths. The total lot area is 4,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002894.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1936 TRW Data Assessor

* P7. Owner and Address:
Walker Wendell V
3117 Laurel St
San Diego CA 92104-5024

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3117 Laurel Street, APN 539-041-19

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: SF Residential

* B5. Architectural Style: Prairie

* B6. Construction History: (Construction date, alterations, and date of alterations.)
was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]36 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type SF Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 3120 Laurel Street, APN 453-724-10
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.
c. Address 3120 Laurel Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-724-10; Legal Description: L10 BJ TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1926 in the Spanish Colonial Revival style. The house is one story with three bays: a flat roof and stepped parapet walls with projecting tile shed roofs supported by stucco brackets on the outer bays, and a front facing medium-pitch tile gable roof on the central bay. The exterior wall material is stucco. The left bay has a central fixed pane window flanked by one over one double hung windows. The central bay has a large central three section window with a slightly larger central pane covered by a metal awning under three circular vents. The porch is covered by the projecting shed roof on the right bay and is supported by wood columns. The window on the right bay has a fixed central pane flanked by smaller multi-light windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,292 square feet. The total lot area is 5,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002895.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1925 Mid-City Survey Est.
1926 TRW Data Assessor

* P7. Owner and Address:
Vermalen Ursula J/So
3120 Laurel St
San Diego Ca 92104-5025

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3120 Laurel Street, APN 453-724-10

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1925 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1926 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1925 Property Type SF Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3128 Laurel Street, APN 453-724-08

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3128 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-724-08; Legal Description: L8 BJ TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1935 in the Mission Revival style. The house is one story with a pyramidal roof, a porch parapet, and a two story tower with a pyramidal roof on the right bay. The exterior wall material is stucco. The porch has a large parapet that resembles a sort of Mission Revival style pediment supported by wood columns. All windows have been replaced with aluminum windows. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 1,878 square feet. The total lot area is 5,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: \P0002896.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Mid-City Survey Est.
1935 TRW Data Assessor

* P7. Owner and Address:
Delrosario Paul & Rhea A
3128 Laurel St
San Diego Ca 92104-5025

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3128 Laurel Street, APN 453-724-08

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: SF Residential

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1935 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1924 Property Type SF Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3138 Laurel Street, APN 453-724-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3138 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-724-07; Legal Description: L7 BJ TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Tudor Revival style. The house is one and one half stories high, "L"-shaped, with steep gable roofs, black composite shingles, and a double flue chimney on the side gable with small deep grooved red brick. The exterior wall material is stucco. The porch is recessed and arched. The front gable and garage have false detached half-timbering. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,234 square feet. The total lot area is 5,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002897.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1926 Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:

Seick Steven A & Julie C T
3138 Laurel St
San Diego Ca 92104-5025

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary #
HR #

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3138 Laurel Street, APN 453-724-07

B1. Historic Name:

B2. Common Name

B3. Original Use: B4. Present Use: Commercial

* B5. Architectural Style: Tudor Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1926 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction, with effective improvements dating from [19]1936.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date Original Location:

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1926 Property Type Commercial Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3144 Laurel Street, APN 453-724-06
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3144 Laurel Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-724-06; Legal Description: L6 BJ TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1925 in the Mission Revival style. The house is one story with a flat roof, an arched parapet relief, side vents, and three bays. The exterior wall material is stucco. The central recessed bay has multi-paned full length windows. The right bay has a multi-light window covered by an awning and surrounded by a low garden wall. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,088 square feet. The total lot area is 4,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001770.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1925 TRW Data Assessor

* P7. Owner and Address:
Bishop Kathleen <Aka Bisho P Kat
3144 Laurel St
San Diego Ca 92104-5025

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3144 Laurel Street, APN 453-724-06

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: SF Residential

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1925 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type SF Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 3147 Laurel Street, APN 539-042-14

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ___ 1/4 of ___1/4 of Sec___; _____ B.M.

c. Address 3147 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-14; Legal Description: L8 BD TR1402/EXC WLY 1.50 FT MEAS RADIA*; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1936 in the Spanish Colonial Revival style. The house is one story "L"-shaped house on a corner lot with a low pitch tile gable roof and a flat roof in the back. The porch, located at the center of the "L", has a projecting square double arched entry with a shed roof. The house features a six over one double hung window and a multi-light fixed window. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,512 square feet. The house features 2 bedrooms and 2 baths. The total lot area is 5,500 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002898.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1936 TRW Data Assessor

* P7. Owner and Address:
Beanes Mike A
3815 Georgia St #105
San Diego CA 92103

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3147 Laurel Street, APN 539-042-14

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]36 was the date of construction, with effective improvements dating from [19]36.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type SF Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 3154 Laurel Street, APN 453-723-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ___ 1/4 of ___1/4 of Sec___; _____ B.M.

c. Address 3154 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-723-07; Legal Description: L7 BK TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1926 in the Tudor Revival style. The house is two stories with multiple steep-pitched, sloping cross gable roofs and composite shingles. The exterior wall material is stucco with some decorative half timbering in a few gables. Some gable pediments have small multi-light windows and others have pointed arch vents. The slight roof arch detail alludes to the thatched roofs of the original Tudor style. The entry is framed by decorative brickwork that continues up to the chimney to the left. The entryway has a steep-pitch gable pediment in the roof line that creates a peak in the brickwork over the door. The house has wood multi-diamond glazed over one double hung windows. It is in good condition. The total usable floor area is 2,318 square feet. The total number of units is 2. The total lot area is 7,335 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002900.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1926 Mid-City Survey Est.
1926 TRW Data Assessor

* P7. Owner and Address:
Smith Ernest D & Cory Lent/Jt
3154 Laurel St
San Diego Ca 92104-5025

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3154 Laurel Street, APN 453-723-07

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: Duplex Residential

* B5. Architectural Style: Tudor Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1926 was the date of construction estimated from the field survey.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1926 Property Type Duplex Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 112

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3166 Laurel Street, APN 453-723-06

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3166 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-723-06; Legal Description: L6 BK TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1943 in the SpanishColonial Revival style. The house is a one story "L"-shaped house with a flat roof and parapet wall with a projecting tile-covered shed roof on the left bay and a front-facing tile-covered low-point gable on the right bay. The exterior wall material is stucco. The right bay features three terra cotta vents over a large central fixed window with wrought iron security bars. The left bay features three multi-light windows and a courtyard surrounded by a low garden wall. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,632 square feet. The total lot area is 7,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002901.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1933 Mid-City Survey Est.
1943 TRW Data Assessor

* P7. Owner and Address:
John W Cannata
3166 Laurel St
San Diego Ca 92104-5025

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3166 Laurel Street, APN 453-723-06

B1. Historic Name:

B2. Common Name

B3. Original Use: B4. Present Use: SF Residential

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1933 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1943 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1933 Property Type SF Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3106 Maple Street, APN 453-713-17

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3106 Maple Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-17; Legal Description: L17 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1920 in the Craftsman Japanesque style. The house is two stories with three low-pitched, peaked gable roofs reflecting the three bays and the second story set toward the back of the house. The exterior wall material is wood shingle siding. The porch is centralized and is supported by two large piers with capitals of a blossom design. Curved joists throughout. All windows are typical Craftsman wood frame paired windows. The garage is set in the back with sliding garage doors and is consistent with the Japanesque design. The house is located in the community of Burlingame. It is in excellent condition. The total usable floor area is 1,945 square feet. The total lot area is 5,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002902.JPG Est. Date:2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1920 TRW Data Assessor

* P7. Owner and Address:
Russell Family Trust 08-30 -88
3106 Maple St
San Diego Ca 92104-5027

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3106 Maple Street, APN 453-713-17

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Japanesque

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1920 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3116 Maple Street, APN 453-713-16
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3116 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-713-16; Legal Description: L16 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1929 in the Craftsman Bungalow style with Colonial Revival influences. The house is two stories with a hipped roof and Colonial Revival detailing. The exterior wall material is clapboard siding. The wood porch is supported by simple classical columns. The windows have wood slats and multi-light frame windows. The second story appears to have been added but is consistent in materials and detailing, including the original wood clapboard siding. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,145 square feet. The total lot area is 5,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002904.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1929 TRW Data Assessor

* P7. Owner and Address:
Crennan Kevin & Rhonda
3116 Maple St
San Diego Ca 92104-5027

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3116 Maple Street, APN 453-713-16

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1929 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3134 Maple Street, APN 453-713-14
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3134 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-713-14; Legal Description: L14 BI TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1923 in the Craftsman Bungalow style. The house is one story with a medium-pitch side gable roof with small eyebrow vents and a central projecting front gable porch. The exterior wall material is wood clapboard siding. The porch is slightly curved and is supported by double 4X4 posts with lattice work. Windows are typical Craftsman with central fixed glass and multi-lights on top flanked by double hung windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,194 square feet. The total lot area is 5,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002905.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Beach Linda S
3134 Maple St
San Diego Ca 92104-5038

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3134 Maple Street, APN 453-713-14

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1923 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 3134 Maple Street, APN 453-713-14

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3145 Maple Street, APN 453-724-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3145 Maple Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-724-02; Legal Description: L2 BJ TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1925 in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet walls with circular vents, and a stucco chimney on the side of the house. The exterior wall material is stucco. The house is asymmetrical with two vertical dimensions. The first dimension has a projecting shed roof over a three section window with a fixed central pane flanked by hinged panes. The second dimension has a double square arch recessed entry with a shed roof and another three section window with a fixed central pane flanked by hinged panes. All windows appear to be original. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,252 square feet. The total lot area is 5,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002903.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1925 Mid-City Survey Est.
1925 TRW Data Assessor

* P7. Owner and Address:
Lee Keith J & Marilyn D
3145 Maple St
San Diego Ca 92104-5026

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3145 Maple Street, APN 453-724-02

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1925 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1925 was the date of construction, with effective improvements dating from [19]1926.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1925 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3154 Maple Street, APN 453-722-17
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3154 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-722-17; Legal Description: L17 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1931 in the Craftsman Bungalow style. The house is one story with a low-pitch gable roof, composite tiles, vertical vents, and an original brick chimney. The exterior wall material is wood clapboard siding. The porch is slightly off-set with square tapered wood columns on brick piers. The windows appear to be original wood Craftsman windows with seven multi-lights over a single fixed pane. It is in good condition. The total usable floor area is 1,146 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002911.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Mid-City Survey Est.
1931 TRW Data Assessor

* P7. Owner and Address:
Akiyama Robert M & Irene F/Jt
3154 Maple St
San Diego Ca 92104-5038

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3154 Maple Street, APN 453-722-17

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1931 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1922 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3157 Maple Street, APN 453-724-03
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3157 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-724-03; Legal Description: L3 BJ TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1923 in the Craftsman Bungalow style. The house is one story with a low-pitch gable roof with composite shingles, a brick chimney on the side of the house, plain fascia, and vertical vents and 4X4 exposed beams in the pediment. The exterior wall material is wood ship-lap clapboard siding. The porch is supported by tapered square columns on brick piers. The fenestration is symmetrical with a central glass door flanked by large fixed pane windows with 8 multi-lights on top. All windows appear to be original. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,460 square feet. The total lot area is 5,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002906.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Watson Wendy B
3157 Maple St
San Diego Ca 92104-5026

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3157 Maple Street, APN 453-724-03

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1923 was the date of construction, with effective improvements dating from [19]1930.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1922 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3160 Maple Street, APN 453-722-16

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3160 Maple Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-16; Legal Description: L16 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1927 in the Spanish Colonial Revival style. The house is one story with a flat roof and parapet walls. The exterior wall material is stucco. The house is divided into two pavilions with a center link. The front pavilion has a central projecting arch porch with special roof detailing and clay tile simulating flat corrugated material. The arched porch is linked to a patio which is entered from the side. The side entries also have projecting tile roof entryways held by heavy stucco brackets. The front facing wall has rectangular vents with wrought iron-work in high relief. The windows throughout are original wood framed multi-light casement windows. Steel awnings have been added in the front above the windows, but can be removed. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,577 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002912.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1925 Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Vulliet George E & Ila F & Dorot
3160 Maple St
San Diego Ca 92104-5038

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3160 Maple Street, APN 453-722-16

B1. Historic Name:

B2. Common Name

B3. Original Use: B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1925 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1927 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1925 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3166 Maple Street, APN 453-722-15
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3166 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-722-15; Legal Description: L15 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1916 in the Colonial Revival style. The house is one story with a hipped roof, composite shingles, and vertical vents. The exterior wall material is wood shingle siding. The entry area at one corner is open and recessed, and the bay windows on the other corner projects out. Windows appear to be original Craftsman double hung wood windows with multi-lights on top. The garage has the same detailing and roof style as the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,270 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002914.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1921 Mid-City Survey Est.
1916 TRW Data Assessor

* P7. Owner and Address:
Koppany Joann
3166 Maple St
San Diego Ca 92104-5038

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 3166 Maple Street, APN 453-722-15

B1. Historic Name:

B2. Common Name

B3. Original Use: B4. Present Use: (Sfr)

* B5. Architectural Style: Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1921 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1916 was the date of construction, with effective improvements dating from [19]1922.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1921 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3170 Maple Street, APN 453-722-14
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3170 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-722-14; Legal Description: BL TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1912 in the Craftsman style. The house is two and one-half stories with a steep pitch side gable roof with composite shingles. The exterior wall material is wood clapboard siding. The first floor is separated from the first floor with special detailed wood slats on the exterior wall. Medium roof projection held by wood brackets. The porch is supported by twin wood piers on brick pillars. The roof curves to a sweep over the porch. Front dormers over roof with similar design to the house held by wood brackets. The addition of a square dormer appears to have put weight on the porch roof which have compromised supports. The dormer window was replaced with aluminum sliders. Other windows appear to be original Craftsman. The front windows have stained glass section at the top lattice. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,548 square feet. The total lot area is 5,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002915.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Mid-City Survey Est.
1915 TRW Data Assessor

* P7. Owner and Address:
Waczek Zsuzsa Trust 02-02- 93
3170 Maple St
San Diego Ca 92104-5038

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5B

* Resource Name or #: 3170 Maple Street, APN 453-722-14

B1. Historic Name: Erwin D. Norris House

B2. Common Name

B3. Original Use: B4. Present Use: (Sfr)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1915 was the date of construction. The Erwin D. Norris House was the first house built in Burlingame in 1912.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1924 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3178 Maple Street, APN 453-722-13
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3178 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-722-13; Legal Description: L13 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1924 in the Mission Revival style. The house is one story with a flat roof and parapet wall. The front porch is covered by a projecting shed roof supported by 4X4 wood posts. A steel connector attaching the porch appears to have been added. The door is flanked by floor-to-ceiling sidelights. Windows appear to be original wood frame except in the front. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,064 square feet. The total lot area is 5,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002910.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 TRW Data Assessor

* P7. Owner and Address:
Luckner Aleen D
5862 Madra Ave
San Diego Ca 92120

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3178 Maple Street, APN 453-722-13

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3178 Maple Street, APN 453-722-13

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3179 Maple Street, APN 453-723-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3179 Maple Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-723-02; Legal Description: L2 BK TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1929 in the Spanish Colonial Revival style. The house is one story with a low-pitch cross gable roof with red barrel tiles and exposed rafters that appear to have been trimmed. The exterior wall material is stucco. A wrought iron railing leads to the recessed entryway is surrounded by a low-point segmental arch supported by large square piers that frames the central window. The central window has three sections with a central three over one fixed glazed pane flanked by one over one double hung windows. There is a nine pane central window on the front facing gable. To the right of the house is a porte cochere with a wrought iron gate set in a low-point segmental arch supported by piers. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,580 square feet. The total lot area is 5,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002913.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1935 Mid-City Survey Est.
1929 TRW Data Assessor

* P7. Owner and Address:
Polk William R & Clemenko Carol
3179 Maple St
San Diego Ca 92104-5039

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3179 Maple Street, APN 453-723-02

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1935 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1929 was the date of construction, with effective improvements dating from [19]1955.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1935 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3184 Maple Street, APN 453-722-12

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3184 Maple Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-12; Legal Description: L12 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Spanish Colonial Revival style. The house is one story with a flat roof and parapet walls. The exterior wall material is stucco. The porch projects out under a shed tile roof. The porch is framed by a projecting bay window with a wood shingle cover roof and Craftsman rounded projecting joists. Fixed glazing in the front appears to have replaced the original windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,216 square feet. The total lot area is 5,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002918.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:
Birkett Christopher B & Mary C/J
3184 Maple St
San Diego Ca 92104-5038

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3184 Maple Street, APN 453-722-12

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction, with effective improvements dating from [19]1936.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3195 Maple Street, APN 453-723-04
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3195 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-723-04; Legal Description: L4 BK TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1920 in the Craftsman Bungalow style. The house is one story with a low-pitch gable roof, wide overhanging eaves, exposed rafters, horizontal beams, and vertical vents. The exterior wall material is horizontal wood clapboard siding. The low-pitch front gable porch is supported by a non-decorative entablature and double posts with vertical and horizontal lattice work. The entryway has a central single-pane door flanked by three over one double hung windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,484 square feet. The total lot area is 5,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002917.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Mid-City Survey Est.
1920 TRW Data Assessor

* P7. Owner and Address:
Mitchell Barbara A
3195 Maple St
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3195 Maple Street, APN 453-723-04

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1920 was the date of construction, with effective improvements dating from [19]1941.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1922 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3196 Maple Street, APN 453-722-10

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3196 Maple Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-10; Legal Description: L10 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1933 in the Craftsman Bungalow style. The house is one story with a low-pitch cross gable roof with composite shingles and standard Craftsman vents. The exterior wall material is horizontal wood siding. The front porch is supported by squared tapered columns on concrete piers. Some of the windows are Craftsman-style windows with a fixed center pane and multi-lights, while other windows are double hung. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,250 square feet. The total lot area is 4,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002920.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1933 TRW Data Assessor

* P7. Owner and Address:
Pearce Daniel D & Claudia/Jt
3196 Maple St
San Diego Ca 92104-5038

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 3196 Maple Street, APN 453-722-10

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1933 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2403 Pamo Avenue, APN 539-043-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2403 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-07; Legal Description: L7 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Mission Revival style. The house is one story and has a flat roof with parapet walls. The chimney tapers at the top and has a terra cotta roof cap and an inverted arch. The exterior wall material is stucco. The corner porch projects outward onto a wood frame and round posts. The front door and windows have a base relief arch and the windows have been changed to aluminum. A low wall encloses the backyard. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,403 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001768.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Scannell Richard D & Martha J/Jt
2403 Pamo Ave
San Diego CA 92104-5422

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2403 Pamo Avenue, APN 539-043-07

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2404 Pamo Avenue, APN 539-042-08

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2404 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-08; Legal Description: L14 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1925 in the Spanish Colonial Revival style. The house is one-story and is located on the corner. It has a flat roof, parapet walls, round clay vents, and a tapered chimney. The exterior wall material is stucco. To the right of the entry, a projecting clay tile shed roof with stucco brackets hangs over a three-arched window with high relief salomonic-like columns between the window and the multi-light casement window. The house has a corner porch with an arched entry and open modified arch elements. The second entry on the side of the house is recessed and framed by a heavy, slightly projecting sloped roof with heavy stuccoed wood brackets. The side windows have a slightly sloping stucco projection over the windows. Eclectic wood windows of different sizes and forms are throughout. There is a garage attached to the house on the same plane as the side façade with an arched doorway between the garage and the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,871 square feet. The house features 3 bedrooms and 2 baths. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001767.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Mid-City Survey Est.
1925 TRW Data Assessor

* P7. Owner and Address:
Roy Ovide A/Tr
2404 Pamo Ave
San Diego CA 92104-5423

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2404 Pamo Avenue, APN 539-042-08

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]25 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1924 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2415 Pamo Avenue, APN 539-043-06
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 2415 Pamo Avenue City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-043-06; Legal Description: L6 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1921 in the Mission Revival style. The house is one story with a flat roof and parapet walls with stepped corners and a central entry. The exterior wall surface is stucco. The central porch is recessed under an arch with arch drip moldings. The house features three section windows with a slightly wider central pane and multi-lights on top of the double hung windows. The window frames have a high relief molding with designs in the lower corner reminiscent of the Italianate style. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,711 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,300 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001765.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1921 TRW Data Assessor

* P7. Owner and Address:
Gravitt Constance L
2415 Pamo Ave
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2415 Pamo Avenue, APN 539-043-06

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]21 was the date of construction, with effective improvements dating from [19]21.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2416 Pamo Avenue, APN 539-042-09

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2416 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-09; Legal Description: L13 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1943 in the Ranch style with Colonial Revival detailing. The house is one story with hipped roofs, composite shingles, and three stepped bays. The corner has double hung multi-light wood windows. Fluted square posts support the side entry porch, and the main entry and front windows are framed by fluted post detailing. The large front window in the front bay slightly projects out on top of a brick base with 12 lights. The side garden walls match the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,532 square feet. The house features 3 bedrooms and 2 baths. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001766.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1943 TRW Data Assessor

* P7. Owner and Address:
Arthus Jules
2416 Pamo Ave
San Diego CA 92104-5423

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2416 Pamo Avenue, APN 539-042-09

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]43 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2424 Pamo Avenue, APN 539-042-10

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2424 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-10; Legal Description: L12 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Craftsman Bungalow style. The house is one story and has a low-pitch gable roof covered in composite shingles. The exterior wall material is horizontal wood clapboard. Tapered wood columns on concrete piers support the central projecting porch. Two large Craftsman windows frame the main entry door, which has multi-lights on top. The rear garage reflects the front of the house with horizontal vents instead of vertical vents. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,028 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002929.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Machinist Jennifer S
2424 Pamo Ave
San Diego CA 92104-5423

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2424 Pamo Avenue, APN 539-042-10

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]23 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1922 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2425 Pamo Avenue, APN 539-043-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2425 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-05; Legal Description: L5 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1926 in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet wall, and barrel-tiled chimney cap. The exterior wall surface is stucco. The house has a two arch square porch with a tiled-covered shed roof and a curvilinear garden wall. The central window is a segmental arch with a multi-paned transom over a fixed pane with multi-glazed sidelights. Double segmental arch French doors open to a balconet. All windows and wrought iron-work appears to be original. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,431 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,300 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001764.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Mid-City Survey Est.
1926 TRW Data Assessor

* P7. Owner and Address:
Knoll Michael & Daily Jeffrey
2425 Pamo Ave
San Diego CA 92104-5422

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2425 Pamo Avenue, APN 539-043-05

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]26 was the date of construction, with effective improvements dating from [19]26.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1924 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2432 Pamo Avenue, APN 539-042-11

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2432 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-11; Legal Description: L11 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Craftsman style. The house is one story with a low-pitch cross gable roof, composite shingles and vertical vents. The exterior wall material is horizontal wood siding. The off-set projecting porch has classical elements which include columns and a Greek patterned header. The Craftsman wood windows flank a central entry door. The rear single car garage reflects the design of the main house with roof vents, but not of the same pattern. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,086 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002927.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:
Morrill John P & Sonya D/Jt
2432 Pamo Ave
San Diego CA 92104-5423

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2432 Pamo Avenue, APN 539-042-11

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]24 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2435 Pamo Avenue, APN 539-043-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2435 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-04; Legal Description: L4 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1940 in the Ranch style with Colonial Revival influences. The house is one story with a medium-pitch, multiple hipped roof with composite shingles. The exterior wall surface is stucco. A modified walkway and driveway leads to the porch which is supported by turned decorative posts. The house has a stepped facade with a large front multi-paned bay window. To the right of the doorway is a triple set of two over two double hung windows with wainscoting. All windows appear to be original. Shutters also appear to be original, but may be an early modification. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,659 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,300 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001763.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1940 TRW Data Assessor

* P7. Owner and Address:
Kelleher Arthur J
2435 Pamo Ave
San Diego CA 92104-5422

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2435 Pamo Avenue, APN 539-043-04

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]40 was the date of construction, with effective improvements dating from [19]42.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date _____

* Resource Name or #: 2440 Pamo Avenue, APN 539-042-12

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.

c. Address 2440 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-12; Legal Description: L10 BD TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Spanish Colonial Revival style. The house is one story with three front facing bays, a porch connector, and round clay vents under the roof. The exterior wall material is stucco. The projecting bays have a medium slope clay tile roof with a middle bay recess having a flat parapet roof. The left side bay has a low point arch window over a one foot balcony projections with low wrought iron railing held by heavy stucco brackets. The porch has an arched side entrance and a level front undulating wood flashing. The front of the house has four-pane multi-light floor to ceiling wood windows. All windows appear to be original wood frame except on the side of the house, which has aluminum windows. The slightly tapered chimney on the side of the house has a high relief diamond pattern at the roofline. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,733 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002926.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Mid-City Survey Est.
1930 TRW Data Assessor

* P7. Owner and Address:
The diGirolamo Family Trust
2440 Pamo Ave
San Diego CA 92104-5423

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2440 Pamo Avenue, APN 539-042-12

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]30 was the date of construction, with effective improvements dating from [19]40.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1924 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2441 Pamo Avenue, APN 539-043-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2441 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-03; Legal Description: L3 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Craftsman Bungalow style with Colonial Revival elements. The house is one story with a medium-pitch hipped roof and projecting hipped porch supported by square posts. The exterior wall material is horizontal wooden shiplap. The entryway is centralized with a wooden door and multi-paned vertical sidelights. The windows are six over one fixed panes flanked by one over one double hung windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,441 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 5,800 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002928.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Weiks Thomas F & Judith/Jt
2441 Pamo Ave
San Diego CA 92104-5422

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2441 Pamo Avenue, APN 539-043-03

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]22 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2450 Pamo Avenue, APN 539-042-13

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2450 Palmo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet walls, tapered side chimney, and a projecting clay tiled shed roof over the porch. The exterior wall material is stucco. Two 4X4 wood posts support the porch which is surrounded by waist-high wrought iron-work. The porch window has a large fixed central pane flanked by two narrower panes covered by wrought iron bars. The main entry is side-facing and is protected by a wrought iron security gate. The window in the right bay has been replaced with aluminum sliding windows. The house is located in the community of Burlingame. It is in good condition.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number:P0002923.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1920'S Mid-City Survey Est.

* P7. Owner and Address:

Shim, Catherine A Tr
2496 E St
San Diego CA 92102

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2450 Pamo Avenue, APN 539-042-13

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2455 Pamo Avenue, APN 539-043-02
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 2455 Pamo Avenue City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-043-02; Legal Description: L2 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1913 in the Craftsman Bungalow style. The house is one story with a low-pitch gable roof and horizontal vents and 4X4 beams in the pediment. The porch is covered by an extremely low-pitch gable attached to the house with double posts and supported by quadruple 4X4 posts on square piers. The exterior wall material is shingle siding, which appears to be new, but consistent with the design. The entry door is wood with a central pane. The windows are horizontal transoms over fixed single glazed pane flanked by hinged vertical single pane windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,885 square feet. The house features 4 bedrooms and 2 baths. The total lot area is 5,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002924.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1921 Mid-City Survey Est.
1913Owner Information

* P7. Owner and Address:
Lees William R & Granowitz Vicki
2455 Pamo Ave
San Diego CA 92104-5422

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2455 Pamo Avenue, APN 539-043-02

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1921 was the date of construction estimated from the field survey. Owner information indicates that the date of construction is 1913

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1913 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2463 Pamo Avenue, APN 539-043-01

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2463 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-01; Legal Description: L1 BC TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1933 in the Spanish Colonial Revival style. The house is one story with a flat roof and curvilinear parapet wall. The exterior wall material is stucco. The house has three bays and is symmetrical with a centralized focus. The central bay area is surrounded by pilasters with a central down point segmental arch. The cantilevered roof is red tile and appears to be an early addition. The house has undergone window modifications. An infill addition is on the right and it is inconsistent with the style. Original ornamentation has been removed. On the left a garden wall surrounds the porch. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,187 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002921.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1933 TRW Data Assessor

* P7. Owner and Address:
Fleming Elizabeth
3531 Columbia St
San Diego CA 92103

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2463 Pamo Avenue, APN 539-043-01

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (SFR)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]33 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2526 Pamo Avenue, APN 453-724-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2526 Pamo Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-724-05; Legal Description: L5 BJ TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Craftsman Bungalow style. The house is one story with a low-pitch cross gable roof and vertical wood vents in the pediment. The lower portion of the house has vertical board and batten siding up to the window level. The upper portion of the house has wood shingles set in a pattern of alternating large shingles. The two siding materials are separated by two four inch horizontal wood slats. The porch is offset to the side with a low-pitch gable roof supported by short square wood columns on high concrete piers. The front door is glass with multi-lights and is flanked by sidelights. The windows have wood casements with multi-lights. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,296 square feet. The total lot area is 5,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002922.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1918 Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
Fredrcks Kelly And Steoe
2526 Pamo Ave
San Diego Ca 92104-5041

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 2526 Pamo Avenue, APN 453-724-05

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1918 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1922 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1918 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2403 San Marcos Avenue, APN 539-032-08

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2403 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-08; Legal Description: L8 BF TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1911 in the Craftsman Bungalow style. The house is one story with a hipped roof, large vent, and wide porch that runs the width of the front of the house. The porch is supported by wood trellis designs on cement piers and the flat arched entry over the porch has dentil detailing across the front. The house appears to have original Craftsman wood windows and wood clapboard and a large central glass door of Craftsman design with sidelights. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,915 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002952.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1911 TRW Data Assessor

* P7. Owner and Address:
Sherwood Lawrence H & Virginia J
2403 San Marcos Ave
San Diego CA 92104-5029

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2403 San Marcos Avenue, APN 539-032-08

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]11 was the date of construction, with effective improvements dating from [19]24.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2414 San Marcos Avenue, APN 539-031-06

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2414 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-031-06; Legal Description: L7 BG TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1945 in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet wall, and projecting shed roof across much of the front of the house. The exterior wall material is stucco. The porch projects out two feet from the shed roof and is supported by thick stucco brackets. The porch area also features wrought iron light fixtures, a central door and triple casement windows. One set of windows have been replaced with Joulaise. The driveway, which appears to be original, arches up and goes through an attached porte cochere that leads to a detached single car garage. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,398 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002956.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1945 TRW Data Assessor

* P7. Owner and Address:
Garvey Jeffrey & Wild Martha A/J
2414 San Marcos Ave
San Diego CA 92104-5030

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2414 San Marcos Avenue, APN 539-031-06

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]45 was the date of construction, with effective improvements dating from [19]47.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2415 San Marcos Avenue, APN 539-032-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2415 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-07; Legal Description: L7 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1920 in the Craftsman Bungalow style. The house is two stories with front facing gable roofs, large vertical vents, rounded fascia, an offset porch supported by massive piers, and a porte cochere which appears to be an early addition. The exterior wall material is stucco. Wood double hung windows throughout. The first story has a rounded bay window on the side. The porch has a side entrance with a large glass door with Craftsman patterns and narrow sidelights. The garage has been converted to living quarters. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,711 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002954.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1920 TRW Data Assessor

* P7. Owner and Address:
Fleisher Robert E Jr & Shaul L
2415 San Marcos Ave
San Diego CA 92104-5029

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2415 San Marcos Avenue, APN 539-032-07

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]20 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2424 San Marcos Avenue, APN 539-031-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2424 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-031-07; Legal Description: L6 BG TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Mission Revival style. The house is one story with a flat roof, parapet walls, and terra cotta drains. The exterior wall material is smooth stucco. The house has three asymmetrical bays which project outward. The house features a central facing tapered chimney with an arched carved relief, arched doors and large arched triple casement windows, and decorative cornice detain which was probably an early addition. The side garden wall with exterior courtyard leads to the main living room and an attached arched entryway that leads to the rear of the house. There are some current alterations on the side of the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,535 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,200 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002963.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:
Fallen Arline B
2424 San Marcos Ave
San Diego CA 92104-5030

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2424 San Marcos Avenue, APN 539-031-07

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]24 was the date of construction, with effective improvements dating from [19]30.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 2424 San Marcos Avenue, APN 539-031-07

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2425 San Marcos Avenue, APN 539-032-06

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2425 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-06; Legal Description: L6 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1940 in the Mission Revival style. The house is one story with a flat roof, parapet walls, and square side vents. The exterior wall material is stucco. The windows have a fixed central pane with narrow multi-light side windows. There is no porch, the entry door is flush with the building wall and metal stones have been added. The building corners have corner detailing which leads to the side yard entrances. A metal porte cochere addition is removable. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,692 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002957.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1940 TRW Data Assessor

* P7. Owner and Address:
Calhoun Carroll D/So
2425 San Marcos Ave
San Diego CA 92104-5029

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2425 San Marcos Avenue, APN 539-032-06

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]40 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2432 San Marcos Avenue, APN 539-031-08

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2432 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-031-08; Legal Description: L5 BG TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1932 in the Craftsman Bungalow style. The house is one story with a low-pitch cross gable roof, exposed beams and rafters, vertical vents, and a side chimney. The exterior wall material is wood siding. The porch is supported by large columns on piers. The main entry features a central wood door with glass panes and triple windows with a fixed central pane flanked by double hung windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,557 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 5,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002964.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1932 TRW Data Assessor

* P7. Owner and Address:
Preste Mary L
666 San Fernando St
San Diego CA 92106

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2432 San Marcos Avenue, APN 539-031-08

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]32 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2445 San Marcos Avenue, APN 539-032-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2445 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-04; Legal Description: L4 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Tudor Revival style. The house is a "L"-shaped one and one-half story house with multiple high pitch gable roofs, a second story stucco flat roof addition in the back that can hardly be seen from the front, and an end chimney. The exterior wall materials are stucco and wood slats. The upper half story and the side of the house has wood slats and the rest of the house has stucco. The roof has a very small overhang with specially detailed triangular joist ends. The side facing gable has two gabled dormers. The windows are multi-light casement windows throughout. The house has a side entrance on a raised patio with the entry door on the front wall framed by brick piers. The rear garage maintains the original fabric. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,494 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002961.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Lockee Carlin
2445 San Marcos Ave
San Diego CA 92104-5029

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2445 San Marcos Avenue, APN 539-032-04

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Tudor Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]23 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2455 San Marcos Avenue, APN 539-032-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2455 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-03; Legal Description: L3 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Craftsman Bungalow style. The house is one and one-half stories with a medium-pitch cross gable roof and three bays. The exterior wall material is wood slat siding. The two side bays are symmetrical with side gable roofs and gable dormers. The central bay has a medium pitch front-facing gable with a triangular vent. This central bay appears to have been a porch that was enclosed early on. The dormer windows have aluminum double hung windows while the first floor has floor to ceiling multi-light windows. The security bars and iron fences detract from the original appearance, but are removable. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,829 square feet. The house features 2 bedrooms and 2 baths. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002966.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Hester Elsie B
2455 San Marcos Ave
San Diego CA 92104-5029

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2455 San Marcos Avenue, APN 539-032-03

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]23 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This house in its present state has had some modifications which are reversible. If the iron bars and other add-on modifications were to be removed in the future, thehouse could be restored to its original fabric. Burlingame Historic Dist.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
CONTINUATION SHEET	Trinomial

Page 1 **of** 1 ***Resource Name or #** 2455 San Marcos Avenue, APN 539-032-03

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2465 San Marcos Avenue, APN 539-032-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2465 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-02; Legal Description: L2 BF TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1920 in the Craftsman Cottage style with Colonial Revival motifs. The house is one story with two medium pitch gable roofs joined by a middle section with a taller roof line. The exterior wall material is horizontal wood siding. Side vents run under the roofline throughout and the chimney on the side of the house is brick. The small side porch under the pediment appears to have been enclosed. Original double hung multi-light windows throughout, except in the enclosed porch area where the multi-light windows are fixed. The main entry is on the side of the house, with a wide entry door flanked by sidelights, but the original entry may have been under the pediment on the front of the house. Steel slat awnings in the front is a later addition. The rear garage is original and appears to still be in use. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,548 square feet. The house features 2 bedrooms and 1 bath. The total lot area is 5,400 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002967.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1920 TRW Data Assessor

* P7. Owner and Address:
Hengel Crystal L & Wilson Robert
2465 San Marcos Ave
San Diego CA 92104-5029

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2465 San Marcos Avenue, APN 539-032-02

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Cottage

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]20 was the date of construction, with effective improvements dating from [19]21.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2502 San Marcos Avenue, APN 453-711-09

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2502 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-09; Legal Description: L9 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1918 in the Spanish Colonial Revival style. The house is one story with an extremely low-pitch central roof with flat roofed side wings, parapet walls, false decorative buttresses, and a shed roof over the off-center entryway. The exterior wall material is light stucco. The recessed bay has double casement, multi-paned windows with a wood slat awning; and the central bay has two French doors with a wood slat awning. The house also features a high curvilinear garden wall with an attached pergola, an open courtyard with an entryway into the living room, and decorative wrought iron grills. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,135 square feet. The total lot area is 3,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002968.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1918 TRW Data Assessor

* P7. Owner and Address:
King Michael W & Susan M
2502 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2502 San Marcos Avenue, APN 453-711-09

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1918 was the date of construction, with effective improvements dating from [19]192

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2504 San Marcos Avenue, APN 453-711-10

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2504 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-10; Legal Description: L10 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Mission Revival style. The house is one story with a flat roof, parapet wall, a side chimney, and three bays. The exterior wall material is stucco. The house is symmetrical and has a centralized entryway, a tile covered porch supported by stucco brackets, a large circular vent above the entry, and a vertical pane glass door flanked by vertical pane sidelights. The outer bays have large fixed pane windows and false buttresses on the sides. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,272 square feet. The total lot area is 5,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002969.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1920'S Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:

Smaller Deborah
2504 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2504 San Marcos Avenue, APN 453-711-10

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2506 San Marcos Avenue, APN 453-711-11

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2506 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-11; Legal Description: L11 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1944 in the Mission Revival style. The house is one story with a flat roof, parapet walls, and three bays. The exterior wall material is highly textured stucco. The house features a projecting curvilinear entryway, a recessed arched door, and square windows set in a false arch. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 952 square feet. The total lot area is 5,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002971.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1944 TRW Data Assessor

* P7. Owner and Address:
Ouellette Steven L
2506 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2506 San Marcos Avenue, APN 453-711-11

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1944 was the date of construction, with effective improvements dating from [19]194

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2508 San Marcos Avenue, APN 453-711-12

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2508 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-12; Legal Description: L12 BH TR1402/POR L 13; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1928 in the Spanish Colonial Revival style. The house is one story with three divisions: a front facing projecting gable, a central flat roof and parapet wall with a shed roof porch, and a third projecting bay with a flat roof and parapet wall. The exterior wall material is stucco. The chimney is on the side of the house with a tiled gable cap. The central focus of the house is the French doors with multi-paned sidelights. The entry door is on the side gable and is not visible from the central point. The porch is supported by decorated wood posts and exposed rafters. The gable window is a large arched triple casement window with a fixed central pane. The projecting parapet has a jalousie window with a metal sash and full size shutters. All windows have aluminum awnings. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,379 square feet. The total lot area is 5,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002972.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1928 TRW Data Assessor

* P7. Owner and Address:
Connors Suzanne J/So
2508 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2508 San Marcos Avenue, APN 453-711-12

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1928 was the date of construction, with effective improvements dating from [19]192

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2510 San Marcos Avenue, APN 453-711-13

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2510 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-13; Legal Description: BH TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Craftsman Bungalow style. The house is one story with a multi cross gable roof and vertical vents. The exterior wall material is horizontal wood siding. The house features a three-quarter wrap around porch supported by tapered piers on large thick square piers. The front door is all glass and slightly off-centered. The windows are triple set, multi-paned decorative fixed windows with one one over one double hung window. There is a single car detached garage toward the right rear of the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 870 square feet. The total lot area is 5,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002973.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Howard Robert T & Christy M
2510 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2510 San Marcos Avenue, APN 453-711-13

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1942 was the date of construction, with effective improvements dating from [19]194

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2512 San Marcos Avenue, APN 453-711-14

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2512 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-14; Legal Description: L13 BH TR1402/POR L 14 15; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Spanish Colonial Revival style. The house is one story with a front facing gable roof crossing with a flat tiled roof. The exterior wall material is stucco. The entryway projects out with a shed roof over and Indian influenced ogee arch. The house features circular vents, narrow vertical one over one double hung windows, and a chimney with a decorative cast inside a recessed arch on the front facing gable. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,374 square feet. The total lot area is 6,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002974.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912 TRW Data Assessor

* P7. Owner and Address:
Balfour Lois V
2512 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2512 San Marcos Avenue, APN 453-711-14

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1923 was the date of construction, with effective improvements dating from [19]193

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2514 San Marcos Avenue, APN 453-711-15

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2514 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-15; Legal Description: BH TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Mission Revival style. The house is one story with a flat roof. The exterior wall material is stucco. The entryway is recessed with an arched porch roof, a garden wall, two triple casement windows set in an arch relief, and jalousie side windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 940 square feet. The total lot area is 6,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number:P0002975.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:
Hamilton Alfred R & Virginia T/J
2514 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2514 San Marcos Avenue, APN 453-711-15

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2516 San Marcos Avenue, APN 453-711-16

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number 453-711-16

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1913 in the Craftsman style. The house is two stories with a high-pitch gable roof, asphalt shingles, and overhanging eaves. The exterior wall material is horizontal redwood siding. Wood frame multi-pane casement windows throughout. This site is City of San Diego Historical Landmark #124. For more information see HRB #124. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002983 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1913

1913 TRW Data Assessor

* P7. Owner and Address:

Evans, Derek K & Knecht, Patrica
2516 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 11/21/2001

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 2516 San Marcos Avenue, APN 453-711-16

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a City of San Diego locally designated landmark #124. It was designated based on architecture and master architect. The building is within the Burlingame Historic District.

B9a. Architect: Carleton Monroe Winslow b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1913 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2517 San Marcos Avenue, APN 453-713-01

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2517 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-01; Legal Description: L1 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1931 in the Craftsman Bungalow style. The house is a one story "U"-shaped house with low-pitch gable roofs, triangular vents throughout and composite shingles located on a corner lot. The exterior wall material is horizontal wood siding. The house has a side porch supported by three wood piers with a slight capital detail. All windows appear to be original Craftsman double hung wood windows with multi-lights on top. A front-facing brick chimney is located near the entry door. The garage has a Dutch roof motif. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,380 square feet. The total lot area is 5,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002970.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1931 TRW Data Assessor

* P7. Owner and Address:
Dennehy Peter & Jackson Timothy
2517 San Marcos Avenue
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2517 San Marcos Avenue, APN 453-713-01

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1931 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2518 San Marcos Avenue, APN 453-711-17

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number 453-711-17

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1913 in the Craftsman style. The house is two stories with a high-pitch gable roof, asphalt shingles, and overhanging eaves. The exterior wall material is redwood shingles. The entry features a glass paneled door flanked by sidelights. Wood frame multi-pane casement windows throughout. This site is City of San Diego Historical Landmark #125. For more information see HRB #125. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003984 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1913

1913 TRW Data Assessor

* P7. Owner and Address:

Brock, Paula S

2518 San Marcos Avenue

San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff

202 C Street MS 4A

San Deigo CA 92101

* P9. Date Recorded: 11/21/2001

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 2518 San Marcos Avenue, APN 453-711-17

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a City of San Diego locally designated landmark #125. It was designated based on architecture and master architect. The building is within the Burlingame Historic District.

B9a. Architect: Carleton Monroe Winslow b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1913 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2519 San Marcos Avenue, APN 453-713-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2519 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-02; Legal Description: L2 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1935 in the Spanish Colonial Revival style. The house is one story with a clay tile roof, round vents, and two bays. The exterior wall material is square patterned stucco. The right bay has a front-facing gable roof over a large window with a rounded top divided into a narrow multi-light top and sides and a large central pane. The wall above the windows have detailing. The recessed entry in the left bay has a raised patio with glazed tile detailing on the porch steps and a garden arch way and stucco wall. A large new addition is consistent with U.S. Secretary of Interior Standards by HRB review. The porte cochere reflects the square arch element of the front window.This site is City of San Diego Historical Landmark #454. For more information see HRB #454. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,725 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☑ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002976.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1935 TRW Data Assessor

* P7. Owner and Address:
Karam Jean J & Judy A/Jt
2519 San Marcos Ave
San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5B

* Resource Name or #: 2519 San Marcos Avenue, APN 453-713-02

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1935 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The house is a City of San Diego locally designated landmark #454. The house was designated based on the original owner and on style and quality of architecture. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2520 San Marcos Avenue, APN 453-711-18

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number 453-711-18

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1913 in the Craftsman style. The house is two stories with a high-pitch gable roof, asphalt shingles, and overhanging eaves. The exterior wall material is redwood shingles. Wood frame multi-pane casement windows throughout. This site is City of San Diego Historical Landmark #126. For more information see HRB #126. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003985 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1913

1913 TRW Data Assessor

* P7. Owner and Address:

Taylor Family Trust
2520 San Marcos Avenue
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 11/21/2001

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5B

* Resource Name or #: 2520 San Marcos Avenue, APN 453-711-18

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a City of San Diego locally designated landmark #126. It was designated based on architecture and master architect. The building is within the Burlingame Historic District.

B9a. Architect: Carleton Monroe Winslow b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1913 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2521 San Marcos Avenue, APN 453-713-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2521 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-03; Legal Description: L3 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1919 in the Prairie style. The house is two stories with a pyramidal roof, composite shingles, and a projecting cubic front porch with three arches centered on the façade. The exterior wall material is stucco. All windows are original wood windows - three with large central glass and narrow upper fixed glass. However, the narrow side windows have been modified, the second story windows are new louvered windows, and on the first story there are double hung aluminum windows. The house has two stuccoed parapet balconies on the side. The house has been recently stuccoed with a different pattern from the original. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,280 square feet. The total lot area is 5,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002977.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1919 TRW Data Assessor

* P7. Owner and Address:
Spence Juanita Revocable T Rust
2521 San Marcos Ave
San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2521 San Marcos Avenue, APN 453-713-03

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Prairie

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1919 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2522 San Marcos Avenue, APN 453-711-19

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2522 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-19; Legal Description: L19 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1946 in the Art Deco style with Colonial Revival elements. The house is one story with a medium pitch hipped roof with an attached flat roof porch that appears to be an addition. The exterior wall material is textured stucco. The house features horizontal molding, a double door, windows with modern metal sash, and oval clerestory openings on the vents and windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,362 square feet. The total lot area is 7,800 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002981.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1946 TRW Data Assessor

* P7. Owner and Address:
Powell H D Trust 07-03-90
2522 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2522 San Marcos Avenue, APN 453-711-19

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Art Deco

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1946 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5B
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2523 San Marcos Avenue, APN 453-713-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2523 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-04; Legal Description: L4 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1914 in the Craftsman Bungalow style. The house is two stories with double low-pitched gable roofs and large wood vents. The exterior wall material is wood clapboard siding. The entry and porch is to the left of the house and has a flat roof supported by two pyramidal wood columns on concrete piers. The porch wood handrail appears to be original. All windows are double hung wood throughout with original plat glass. The rear double car garage has had an addition to the original single car garage which matures the house design (this would be consistent with U.S. Secretary of Interior standards). This site is City of San Diego Historical Landmark #457. For more information see HRB #457. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,226 square feet. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002978.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1914 TRW Data Assessor

* P7. Owner and Address:
Kelly Gareth and Elizabeth
2523 San Marcos Ave
San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5B

* Resource Name or #: 2523 San Marcos Avenue, APN 453-713-04

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1914 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This house is a City of San Diego locally designated landmark #457. It was designated based on community history, architecture, and master architect. The building is within the Burlingame Historic District.

B9a. Architect: William Henry Wheeler b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2524 San Marcos Avenue, APN 453-711-20

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2524 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-20; Legal Description: L20 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1915 in the Craftsman Bungalow style. The house is two stories with a low pitch gable roof, vertical vents, and an upper course of wood shingles and horizontal siding. The gable porch is supported by double wood posts on massive square piers. The entryway has exposed porch brackets and a multi-paned door. The house also features an attached single car garage. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,292 square feet. The total lot area is 7,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002982.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1915 TRW Data Assessor

* P7. Owner and Address:
Riley Jeffery S & Julie S
770 Claughton Island Dr #1107
Miami Fl 33131

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2524 San Marcos Avenue, APN 453-711-20

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1915 was the date of construction, with effective improvements dating from [19]193

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2525 San Marcos Avenue, APN 453-713-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2525 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-05; Legal Description: L5 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1912 in the Spanish Mission Revival style with eclectic Baroque features. The house is two stories with a flat roof and parapet walls with small and large roof projections on the second floor. The exterior wall material is stucco. The second story parapet walls have projecting clay tile shed roofs - a three-quarter wrap around shed roof on the right bay and a smaller wrap around shed roof on the left bay - typical of 1920's modern Spanish houses. The large porch, which is broken into segmental arches, supports the second story terraces with decorated parapet walls. The entry to the side has a large glass door and narrow sidelights. The central chimney is tapered with Art Deco motifs. All windows are Craftsman wood windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,128 square feet. The total lot area is 5,800 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002979.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1912

* P7. Owner and Address:
Johnston Timothy & Oboyle Judith
2525 San Marcos Ave
San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2525 San Marcos Avenue, APN 453-713-05

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Data indicates 1912 as the actual date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2526 San Marcos Avenue, APN 453-711-21

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2526 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-21; Legal Description: L21 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1927 in the Spanish Colonial Revival style. The house is one story with a multi-level flat roof with red tiles. The entry is enclosed by a segmental arched square. The door is also segmental arched, and the central courtyard is covered by an awning and surrounded by a low garden wall. The house features three multi-glazed windows, and the bay window on the right bay is a later addition which replaced the original garage door. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,196 square feet. The total lot area is 5,800 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002983.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Lake Valerie
2526 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2526 San Marcos Avenue, APN 453-711-21

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1927 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2527 San Marcos Avenue, APN 453-713-06

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2527 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-06; Legal Description: L6 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1926 in the Spanish Colonial Revival style. The house is one story with two bays: the left bay has a flat roof and tapered parapet wall with end piers, volute corner detail, arched vents in high relief, and a side chimney; and the right bay has a side facing barrel tile gable roof. The exterior wall material is stucco. The left bay has a central tree arch window with the larger arch in the middle framed by small multi-light arches. The right bay has simple multi-light casement windows. An wide entry porch connects the two bays with three large floor to ceiling windows with a central fixed pane and sides and multi-light casement windows. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,420 square feet. The total lot area is 5,800 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002980.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1926 TRW Data Assessor

* P7. Owner and Address:
Mciver Carrie H
2527 San Marcos Ave
San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2527 San Marcos Avenue, APN 453-713-06

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1926 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 2528 San Marcos Avenue, APN 453-711-22

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.

c. Address 2528 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-22; Legal Description: L22 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1943 in the Spanish Colonial Revival style. The house is one story with a flat roof and a segmental arch parapet. The exterior wall material is lightly textured stucco. The entryway has a shed roof and is enclosed with a double arch. The side courtyard is open with access to a set of French doors. A curvilinear walkway leads to the main entry and the large front window to the right of the walkway is segmental arched. The front attached single car garage has a projecting tile roof and is supported on the right by a side gate set in a buttress. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,047 square feet. The total lot area is 5,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002984.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1943 TRW Data Assessor

* P7. Owner and Address:
Fritz Ronald & Valerie L
2528 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2528 San Marcos Avenue, APN 453-711-22

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1943 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2529 San Marcos Avenue, APN 453-713-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2529 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-07; Legal Description: L7 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet walls topped by a simple 1x8 wood fascia (which appears to be a later addition), and two bays. The exterior wall material is stucco. The left bay has twol multi-pane windows with a fabric awning. The right bay has a central wood door and narrow side double hung windows covered by a projecting clay tile shed roof supported by brackets. A single car garage sits toward the back. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,013 square feet. The total lot area is 5,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002985.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1924 TRW Data-Assessor

* P7. Owner and Address:
Petersen Dean & Melanie
2529 San Marcos Ave
San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2529 San Marcos Avenue, APN 453-713-07

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2530 San Marcos Avenue, APN 453-711-23

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2530 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-23; Legal Description: L24 BH TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1933 in the Spanish Colonial Revival style. The house is one story with a medium pitch gable roof crossing with a flat roof. The exterior wall material is stucco. The top of the chimney has two vertical slat openings in the sides. The front door is recessed in a segmental arch covered by a projecting shed roof and the windows are square and set in a segmental relief arches covered by aluminum awnings. Wrought iron security bars and door screens throughout. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 998 square feet. The total lot area is 5,800 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002987.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1933 TRW Data Assessor

* P7. Owner and Address:
Lacao Aida W 1990 Family T Rust
2530 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2530 San Marcos Avenue, APN 453-711-23

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1933 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2531 San Marcos Avenue, APN 453-713-08

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2531 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-08; Legal Description: L8 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Spanish Colonial Revival style with eclectic features. The house is one story with a flat roof, parapet wall, and round vents. The exterior wall material is stucco. The front has two projecting bays, one large and one small. The large bay has a triple arch window with a slightly larger central window with multi-lights. The arches to the sides are double-hung windows with multi-lights in the upper section. A round relief with a square pattern is located over the large window. The small bay has two front arch double-hung multi-light windows. All windows appear to be original double hung wood windows. The front bays are connected by a patio entry with an arched entry covered by a small projecting barrel tiled roof held by brackets. Identical detail projects from the small bay in front, framing an arch window. The central section of the patio entrance has three arched windows of similar design to the large bay window. The side of the house has a single car garage with doors that have arch glazing details. The house is linked to the garage by a trellis. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,084 square feet. The total lot area is 5,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002986.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:
Romeo Bertha C/So
2523 San Marcos Ave
San Diego Ca 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2531 San Marcos Avenue, APN 453-713-08

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1922 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2534 San Marcos Avenue, APN 453-711-25

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2534 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-25; Legal Description: L25 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Spanish Colonial Revival style. The house is one story with a low-pitch tiled cross gable roof. The front facing gable has a very large low-point segmental arch over the recessed entryway. The entryway is enclosed and features decorative half leaded glass covered by a projecting tile shed roof. All windows are aluminum. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 1,326 square feet. The total lot area is 5,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002994.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Egre Morris A
2534 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2534 San Marcos Avenue, APN 453-711-25

B1. Historic Name:

B2. Common Name

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1940 was the date of construction, with effective improvements dating from [19]1948.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1924 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2535 San Marcos Avenue, APN 453-713-09

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2535 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-09; Legal Description: L9 BI TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1926 in the Mission Revival style. The house is one and two stories with a flat roof, parapet wall, and rectangular projections throughout. The exterior wall material is stucco. The second floor in back is an addition; the original house appears to be one story. Two projecting bays of equal size are linked by a middle entry patio with trellis. The bays have a slightly projecting Spanish style roof corner detail which has been redone with "S" tile. The side vents are paramental projections. The aluminum windows throughout the house appear recent. The house has security railings on the windows and doors throughout that detract from its appearance, but are removable. The rear garage is of a similar design to the house. The house is raised ten feet above the sidewalk. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,684 square feet. The total lot area is 4,900 square feet. Update: As of 3/8/2002, the Spanish style corner roof details have been removed and the windows were replaced with vinyl Craftsman windows with multi-lights on top.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002988.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1926 TRW Data Assessor

* P7. Owner and Address:
Garland Shaemus & Patricia
2535 San Marcos Ave
San Diego Ca 92104-5031

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2535 San Marcos Avenue, APN 453-713-09

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1931 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2536 San Marcos Avenue, APN 453-711-26

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2536 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-26; Legal Description: L26 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1927 in the Spanish Colonial Revival style. The house is two stories with multiple roof styles. The exterior wall material is stucco. The central focal point is the large arched window set in the front facing gable. The house features an angled (not totally front facing) front door, molding above the door, burgundy awnings over the windows, a leaded glass entryway, quatrefoil vents, and an attached gate. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,469 square feet. The total lot area is 5,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002995.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1925 Mid-City Survey Est.
1927 TRW Data Assessor

* P7. Owner and Address:
Saare Dale & Alice/Jt
2536 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2536 San Marcos Avenue, APN 453-711-26

B1. Historic Name:

B2. Common Name

B3. Original Use: B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1925 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1927 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1925 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2537 San Marcos Avenue, APN 453-713-10

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2537 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-713-10; Legal Description: BI TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1928 in the Craftsman Bungalow style. The house is a one story corner lot with multi-oriented "T"-shaped low-pitch roofs with composite shingles and vertical vents. The exterior wall material is stucco. The pitched roofs are supported by wood brackets. The central bay has two multi-light glazed doors with narrow wood balconies supported by wood brackets. This central bay was probably the original entry porch which was enclosed early on. The entry is off a patio framed by a second projecting roof held by stucco brackets, which appears to be a later addition. The entry has a central glazed portion with narrow side windows with three lights on top. The security bars detract from the visual quality, but they are removable. The rear garage area appears to be a later addition, which is now used as a living area with aluminum windows. The house is raised ten feet above the sidewalk. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 720 square feet. The total lot area is 3,800 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002989.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1928 TRW Data Assessor

* P7. Owner and Address:
Romeo Bertha C/So
2523 San Marcos Ave
San Diego Ca 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2537 San Marcos Avenue, APN 453-713-10

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1928 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2538 San Marcos Avenue, APN 453-711-27

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2538 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-27; Legal Description: L27 BH TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1930 in the Spanish Colonial Revival style. The house is a split level with a flat roof and parapet walls. The exterior wall material is heavily textured stucco. The house features an attached shed roof porch supported by a square column, small windows with a false high relief arch, and multi-pane double hung windows throughout. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,268 square feet. The total lot area is 3,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002996.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Mid-City Survey Est.
1930 TRW Data Assessor

* P7. Owner and Address:
Shensa Mark/So
2538 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2538 San Marcos Avenue, APN 453-711-27

B1. Historic Name:

B2. Common Name

B3. Original Use: B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1930 was the date of construction, with effective improvements dating from [19]1931.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1922 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2605 San Marcos Avenue, APN 453-722-01

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2605 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-01; Legal Description: L1 BL TR1402/WLY 5 FT LOT 2; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1920 in the Craftsman Bungalow style. The house is a one story corner lot with low pitch gable roofs supported by wood brackets and simple detached square wood vents. The exterior wall material is stucco. The offset rectangular porch is supported by columns and piers covered with stones. The chimney and the building base are also covered with stone. The windows are three section Craftsman wood windows with large central glass and multi-lights on top. The house has simple decorative details of diamonds and squares at strategic locations, similar to that of other houses in the neighborhood. The house is raised seven feet from the sidewalk. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,187 square feet. The total lot area is 4,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002991.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Mid-City Survey Est.
1920 TRW Data Assessor

* P7. Owner and Address:
Lindquist Diane D
2605 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2605 San Marcos Avenue, APN 453-722-01

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1920 was the date of construction, with effective improvements dating from [19]1922.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1922 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2608 San Marcos Avenue, APN 453-721-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2608 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-721-02; Legal Description: L2 BM TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1940 in the Mission Revival style. The house is one story with a flat roof, multi-level parapet, and four divisions. The exterior wall material is stucco with non-uniform horizontal waves. The house features jalousie side-by-side windows (which may not be original), an arched casement multi-pane window, a triple arched (Palladian) entryway with multi-paned door flanked by sidelights, a rope-like door surround, five drainage pipes and four decorative tiles above the door, frosted windows, a curved walkway with semi-circular steps, and a flat roof sunken garage. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 838 square feet. The total lot area is 6,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002998.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1924 Mid-City Survey Est.
1940 TRW Data Assessor

* P7. Owner and Address:

Cypherd Victoria A/Jt
Po Box 663
Solana Beach Ca 92075

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2608 San Marcos Avenue, APN 453-721-02

B1. Historic Name:

B2. Common Name

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1940 was the date of construction, with effective improvements dating from [19]1944.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1924 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2614 San Marcos Avenue, APN 453-721-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2614 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-721-03; Legal Description: L3 BM TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1934 in the Tudor Eclectic style. The house is two stories with steep pitch gable flanked by flat roofed side wings. The exterior wall material is lightly textured stucco. The second story features a side gable chimney and multi-paned casement windows with slightly warped shutters. First story windows are large fixed pane windows. The front door is arched with an oriel-type cover and decorative scroll above the door. A low garden wall surrounds the porch. A second story balcony sits above the garage, which may be the first two car garage in the neighborhood OR and early addition. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,558 square feet. The total lot area is 6,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002999.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Mid-City Survey Est.
1934 TRW Data Assessor

* P7. Owner and Address:
Roberts Anthony B & Rose-Roberts
5501 Del Cerro Blvd
San Diego Ca 92120

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2614 San Marcos Avenue, APN 453-721-03

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Tudor Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1934 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1924 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2617 San Marcos Avenue, APN 453-722-02

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2617 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-02; Legal Description: L2 BL TR1402/EXC WLY 5 FT/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in theColonial Revival style. The house is a one story Dutch-inspired cottage with a hipped roof, composite shingles, scalloped fascia with a partially hexagonal roof above it, and a tapered chimney on the side of the house. The exterior wall material is stucco. The arched entryway has a slightly arched projecting roof section and two small three-light side windows. The house features casement windows and multi-light front windows, a bay window projection with a brick base and multi-light windows, and a small diamond multi-light casement window under a small pyramidal roof projection near the corner. A similar house element and shape constituted an addition in the back, linked by a recessed bay to the front of the house. The addition has aluminum sliding windows. The rear garage is also of the same design, although a front addition with a barn-like door appears to have been added at a later date. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,003 square feet. The total lot area is 4,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002992.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:
Giacalone Peter & Heddon Laura
2617 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2617 San Marcos Avenue, APN 453-722-02

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2625 San Marcos Avenue, APN 453-722-03

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2625 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-03; Legal Description: L3 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Craftsman Bungalow style. The house is one story with a front facing medium-pitch hipped Dutch roof and vents. The exterior wall material is stucco. The house is symmetrical with a small projecting hipped porch supported by simple round columns over a central entry flanked by windows with twelve multi-lights over a fixed pane. The rear garage maintains the original design. The house raised eight feet above the sidewalk. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 908 square feet. The total lot area is 5,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003002.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:
Osisek Dolores A
2625 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2625 San Marcos Avenue, APN 453-722-03

B1. Historic Name:

B2. Common Name

B3. Original Use: B4. Present Use: (Sfr)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction, with effective improvements dating from [19]1933.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date Original Location:

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 2625 San Marcos Avenue, APN 453-722-03

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2633 San Marcos Avenue, APN 453-722-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2633 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-04; Legal Description: L4 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1926 in the Mission Revival style. The house is an "L"-shaped one story house with a flat roof, parapet wall, and round vents. The exterior wall material is stucco. The side patio has an arched window and small projecting sloping tiled roof over the arched door. The patio has a pair of multi-light arched casement windows and a triple arched window set under a low-point arch. An attached arched entryway forms the entrance to the porte cochere. The projecting right bay has a pier and pyramid shaped parapet and a central fixed glass casement window with multi-lights on the top and sides set in a low-point arch. The house is nine feet above the sidewalk and is accessed by scored concrete stairs.. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,236 square feet. The total lot area is 5,900 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003004.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1925 Mid-City Survey Est.
1926 TRW Data Assessor

* P7. Owner and Address:
Chadwell Charlene M 1988 Trust
2609 Kew Ter
San Diego CA 92104

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2633 San Marcos Avenue, APN 453-722-04

B1. Historic Name:

B2. Common Name

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1925 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1926 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1925 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2639 San Marcos Avenue, APN 453-722-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2639 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-05; Legal Description: L5 BL TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1945 in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet walls, symmetrical horizontal vents, and a tapered chimney on the side of the house. The exterior wall material is stucco. The roof parapet has rectangular stucco molding running around the top of the parapet. The central entry has a projecting shed clay tile roof over the door supported by stucco brackets. The entry is flanked by a single fixed pane window to the left, and a three section window with multi-lights on top to the right. All windows appear to be original wood windows. The rear portion of the house, which has a secondary entrance, is offset and projects on the side . The side door has a projecting metal awning which could be removed. The security bars on the doors blend with the house. An addition has been added to the rear garage, which appears to be a living area with aluminum sliding doors. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,331 square feet. The total lot area is 5,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003005.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1945 TRW Data Assessor

* P7. Owner and Address:
Alire Virginia M/So
2639 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2639 San Marcos Avenue, APN 453-722-05

B1. Historic Name:

B2. Common Name

B3. Original Use: B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1945 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2644 San Marcos Avenue, APN 453-721-06

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2644 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-721-06; Legal Description: L6 BM TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1939 in the Spanish Colonial Revival style. The house is one story with three bays: projecting front facing gable roofs on the first and third bays, and a flat roof with a parapet wall on the central bay. The exterior wall material is stucco. The house features a side entry, a shed porch roof, awnings on the windows, metal screens, and a detached single car garage. A side gate connects the garage and the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,243 square feet. The total lot area is 6,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001738.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1929 Mid-City Survey Est.
1939 TRW Data Assessor

* P7. Owner and Address:
Kesler Anna L
2644 San Marcos Ave
San Diego Ca 92104-5034

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2644 San Marcos Avenue, APN 453-721-06

B1. Historic Name:

B2. Common Name

B3. Original Use: B4. Present Use: (Sfr)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1929 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1939 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1929 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2653 San Marcos Avenue, APN 453-722-06

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2653 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-06; Legal Description: L6 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1928 in the Mission Revival style. The house is one story with a flat roof, stepped parapet wall with a gable-like rise in the center of the parapet and low piers at the corners, and round vents. The exterior wall material is stucco. The gable-like rise in the center of the parapet frames the projecting gable pediment supported on brackets above the entry. There is blue glazed tile detailing with diamonds and rectangles in the pediment which is similar to others in the neighborhood and to the detailing on the tapered chimney on the side of the house. The main entry has a large central door with multi-pane sidelights. Two large fixed glass windows flank the entry. At the corners of the main façade there are two angled projections which create false buttresses. The rear garage is in the same style as the house with original sliding barn doors. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,172 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003006.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1928 TRW Data Assessor

* P7. Owner and Address:
Stepp Mildred M Revocable Interv
2653 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2653 San Marcos Avenue, APN 453-722-06

B1. Historic Name:

B2. Common Name

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1928 was the date of construction, with effective improvements dating from [19]1950.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 1 of 1 *Resource Name or # 2653 San Marcos Avenue, APN 453-722-06

*Recorded by: City of San Diego Historical Resources Board *Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 5D1
Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2661 San Marcos Avenue, APN 453-722-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2661 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-07; Legal Description: L7 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1928 in the Spanish Colonial Revival style. The house is one story with a flat roof, stepped parapet wall, and front facing gable projection on the middle bay. The exterior wall material is stucco. Under the projecting gable there are three arched windows, the middle one slightly larger than the others and flanked by ceromonic-like columns. All windows appear to be wood multi-light casement windows. The enclosed side porch projects from the central bay with a two layer roof, the lower of which is held by heavy stucco brackets. The side of the house has projecting rectangular side vents. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,324 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003007.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1927 Mid-City Survey Est.
1928 TRW Data Assessor

* P7. Owner and Address:
Karas Randy/Jt
2661 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2661 San Marcos Avenue, APN 453-722-07

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1927 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1928 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1927 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2669 San Marcos Avenue, APN 453-722-08

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2669 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-08; Legal Description: L8 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1924 in the Mission Revival style. The house is two stories with flat roofs, parapet walls, and round vents. The exterior wall material is stucco. The second story section is toward the back of the house and is not visible from the front. The corners are punctuated by pillars. The center façade has a stepped parapet. A high relief arch frames and arch entry. A new canvas awning has been added above an arched door. The door is flanked by small windows and two large windows which were recently replaced with aluminum sliding windows. A projecting clay tile roof supported by stucco brackets covers each of the large windows. The house is approximately eight feet above sidewalk level. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,252 square feet. The total lot area is 5,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003011.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1924 TRW Data Assessor

* P7. Owner and Address:
Costello David K & Joyce B Trs
2669 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 5D1

* Resource Name or #: 2669 San Marcos Avenue, APN 453-722-08

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1924 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 5D1
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2675 San Marcos Avenue, APN 453-722-09

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2675 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-722-09; Legal Description: L9 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1952 in the Ranch style. The house is one story corner lot with a medium-pitch hipped roof, composite shingles, and side chimney. The exterior wall materials are a stucco base with large horizontal wood siding. There are metal roof vents inserted under the small roof projection. The house has a small porch supported by simple iron work. Original double hung wood windows throughout. Metal awnings frame the large windows on the side of the house. It is a good example of early tract home development. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,414 square feet. The total lot area is 4,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003012.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1952 TRW Data Assessor

* P7. Owner and Address:
Kaplan Barbara J
2675 San Marcos Ave
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 5D1

* Resource Name or #: 2675 San Marcos Avenue, APN 453-722-09

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1952 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The house is located in the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

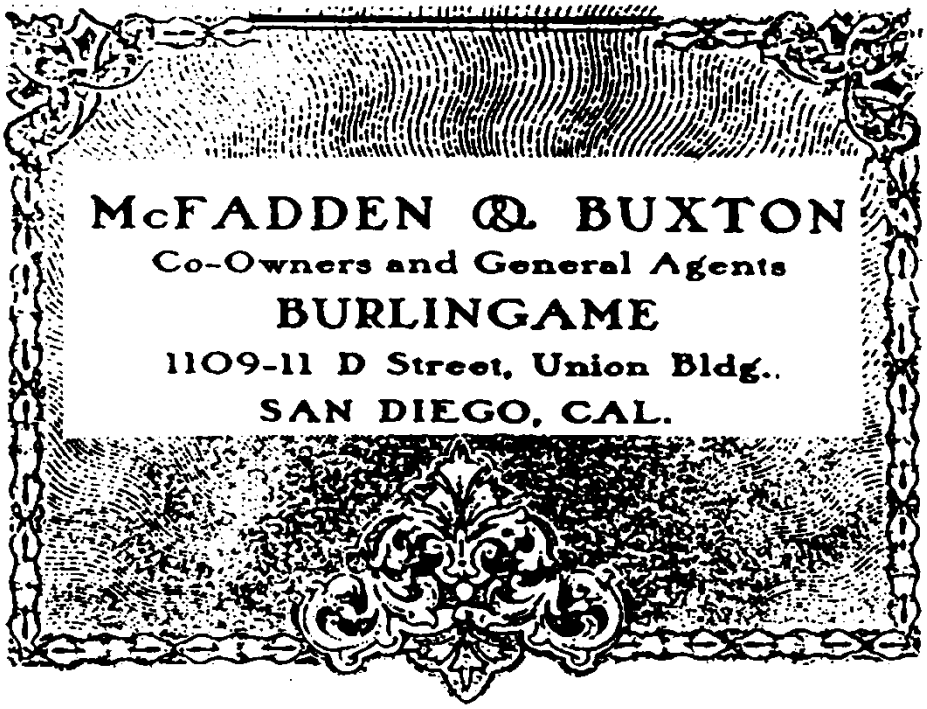
B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

Burlingame Historic District



Non-Contributing Resources

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NON-CONTRIBUTING RESOURCES

Non-contributing resources are those resources which either were built outside of the period of significance and are therefore not eligible for designation as part of the district; or were built within the period of significance but have been altered to such an extent that they no longer retain sufficient integrity to convey the significance of the district.

It may be possible for some non-contributing properties to become eligible for designation as contributing resources if the modifications impairing their integrity were reversed through a restoration plan prior to designation. Such a restoration plan and designation would be at the discretion of the Board.

The following resources were identified as non-contributing resources by the Board at the time the district was designated are not be eligible for the direct benefits of designation, which includes the Mills Act agreement and property tax reduction. Non-contributing resources are only required to comply with the U.S. Secretary of the Interior's Standards as they relate to appropriate redevelopment of non-contributing resources.

Non-Contributing Resources: Buildings

Street #	Street Name	Year Built	Status Code	Architectural Style	APN
2404	32nd Street	1941	6L	Mission Revival	539-043-08
2405	Dulzura Avenue	1933	6L	Spanish Colonial	539-042-07
3025	Kalmia Street	Unknown	6L	Craftsman	539-033-04
3031	Kalmia Street	Unknown	6Z	Modern Deconstruction	539-033-05
3061	Kalmia Street	1926	6L	Ranch	539-033-09
3183	Kalmia Street	1990	6Z	Neo-Craftsman	539-044-09
3106	Laurel Street	Unknown	6Z	Spanish Eclectic	453-724-12
3124	Laurel Street	1950	6L	Spanish Colonial Revival	453-724-09
3176	Laurel Street	Unknown	6Z	Ranch	453-723-05
3124	Maple Street	Unknown	6L	Modified Craftsman	453-713-15
3127	Maple Street	Unknown	6L	Modified Craftsman	453-724-01
3144	Maple Street	Unknown	6L	Modified Craftsman	453-713-13
3150	Maple Street	N/A	6Z	Demolished Resource	453-722-18
3161	Maple Street	1922	6Z	Modified Craftsman	453-724-04
3175	Maple Street	1918	6L	Craftsman Bungalow	453-723-01
3185	Maple Street	1925	6L	Craftsman Bungalow	453-723-03
3190	Maple Street	1943	6Z	Mission Revival	453-722-11
2404	San Marcos Ave	1925	6L	Spanish Colonial Revival	539-031-07
2433	San Marcos Ave	1923	6L	Spanish Colonial Revival	539-032-05
2532	San Marcos Ave	1953	6Z	Ranch	453-711-24
2602	San Marcos Ave	1953	6Z	Mansart Eclectic	453-721-01
2624	San Marcos Ave	1926	6L	Tudor Eclectic	453-721-04
2632	San Marcos Ave	Unknown	6Z	Ranch	453-721-05

Street #	Street Name	Year Built	Status Code	Architectural Style	APN
2654	San Marcos Ave	Unknown	6Z	Ranch	453-721-07
2660	San Marcos Ave	1950	6Z	Spanish Colonial Revival	453-721-08
2672	San Marcos Ave	Unknown	6Z	Spanish Eclectic	453-721-09
2680	San Marcos Ave	Unknown	6Z	Ranch	453-721-10

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 2404 32nd Street, APN 539-043-08

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.

c. Address 2404 32nd Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-043-08; Legal Description: L14 BC TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1941 in the Mission Revival style. The house is one story with a flat roof and parapet walls with square vents. The exterior wall material is stucco. The central focal point is a projecting porch gable that was added to the house. There are recessed arched decorative features above the windows and door. The windows are fixed single-pane windows. The side entrance off Kalmia has an enclosed porch with triple arch and contemporary window screens. Security wrought iron-work is attached to the curved back wall with the arched gate. There is an attached single car garage and carport addition on the Kalmia side. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,681 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,600 square feet. It is on a corner lot.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001755.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1941 TRW Data Assessor

* P7. Owner and Address:
Hughes Marie M Tr/Jt
2404 32nd St
San Diego CA 92104-5143

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 2404 32nd Street, APN 539-043-08

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]41 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 2404 32nd Street, APN 539-043-08

*Recorded by: City of San Diego Historical Resouces Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due concerns expressed by Boardmembers at the September 27 2007 meeting of the Historical Resources Board regarding possible alterations and loss of integrity. The enclosure of the front porch with stucco half walls is not original to the house. Also, the front gable appears to be a later addition.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2405 Dulzura Avenue, APN 539-042-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2405 Dulzura Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-042-07; Legal Description: L7 BD TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1933 in the Spanish Colonial Revival style. The house is one story with a flat roof, shaped parapet wall, and terra cotta drains. The exterior wall materials are stucco and masonry. A centralized, small wrought iron-covered vent sits in high relief in the center of the parapet. A tile-covered shed roof projects out over the main entryway. The door is multi-paned and is flanked by single pane sidelights which are all covered by wrought iron bars. A large single pane window sits to the right of the entryway, and a smaller single pane window flanked by double hung windows covered with wrought iron bars sits to the right. The area around the doorway and under the projecting shed roof is covered with masonry, as is the bottom quarter of the house and the low garden wall. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,488 square feet. The house features 3 bedrooms and 1 bath. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003083.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1933 TRW Data Assessor

* P7. Owner and Address:
Casares Alvaro C & Aida G/Jt
2405 Dulzura Ave
San Diego CA 92104-5412

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 2405 Dulzura Avenue, APN 539-042-07

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]33 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 2405 Dulzura Avenue, APN 539-042-07

*Recorded by: City of San Diego Historical Resouces Board *Date: 07/26/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due to alterations and loss of integrity, based on Historical Resources Board action at the July 26 2007 meeting. Alterations include the additon of stone applique on the entry surround and wall façade.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code _____ Reviewer _____ Date

Page 1 of 2

* Resource Name or #: 3025 Kalmia Street, APN 539-033-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.

c. Address _____ City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-033-04

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in the Craftsman style. The house is one story with newly tiled gable roofs. The exterior wall material is stucco, which probably covers the original wood fabric. The house maintains the Craftsman multi-light entry and porch, however the mid-chimney was probably added. The house also maintains the original Craftsman façade and the Craftsman windows and vents. The house could be restored, and if restored it could potentially be a contributing structure. The house is a non-contributing structure to the Burlingame Historic District. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003992 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:

King Ann V
3025 Kalmia Street
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 4/29/2002

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3025 Kalmia Street, APN 539-033-04

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a non-contributing structure to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 4/29/2002

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 3025 Kalmia Street, APN 539-033-04

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3031 Kalmia Street, APN 539-033-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number 539-033-05

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in the modern deconstruction style. The house is one story with a corner tower. The lower portion of the house maintains the original base and historic fabric behind a new wall pannel. The house is a non-contributing structure to the Burlingame Historic District. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003993 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:

Zammit Oliver
2326 India Street
San Diego CA 92101

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 4/29/2002

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3031 Kalmia Street, APN 539-033-05

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Modern Deconstruction

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a non-contributing structure to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 4/29/2002

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3031 Kalmia Street, APN 539-033-05

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3061 Kalmia Street, APN 539-033-09
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3061 Kalmia Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 539-033-09; Legal Description: L8 BA TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was constructed in 1926 in the Ranch style with Colonial Revival influences. The house is one story with a side gable roof and attached shed roof and delicate decorative scalloping under the eves. The exterior wall surface is clapboard siding. The porch is supported by double 4X4 posts with plain capitols. The house features a projecting, semi-curvilinear multi-pane window. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,490 square feet. The house features 2 bedrooms and 2 baths. The total lot area is 6,000 square feet. Other improvements on the property include a detached garage.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003042.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1926 TRW Data Assessor

* P7. Owner and Address:
Armstrong David N & Erin S
3061 Kalmia St
San Diego CA 92104-5416

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3061 Kalmia Street, APN 539-033-09

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]26 was the date of construction, with effective improvements dating from [19]38.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
Related features on the property include a detached garage. The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 3061 Kalmia Street, APN 539-033-09

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 07/26/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due Historical Resources Board action at the September July 26 2007 meeting of the Historical Resources Board regarding possible alterations and loss of integrity. The façade and roofline appear to be altered and the windows do not appear to be original to the residence.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3183 Kalmia Street, APN 539-044-09

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3183 Kalmia Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-044-09; Legal Description: L9 BB TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1990 in the Neo-Craftsman style. It is a two story house with a multi-gabled roof and two stucco chimneys. The exterior wall surface is nearly textured stucco. The house features projecting bay windows on the first and second stories. The porch is supported by large, square, tapered columns. The house is located in the community of Burlingame. This house is not a contributing site to the historic district. It is in good condition. The total usable floor area is 1,736 square feet. The house features 3 bedrooms and 2 baths. The total lot area is 6,000 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001753.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☐ Historic ☐ Both
1920'S Mid-City Survey Est.
1990 TRW Data Assessor

* P7. Owner and Address:
Danish David Danish Family Trust
3183 Kalmia St
San Diego CA 92104-5417

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3183 Kalmia Street, APN 539-044-09

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Neo-Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]90 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is a non-contributing site to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1990 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 04, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3183 Kalmia Street, APN 539-044-09

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 3106 Laurel Street, APN 453-724-12

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ___ 1/4 of ___1/4 of Sec___; _____ B.M.

c. Address _____ City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-724-12

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in the Spanish Eclectic style. The house is one and one-half stories on a corner lot with a cross gable roof, tiled bands, composite shingles, and round tile vents. Corner flat roof porches have been added on three sides. Aluminum windows throughout. The house is located in the community of Burlingame and is not a contributer to the historical district.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0001772.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☐ Historic ☐ Both

* P7. Owner and Address:

Vaiasuso, Nicolo And Guiseppe
12338 Via Hacienda
El Cajon CA 92019

* P8. Recorded by: (Name, affiliation, address)

Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded:

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3106 Laurel Street, APN 453-724-12

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential S B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is not a contributing site to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme _____ Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City of San Diego Staff

Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 3106 Laurel Street, APN 453-724-12

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3124 Laurel Street, APN 453-724-09

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3124 Laurel Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-724-09; Legal Description: L9 BJ TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1950 in the Ranch style with Spanish Colonial Revival influences. The house is one story with a side gable roof. The house has triple recessed arched windows and a central door. The roof porch was a later addition. Security ironwork detracts from the architectural styles. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 2,030 square feet. The total lot area is 5,600 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001771.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1923 Mid-City Survey Est.
1950 TRW Data Assessor

* P7. Owner and Address:
Padilla Simon C & Paula S/Jt
3124 Laurel St
San Diego Ca 92104-5025

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3124 Laurel Street, APN 453-724-09

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential S B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1923 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1950 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1923 Property Type SF Residential Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3124 Laurel Street, APN 453-724-09

*Recorded by: City of San Diego Historical Resources Board *Date: 01/25/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due concerns Board action at the January 25 2007 meeting of the Historical Resources Board regarding alterations and loss of integrity. The non-historic concrete block and wrought iron perimiter fence and gargoyles distract from the residence. Additionally, the stucco half walls and grilles on the porch are not original and the color is not historically accurate.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3176 Laurel Street, APN 453-723-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number 453-723-05

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in the Ranch style. The house is a one story "L"-shaped ranchette with a central corner porch and vinyl windows. The exterior wall material is stucco. The house is a non-contributing structure to the Burlingame Historic District. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003994 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:

Holliday Donald L
3176 Laurel Street
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 4/29/2002

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3176 Laurel Street, APN 453-723-05

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a non-contributing structure to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 4/29/2002

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3176 Laurel Street, APN 453-723-05

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 3124 Maple Street, APN 453-713-15
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.
c. Address _____ City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-713-15

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was originally built in the Craftsman Bungalow style, but has been substantially modified. The house is one story with a gable roof and roof vents. Few traces of the original remain. The exterior wall materials are stucco, and the base of the house up to the windows is covered with stone masonry. The original side projecting porch has been enclosed and a new side porch was built on large round columns covered with small glazed tiles. The windows are aluminum throughout. This house is not a contributor to the district. The house could be restored since the original bungalow steps and roofline still exist, but it would require major work. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003072.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:
Vaiasuso, Joseph Gigante
4560 College Ave
San Diego CA 92115

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 11/21/2001

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6L

* Resource Name or #: 3124 Maple Street, APN 453-713-15

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Modified Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is not a contributor to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme _____ Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: Cityof San Diego Staff

Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3124 Maple Street, APN 453-713-15

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 3127 Maple Street, APN 453-724-01
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.
c. Address _____ City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-724-01

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in the Ranch style, but has been substantially modified. The house is one story with a cross gable roof and composite shingles. The exterior wall material is stucco. The original side porch was enclosed and a new off-set entry with a raised patio covered with a flat roof was built. Aluminum windows throughout. Thehouse is not a contributor to the Burlingame Historical District. The original shape and roofline remains and the house could be restored, but it would require major work. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003073.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:
Sheppherd, Steven And Susan J
3127 Maple St
San Diego Ca 92104-5038

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 11/21/2001

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6L

* Resource Name or #: 3127 Maple Street, APN 453-724-01

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Modified Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is not a contributor to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme _____ Area _____

Period of Significance 1912-1952 Property Type _____ Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City of San Diego Staff

Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3127 Maple Street, APN 453-724-01

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 3144 Maple Street, APN 453-713-13
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.
c. Address _____ City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-713-13

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was originally built in the Craftsman style, but has been substantially modified. The house is one story with a medium-pitch cross gable roof with asphalt shingles and a side tapered chimney. The exterior wall material is stucco, and the lower base up to the window level is covered with masonry. The front porch addition has multiple stucco arches over multi-sided wood piers. Aluminum doors and windows throughout. This house is a non-contributor to the Burlingame Historical District. The basic house appears to maintain the original form, roofline, and projections and could, with a lot of work, be restored to the original design. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0001740.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:
Bono, Jerry And Matteo
3144 Maple St
San Diego Ca 92104-5038

* P8. Recorded by: (Name, affiliation, address)
City of San Diego Planning Staff
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 11/21/2001

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6L

* Resource Name or #: 3144 Maple Street, APN 453-713-13

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Modified Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

The building is not a contributor to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme _____ Area _____

Period of Significance 1912-1952 Property Type _____ Applicable Criteria _____

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City of San Diego Staff

Date of Evaluation: 11/21/2001

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 1 of 1 *Resource Name or # 3144 Maple Street, APN 453-713-13

*Recorded by: City of San Diego Historical Resources Board *Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3150 Maple Street, APN 453-722-18
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3150 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-722-18; Legal Description: L18 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1922 in the Craftsman Bungalow style. The house is one story with a side gable roof with wide projecting eaves, composite shingles, and a pediment with a segmental arch cut-out supported by heavy wood brackets. The exterior wall material is stucco. The entry is flanked by two Craftsman windows with three multi-lights on top. The original detached garage has a slightly arched roof and a pronounced wood arch over the entrance and vents under the arch. The complex was probably two cottages that were later linked to make a single home. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,170 square feet. The total lot area is 3,800 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002907.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1921 Mid-City Survey Est.
1922TRW Data Assessor

* P7. Owner and Address:
Pellegrino Leonardo & Antonina T
1131 Loma Portal Dr
El Cajon Ca 92020

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3150 Maple Street, APN 453-722-18

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1921 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1922 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1921 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3150 Maple Street, APN 453-722-18

*Recorded by: City of San Diego Historical Resources Board *Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due to the demolition of the existing residence.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 3161 Maple Street, APN 453-724-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 3161 Maple Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-724-04; Legal Description: L4 BJ TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1922 in the Modified Craftsman Bungalow style. The house is one story with a low-pitch gable roof and short vertical vents in the pediment. The porch pediment is supported by massive plaster piers. The house has been modified with materials inconsistent with the architectural style such as rough stucco wall covering, aluminum windows, and security wrought iron-work. The porch flooring is also inconsistent with the use of terra cotta tile.The house is a non-contributor to the Burlingame Historical District. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,232 square feet. The total lot area is 5,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: 0002908.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1920'S Mid-City Survey Est.
1922 TRW Data Assessor

* P7. Owner and Address:

Adamo Frank & Agnes/Jt
3161 Maple St
San Diego Ca 92104-5026

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 3161 Maple Street, APN 453-724-04

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Modified Craftsman

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1922 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is a non-contributing structure to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 3161 Maple Street, APN 453-724-04

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 3175 Maple Street, APN 453-723-01

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.

c. Address 3175 Maple Street City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-723-01; Legal Description: L1 BK TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1918 in the Craftsman Bungalow style. The house is one story with a low-pitch cross gable roof with composite shingles. The exterior wall material is patterned wood shingles. The porch has been modified with stone piers and double 4X4's supporting an extremely low-pitch gable roof. The fenestration is asymmetrical and the windows appear to be original with wooden sash, and double casement with a two-paned fixed central light. The landscaping, with the use of stone, is complimentary to the style of the house. The house is located in the community of Burlingame. It is in fair condition. The total usable floor area is 1,291 square feet. The total lot area is 5,100 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number:P0002910.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Mid-City Survey Est.
1918 TRW Data Assessor

* P7. Owner and Address:
Mauhar Bruce & Riley Renata
3175 Maple St
San Diego Ca 92104-5039

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3175 Maple Street, APN 453-723-01

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1918 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1922 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 3175 Maple Street, APN 453-723-01

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 01/26/2006 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due Board action at the January 26 2006 meeting of the Historical Resources Board, regarding recent alterations and loss of integrity. Of particular concern were the stone and concrete chimney and the stone pillars at the front porch.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3185 Maple Street, APN 453-723-03
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3185 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-723-03; Legal Description: L3 BK TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1925 in the Craftsman Bungalow style. The house is one story with a low-pitch cross gable roof. The exterior wall material is stucco. The front facing gable porch is supported by heavy piers and end columns. The fenestration is symmetrical with a central door flanked by aluminum windows. The house includes an attached porte cochere with a heavily modified, deteriorating half roof supported by columns on square piers. Security bars detract from the building's architecture, but are removable. Landscaping consists of a concrete planting bed. The house is a non-contributing structure, but could become a contributor if restored. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,402 square feet. The total lot area is 5,700 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002916.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1925 TRW Data Assessor

* P7. Owner and Address:
Giametta Santo & Antonina Trust
3185 Maple St
San Diego Ca 92104-5039

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6L

* Resource Name or #: 3185 Maple Street, APN 453-723-03

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Craftsman Bungalow

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1925 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
This house has had too many modifications and is a non-contributing structure to the Burlingame Historical District. However, most modifications are removable and if restored, the house could be a contributing structure.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 3185 Maple Street, APN 453-723-03

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

* Resource Name or #: 3190 Maple Street, APN 453-722-11
P1. Other Identifier:
* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego
b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.
c. Address 3190 Maple Street City San Diego Zip 92104
d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app
Assessor's Parcel Number: 453-722-11; Legal Description: L11 BL TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1943 in the Mission Revival style with Indian Pueblo details. The house is one story with a flat roof and parapet walls with detailing at the corners and round clay vents under the roof in front. The exterior wall material is stucco. The house features three asymmetrical bays, with the larger bay containing a side entry porch that faces the center and a projecting clay tile roof. The front window may have been modified with fixed glass and lowered windows. The open porch patio extends across the front of the house. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,396 square feet. The total lot area is 5,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property
* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002919.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Mid-City Survey Est.
1943 TRW Data Assessor

* P7. Owner and Address:
Mckinley Joanne
6880 Wallsey Dr
San Diego Ca 92119

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6Z

* Resource Name or #: 3190 Maple Street, APN 453-722-11

B1. Historic Name:

B2. Common Name

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Mission Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1943 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1922 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 3190 Maple Street, APN 453-722-11

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due to alterations of the entry, overhangs, windows and exterior stucco finish.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2404 San Marcos Avenue, APN 539-031-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2404 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-031-05; Legal Description: L8 BG TR1402/; Thomas Bros. Map Reference: 60-F6

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1925 in the Spanish Colonial Revival style. The house is located on the corner of San Marcos Ave. and Kalmia St. The house is two stories with a flat roof, parapet wall, exposed rafters, and second story porch. The exterior wall material is rough stucco which may not be original. A walkway off Kalmia St. leads to the curvilinear front porch, which is one and one-half stories high and appears to be original. The porch windows are multi-paned and set in a segmental arch. The lighting fixture in the entryway and the wrought iron on the windows match, and they appear to be original or an early addition. The security gates are a later addition. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,153 square feet. The house features 3 bedrooms and 2 baths. The total lot area is 4,400 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002953.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1925 TRW Data Assessor

* P7. Owner and Address:
Cazares Amparo C Trust
2404 San Marcos Ave
San Diego CA 92104-5030

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6L

* Resource Name or #: 2404 San Marcos Avenue, APN 539-031-05

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]25 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 *Resource Name or # 2404 San Marcos Avenue, APN 539-031-05

*Recorded by: City of San Diego Historical Resources *Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due concerns expressed by Boardmembers at the September 27 2007 meeting of the Historical Resources Board regarding possible alterations and loss of integrity. The enclosed front porch and the second floor both appear to be alterations to the original structure. Also, the red tile on the second floor appears not to be original. The texture of the stucco is quite rough, not consistent the texture of the stucco that would have been there historically.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2433 San Marcos Avenue, APN 539-032-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2433 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 539-032-05; Legal Description: L5 BF TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1923 in the Spanish Colonial Revival style. The house is one story with a flat roof, parapet wall, square side vents, and a projecting shed roof over the windows. The exterior wall material is stucco. The entryway is arched with a shed roof. Brick or brick stucco walls attach to the house and provide garden walls and a porte cochere which appears to have been added later. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,926 square feet. The house features 4 bedrooms and 2 baths. The total lot area is 6,300 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002960.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1920'S Mid-City Survey Est.
1923 TRW Data Assessor

* P7. Owner and Address:
Musser Donna/So
2433 San Marcos Ave
San Diego CA 92104-5029

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6L

* Resource Name or #: 2433 San Marcos Avenue, APN 539-032-05

B1. Historic Name:

B2. Common Name

B3. Original Use: Residential SF B4. Present Use: R--Residential (Single Family)

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1920'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]23 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 539, Page 03, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 2433 San Marcos Avenue, APN 539-032-05

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 01/25/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due concerns expressed by Boardmembers at the January 25 2007 meeting of the Historical Resources Board regarding alterations and loss of integrity including a large caport, modern brick base on lower portion of the wall plane, and aluminum window.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2532 San Marcos Avenue, APN 453-711-24

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2532 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-711-24; Legal Description: L24 BH TR1402/POR; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1953 in the Ranch style. The house is one story with a multi gable roof with composite shingles and tile ridges. It is a non-contributing structure to the Burlingame Historical District. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 875 square feet. The total lot area is 5,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0002993.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

30/40'S Mid-City Survey Est.
1953 TRW Data Assessor

* P7. Owner and Address:

Cole Estelle B
2532 San Marcos Ave
San Diego Ca 92104-5032

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6Z

* Resource Name or #: 2532 San Marcos Avenue, APN 453-711-24

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)
30'S/40'S was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1953 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is a non-contributing structure to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1912-1952 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 71, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 2532 San Marcos Avenue, APN 453-711-24

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

This residence was built outside of the period of significance for inclusion in the Burlingame Historic District, however may be considered seperately on an individual basis as an example of Minimal Traditional style as infill architecture. Alterations to the residence such as the replacement of original windows with vinyl windows and the replacement of the original garage door with a metal roll up door would need to be addressed if the property were to be considered for designation.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2602 San Marcos Avenue, APN 453-721-01

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2602 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-721-01; Legal Description: L1 BM TR1402/ST CLSD ADJ; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1953 in the Mausart Eclectic style. The house is one story with a recessed façade of six divisions, each of which has a red tile mansard roof. The exterior wall material is plaster/stucco. The main entry in the fifth division contains a door flanked by sidelights with decorative glass. The sixth division or bay has a decorative glass window. The house is a non-contributing structure to the Burlingame Historical District. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 1,990 square feet. The total lot area is 5,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0002997.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1922 Mid-City Survey Est.
1953 TRW Data Assessor

* P7. Owner and Address:
Ament Charles P
2602 San Marcos Ave
San Diego Ca 92104-5034

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 2602 San Marcos Avenue, APN 453-721-01

B1. Historic Name:

B2. Common Name

B3. Original Use: _____ B4. Present Use: (Sfr)

* B5. Architectural Style: Mausart Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1922 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1953 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is a non-contributing structure to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1922 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 2602 San Marcos Avenue, APN 453-721-01

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6L
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2624 San Marcos Avenue, APN 453-721-04

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2624 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-721-04; Legal Description: L4 BM TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1926 in the Tudor Eclectic style. The house is one and one-half stories with a Jerking head roof and composite shingles. The exterior wall material is horizontal wood siding and brickwork veneer. The central focal point is a double gable off-centered recessed multi-pane door. The windows are triple section multi-pane double hung windows. The garage door is modern. It is in good condition. The total usable floor area is 1,281 square feet. The total lot area is 8,500 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☑ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003000.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

1925 Mid-City Survey Est.
1926 TRW Data Assessor

* P7. Owner and Address:

Cashman Christine S
2624 San Marcos Ave
San Diego Ca 92104-5034

* P8. Recorded by: (Name, affiliation, address)

Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6L

* Resource Name or #: 2624 San Marcos Avenue, APN 453-721-04

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Tudor Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1925 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1926 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is within the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1925 Property Type _____ Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 2624 San Marcos Avenue, APN 453-721-04

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 6L
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due to alterations and loss of integrity. The original wood siding has been covered with vinyl siding, vinyl windows have replaced the historic windows, and the original garage door has been replaced with a metal roll up door.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2632 San Marcos Avenue, APN 453-721-05

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-721-05

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in the Ranch style. The house is a one story ranchette with aluminum windows and brackets supporting a roof overhang. The house is a non-contributing structure to the Burlingame Historic District. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003986, Est Date 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

#Error

#Error

* P7. Owner and Address:

Baran Sylvester
2632 San Marcos Avenue
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 4/29/2002

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 2632 San Marcos Avenue, APN 453-721-05

B1. Historic Name: _____

B2. Common Name _____

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a non-contributing structure to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 4/29/2002

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 2632 San Marcos Avenue, APN 453-721-05

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

This residence was built outside of the period of significance for inclusion in the Burlingame Historic District, however may be considered seperately on an individual basis as an example of Minimal Traditional style as infill architecture. Alterations to the residence such as the replacement of original windows with vinyl windows and the replacement of the original garage door with a metal roll up door would need to be addressed if the property were to be considered for designation.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date

Page 1 of 2

* Resource Name or #: 2654 San Marcos Avenue, APN 453-721-07

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ___ 1/4 of ___1/4 of Sec___; _____ B.M.

c. Address _____ City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-721-07

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in the Ranch style. The house is a one story ranchette with a pyramidal roof and aluminum windows. The house is a non-contributing structure to the Burlingame Historic District. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003987, Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:

Jones Oliver
2654 San Marcos Avenue
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 4/29/2002

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6Z

* Resource Name or #: 2654 San Marcos Avenue, APN 453-721-07

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a non-contributing structure to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 4/29/2002

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 2654 San Marcos Avenue, APN 453-721-07

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

This residence was built outside of the period of significance for inclusion in the Burlingame Historic District, however could have been considered seperately on an individual basis as an example of Minimal Traditional style as infill architecture. Currently the residence is under construction and being remodeled in the Spanish Eclectic style.

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

* Resource Name or #: 2660 San Marcos Avenue, APN 453-721-08

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address 2660 San Marcos Avenue City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-721-08; Legal Description: L8 BM TR1402/; Thomas Bros. Map Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in 1950 in the Spanish Colonial Revival style. The house is two stories with a side gable roof and three divisions. The exterior wall material is stucco. The first division has a second story porch with a rounded corner opening over a set of glass doors. The second division has a triple set of fixed glass windows over a front facing gable pediment that covers the porch. The third division has a an octagonal window over a single fixed pane window. The central projecting porch has a recessed door. The garage is attached with a side entry and single parapet. The house is a non-contributing structure to the Burlingame Historical District. The house is located in the community of Burlingame. It is in good condition. The total usable floor area is 2,290 square feet. The total lot area is 10,200 square feet.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)
Photo Number: P0003009.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
☐ Prehistoric ☑ Historic ☐ Both
1924 Mid-City Survey Est.
1950 TRW Data Assessor

* P7. Owner and Address:
Wharton Richard J & Joyce A/Jt
2660 San Marcos Ave
San Diego Ca 92104-5034

* P8. Recorded by: (Name, affiliation, address)
Ione Stiegler, IS Architecture
Updated 11/21/2001 by
City of San Dieego Planning Staff
202 C Street, MS 4A San Diego CA 92101

* P9. Date Recorded: 7/15/1996

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

* NRHP Status Code 6Z

* Resource Name or #: 2660 San Marcos Avenue, APN 453-721-08

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Colonial Revival

* B6. Construction History: (Construction date, alterations, and date of alterations.)
1924 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1950 was the date of construction.

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:
The building is a non-contributing structure to the Burlingame Historic District due to the main later addition.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego
Period of Significance 1924 Property Type Residential SF Applicable Criteria N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:
San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

McAlester & McAlester. "A Field Guide to American Houses". 1984.

Woodbridge, Sally B. "California Architecture", 1988.

B13. Remarks:
Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City
Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 2660 San Marcos Avenue, APN 453-721-08

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code Reviewer Date

Page 1 of 2

* Resource Name or #: 2672 San Marcos Avenue, APN 453-721-09

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad Date T ; R ; 1/4 of 1/4 of Sec ; B.M.

c. Address City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone , mE/ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-721-09

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in the Spanish Eclectic style. The house is two stories with aluminum windows. The second story appears to be an addition. The house is a non-contributing structure to the Burlingame Historic District. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003989 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:

Estes Donald
2672 San Marcos Avenue
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 4/29/2002

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6Z

* Resource Name or #: 2672 San Marcos Avenue, APN 453-721-09

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Spanish Eclectic

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a non-contributing structure to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes):

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 4/29/2002

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

*Resource Name or # 2672 San Marcos Avenue, APN 453-721-09

*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

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

PRIMARY RECORD

Primary #
HR #
Trinomial
NRHP Status Code 6Z
Other Listings
Review Code _____ Reviewer _____ Date

* Resource Name or #: 2680 San Marcos Avenue, APN 453-721-10

P1. Other Identifier:

* P2. Location: ☐ Not for Publication ☑ Unrestricted a. County San Diego

b. USGS 7.5' Quad _____ Date _____ T____; R____; ____ 1/4 of ____1/4 of Sec____; _____ B.M.

c. Address _____ City San Diego Zip 92104

d. UTM: (Give more than one for large and/or linear feature) Zone _____, _____mE/ _____mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTMs, etc. as app

Assessor's Parcel Number: 453-721-10

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This house was built in The Ranch style. The house is a one story ranchette with a pyramidal roof and vinyl windows. The house is a non-contributing structure to the Burlingame Historic District. The house is located in the community of Burlingame.

* P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

* P4. Resources Present: ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, etc.)

Photo Number: P0003990 Est Date: 2002

* P6. Date Constructed/Age and Sources:

☐ Prehistoric ☑ Historic ☐ Both

* P7. Owner and Address:

Taylor Donald
2680 San Marcos Avenue
San Diego Ca 92104-5033

* P8. Recorded by: (Name, affiliation, address)

City of San Diego Planning Staff
202 C Street MS 4A
San Deigo CA 92101

* P9. Date Recorded: 4/29/2002

* P10. Survey Type: (Describe)

* P11. Report Citation: (Cite survey report/other sources or "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: (List)

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

Primary # _____
HR # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

* NRHP Status Code 6Z

* Resource Name or #: 2680 San Marcos Avenue, APN 453-721-10

B1. Historic Name:

B2. Common Name

B3. Original Use: SF Residential B4. Present Use: SF Residential

* B5. Architectural Style: Ranch

* B6. Construction History: (Construction date, alterations, and date of alterations.)

* B7. Moved? ☐ No ☐ Yes ☑ Unknown Date _____ Original Location: _____

* B8. Related Features:

This house is a non-contributing structure to the Burlingame Historic District.

B9a. Architect: Unknown b. Builder: Unknown

* B10. Significance: Theme Architecture Area San Diego

Period of Significance 1912-1952 Property Type Residential SF Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Burlingame Historical District consists of some forty acres of land, originally developed in 1912, extending along San Marcos Street to the north, Kalmia Street to the south, 32nd Street to the east, and 30th Street to the west. The tract's architectural significance is expressed in its curvilinear street plan, which follows the area's natural contours. The original planners, Joseph McFadden and George Buxton, demarcated it with rose-colored sidewalks, the only such area in the City of San Diego to do so. Limited access to the tract at the time of its incorporation has left it with a quality of an integrated and separate development distinct from the surrounding community. The tract is a major example of an early twentieth century local experimental approach to real estate development utilizing a "team of specialists" to develop, market and deal exclusive real estate property. Its developers were extremely active in local real estate development during this time. Architectural control was maintained through the use of consulting architect, William H. Wheeler, and restrictive building covenants. Later on, these controls would be enforced through the watchdog efforts of Burlingame Women's Club, allegedly the earliest and oldest neighborhood organization in San Diego. Located within the tract is an eclectic mix of over two hundred unique and interesting houses, each a representation of pre-World War One suburban residential architecture; including Craftsman, Mission, Spanish Colonial and Pueblo Revivals, as well as Prairie School, Art Deco, Ranch, Colonial Revival and many other individual hybrid combinations of several styles.

B11. Additional Resource Attributes: (List attributes and codes): _____

* B12. References:

McAlester & McAlester. "A Field Guide to American Houses". 1984.

B13. Remarks:

* B14. Evaluator: City San Diego Planning Staff

Date of Evaluation: 4/29/2002

(This space reserved for official comments.)

(Sketch map with north arrow required)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

 ***Resource Name or #** 2680 San Marcos Avenue, APN 453-721-10

***Recorded by:** City of San Diego Historical Resources Board ***Date:** 11/29/2007 ☒ Continuation ☐ Update

Status Code 6Z
Non-Contributing Resource

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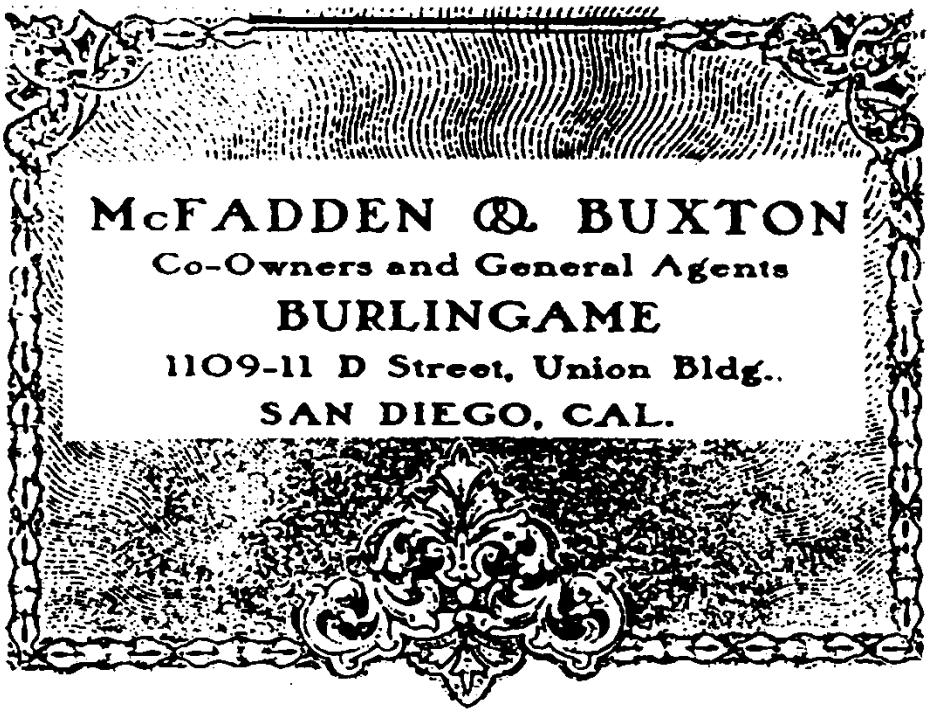
Burlingame Historic District



Appendix: U.S. Secretary of the Interior's Standards

Included in this Appendix is the U.S. Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings. These Standards and Guidelines are to be used when designing additions to historic structures and infill within the historic district.

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Standards for Rehabilitation & Guidelines for Rehabilitating Historic Buildings

Rehabilitation *is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.*

Standards for Rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Guidelines for Rehabilitating Historic Buildings

Introduction

In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the **Standards for Rehabilitation and Guidelines for Rehabilitation** to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.

Identify, Retain, and Preserve Historic Materials and Features

Like Preservation, guidance for the treatment **Rehabilitation** begins with recommendations to identify the form and detailing of those architectural materials and features that are important in defining the building's historic character and which must be retained in order to preserve that character. Therefore, guidance on ***identifying, retaining, and preserving*** character-defining features is always given first. The character of a historic building may be defined by the form and detailing of exterior materials, such as masonry, wood, and metal; exterior features, such as roofs, porches, and windows; interior materials, such as plaster and paint; and interior features, such as moldings and stairways, room configuration and spatial relationships, as well as structural and mechanical systems.

Protect and Maintain Historic Materials and Features

After identifying those materials and features that are important and must be retained in the process of **Rehabilitation** work, then ***protecting and maintaining*** them are addressed. Protection generally involves the least degree of intervention and is preparatory to other work. For example, protection includes the maintenance of historic material through treatments such as rust removal, caulking, limited paint removal, and re-application of protective coatings; the cyclical cleaning of roof gutter systems; or installation of fencing, alarm systems and other temporary protective measures. Although a historic building will usually require more extensive work, an overall evaluation of its physical condition should always begin at this level.

Repair Historic Materials and Features

Next, when the physical condition of character-defining materials and features warrants additional work ***repairing*** is recommended. **Rehabilitation** guidance for the repair of historic materials such as masonry, wood, and architectural metals again begins with the least degree of intervention possible such as patching, piecing-in, splicing, consolidating, or otherwise reinforcing or upgrading them according to recognized preservation methods. Repairing also includes the limited replacement in kind—or with

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Note: The Guidelines for Rehabilitating Historic Buildings in this chapter have already appeared in *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings*, published in 1992.

Originally built as single-family, semi-detached duplexes, these houses were rehabilitated for a new use as rental apartments. While some alteration to non-significant interior features and spaces was necessary in each one, the exteriors were essentially preserved. Photos: Mistick, Inc.

compatible substitute material—of extensively deteriorated or missing parts of features when there are surviving prototypes (for example, brackets, dentils, steps, plaster, or portions of slate or tile roofing). Although using the same kind of material is always the preferred option, substitute material is acceptable if the form and design as well as the substitute material itself convey the visual appearance of the remaining parts of the feature and finish.

Replace Deteriorated Historic Materials and Features

Following repair in the hierarchy, **Rehabilitation** guidance is provided for ***replacing*** an entire character-defining feature with new material because the level of deterioration or damage of materials precludes repair (for example, an exterior cornice; an interior staircase; or a complete porch or storefront). If the essential form and detailing are still evident so that the physical evidence can be used to re-establish the feature as an integral part of the rehabilitation, then its replacement is appropriate. Like the guidance for repair, the preferred option is always replacement of the entire feature in kind, that is, with the same material. Because this approach may not always be technically or economically feasible, provisions are made to consider the use of a compatible substitute material.

It should be noted that, while the National Park Service guidelines recommend the replacement of an entire character-defining feature that is extensively deteriorated, they never recommend removal and replacement with new material of a feature that—although damaged or deteriorated—could reasonably be repaired and thus preserved.

Design for the Replacement of Missing Historic Features

When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance. Although accepting the loss is one possibility, where an important architectural feature is missing, its replacement is always recommended in the **Rehabilitation** guidelines as the *first* or preferred, course of action. Thus, if adequate historical, pictorial, and physical documentation exists so that the feature may be accurately reproduced, and if it is desirable to re-establish the feature as part of the building's historical appearance, then designing and constructing a new feature based on such information is appropriate. However, a *second* acceptable option for the replacement feature is a new design that is compatible with the remaining character-defining features of the historic building. The new design should always take into account the size, scale, and material of the historic building itself and, most importantly, should be clearly differentiated so that a false historical appearance is not created.

Alterations/Additions for the New Use

Some exterior and interior alterations to a historic building are generally needed to assure its continued use, but it is most important that such alterations do not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes. Alterations may include providing additional parking space on an existing historic building site; cutting new entrances or windows on secondary elevations; inserting an additional floor; installing an entirely new mechanical system; or creating an atrium or light well. Alteration may also include the selective removal of buildings or other features of the environment or building site that are intrusive and therefore detract from the overall historic character.

The construction of an exterior addition on a historic building may seem to be essential for the new use, but it is emphasized in the **Rehabilitation** guidelines that such new additions should be avoided, if possible, and considered *only* after it is determined that those needs cannot be met by altering secondary, i.e., non character-defining interior spaces. If, after a thorough evaluation of interior solutions, an exterior addition is still judged to be the only viable alterative, it should be designed and constructed to be clearly differentiated from the historic building and so that the character-defining features are not radically changed, obscured, damaged, or destroyed.

Additions and alterations to historic buildings are referenced within specific sections of the **Rehabilitation** guidelines such as Site, Roofs, Structural Systems, etc., but are addressed in detail in *New Additions to Historic Buildings*, found at the end of this chapter.

Energy Efficiency/Accessibility Considerations/Health and Safety Code Considerations

These sections of the guidance address work done to meet accessibility requirements and health and safety code requirements; or retrofitting measures to improve energy efficiency. Although this work is quite often an important aspect of **Rehabilitation** projects, it is usually not a part of the overall process of protecting or repairing character-defining features; rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to radically change, obscure, damage, or destroy character-defining materials or features in the process of meeting code and energy requirements.

Rehabilitation as a Treatment *When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed.*

Building Exterior

Masonry: Brick, stone, terra cotta, concrete, adobe, stucco and mortar

Recommended	*Not Recommended*
Identifying, retaining, and preserving masonry features that are important in defining the overall historic character of the building such as walls, brackets, railings, cornices, window architraves, door pediments, steps, and columns; and details such as tooling and bonding patterns, coatings, and color.	Removing or radically changing masonry features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Replacing or rebuilding a major portion of exterior masonry walls that could be repaired so that, as a result, the building is no longer historic and is essentially new construction.
	Applying paint or other coatings such as stucco to masonry that has been historically unpainted or uncoated to create a new appearance.
	Removing paint from historically painted masonry.
	Radically changing the type of paint or coating or its color.
Protecting and maintaining masonry by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved decorative features.	Failing to evaluate and treat the various causes of mortar joint deterioration such as leaking roofs or gutters, differential settlement of the building, capillary action, or extreme weather exposure.
Cleaning masonry only when necessary to halt deterioration or remove heavy soiling.	Cleaning masonry surfaces when they are not heavily soiled to create a new appearance, thus needlessly introducing chemicals or moisture into historic materials.
Carrying out masonry surface cleaning tests after it has been determined that such cleaning is appropriate. Tests should be observed over a sufficient period of time so that both the immediate and the long range effects are known to enable selection of the gentlest method possible.	Cleaning masonry surfaces without testing or without sufficient time for the testing results to be of value.

Recommended	*Not Recommended*
Cleaning masonry surfaces with the gentlest method possible, such as low pressure water and detergents, using natural bristle brushes.	Sandblasting brick or stone surfaces using dry or wet grit or other abrasives. These methods of cleaning permanently erode the surface of the material and accelerate deterioration.
	Using a cleaning method that involves water or liquid chemical solutions when there is any possibility of freezing temperatures.
	Cleaning with chemical products that will damage masonry, such as using acid on limestone or marble, or leaving chemicals on masonry surfaces.
	Applying high pressure water cleaning methods that will damage historic masonry and the mortar joints.
Inspecting painted masonry surfaces to determine whether repainting is necessary.	Removing paint that is firmly adhering to, and thus protecting, masonry surfaces.
Removing damaged or deteriorated paint only to the next sound layer using the gentlest method possible (e.g., hand-scraping) prior to repainting.	Using methods of removing paint which are destructive to masonry, such as sandblasting, application of caustic solutions, or high pressure waterblasting.
Applying compatible paint coating systems following proper surface preparation.	Failing to follow manufacturers' product and application instructions when repainting masonry.
Repainting with colors that are historically appropriate to the building and district.	Using new paint colors that are inappropriate to the historic building and district.
Evaluating the overall condition of the masonry to determine whether more than protection and maintenance are required, that is, if repairs to masonry features will be necessary.	Failing to undertake adequate measures to assure the protection of masonry features.
Repairing masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration such as disintegrating mortar, cracks in mortar joints, loose bricks, damp walls, or damaged plasterwork.	Removing nondeteriorated mortar from sound joints, then repointing the entire building to achieve a uniform appearance.
Removing deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry.	Using electric saws and hammers rather than hand tools to remove deteriorated mortar from joints prior to repointing.

Recommended	*Not Recommended*
Duplicating old mortar in strength, composition, color, and texture.	Repointing with mortar of high portland cement content (unless it is the content of the historic mortar). This can often create a bond that is stronger than the historic material and can cause damage as a result of the differing coefficient of expansion and the differing porosity of the material and the mortar.
	Repointing with a synthetic caulking compound.
	Using a "scrub" coating technique to repoint instead of traditional repointing methods.
Duplicating old mortar joints in width and in joint profile.	Changing the width or joint profile when repointing.
Repairing stucco by removing the damaged material and patching with new stucco that duplicates the old in strength, composition, color, and texture.	Removing sound stucco; or repairing with new stucco that is stronger than the historic material or does not convey the same visual appearance.
Using mud plaster as a surface coating over unfired, unstabilized adobe because the mud plaster will bond to the adobe.	Applying cement stucco to unfired, unstabilized adobe. Because the cement stucco will not bond properly, moisture can become entrapped between materials, resulting in accelerated deterioration of the adobe.
Cutting damaged concrete back to remove the source of deterioration (often corrosion on metal reinforcement bars). The new patch must be applied carefully so it will bond satisfactorily with, and match, the historic concrete.	Patching concrete without removing the source of deterioration.
Repairing masonry features by patching, piecing-in, or consolidating the masonry using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of masonry features when there are surviving prototypes such as terra-cotta brackets or stone balusters.	Replacing an entire masonry feature such as a cornice or balustrade when repair of the masonry and limited replacement of deteriorated or missing parts are appropriate.
	Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the masonry feature or that is physically or chemically incompatible.

Recommended	*Not Recommended*
Applying new or non-historic surface treatments such as water-repellent coatings to masonry only after repointing and only if masonry repairs have failed to arrest water penetration problems.	Applying waterproof, water repellent, or non-historic coatings such as stucco to masonry as a substitute for repointing and masonry repairs. Coatings are frequently unnecessary, expensive, and may change the appearance of historic masonry as well as accelerate its deterioration.
Replacing in kind an entire masonry feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include large sections of a wall, a cornice, balustrade, column, or stairway. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.	Removing a masonry feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of **Rehabilitation** *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and installing a new masonry feature such as steps or a door pediment when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced masonry feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new masonry feature that is incompatible in size, scale, material and color.

Building Exterior

Wood: Clapboard, weatherboard, shingles, and other wooden siding and decorative elements

Recommended	*Not Recommended*
Identifying, retaining, and preserving wood features that are important in defining the overall historic character of the building such as siding, cornices, brackets, window architraves, and doorway pediments; and their paints, finishes, and colors.	Removing or radically changing wood features which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Removing a major portion of the historic wood from a facade instead of repairing or replacing only the deteriorated wood, then reconstructing the facade with new material in order to achieve a uniform or "improved" appearance.
	Radically changing the type of finish or its color or accent scheme so that the historic character of the exterior is diminished.
	Stripping historically painted surfaces to bare wood, then applying clear finishes or stains in order to create a "natural look."
	Stripping paint or varnish to bare wood rather than repairing or reapplying a special finish, i.e., a grained finish to an exterior wood feature such as a front door.
Protecting and maintaining wood features by providing proper drainage so that water is not allowed to stand on flat, horizontal surfaces or accumulate in decorative features.	Failing to identify, evaluate, and treat the causes of wood deterioration, including faulty flashing, leaking gutters, cracks and holes in siding, deteriorated caulking in joints and seams, plant material growing too close to wood surfaces, or insect or fungus infestation.
Applying chemical preservatives to wood features such as beam ends or outriggers that are exposed to decay hazards and are traditionally unpainted.	Using chemical preservatives such as creosote which, unless they were used historically, can change the appearance of wood features.
Retaining coatings such as paint that help protect the wood from moisture and ultraviolet light. Paint removal should be considered only where there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate protective coatings.	Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to the effects of accelerated weathering.

Recommended

Inspecting painted wood surfaces to determine whether repainting is necessary or if cleaning is all that is required.

Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (handscraping and handsanding), then repainting.

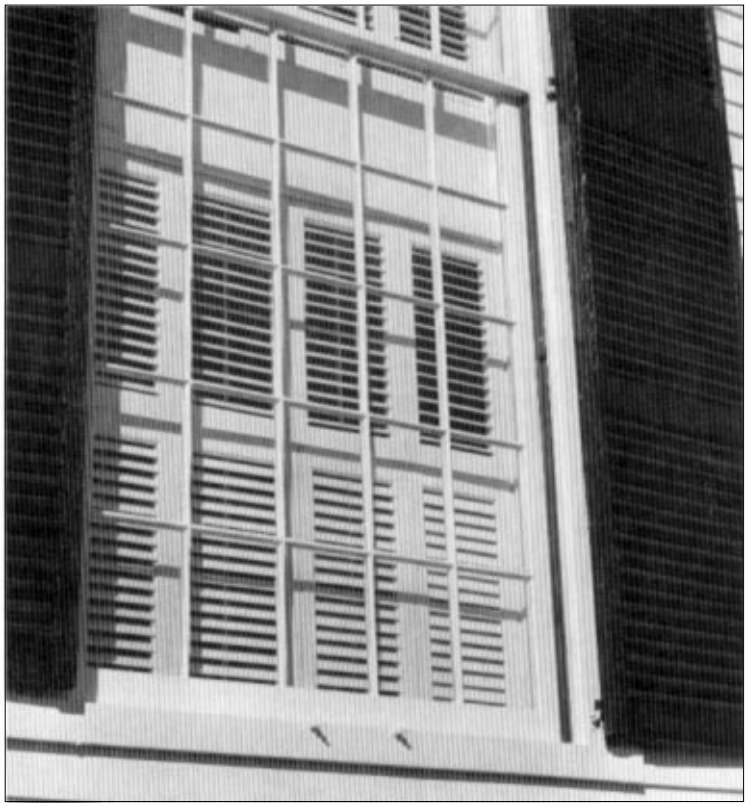
Using with care electric hot-air guns on decorative wood features and electric heat plates on flat wood surfaces when paint is so deteriorated that total removal is necessary prior to repainting.

Not Recommended

Removing paint that is firmly adhering to, and thus, protecting wood surfaces.

Using destructive paint removal methods such as propane or butane torches, sandblasting or waterblasting. These methods can irreversibly damage historic woodwork.

Using thermal devices improperly so that the historic woodwork is scorched.



According to the Standards for Rehabilitation, existing historic materials should be protected, maintained and repaired. In an exemplary project, the windows and shutters of this historic residence were carefully preserved.

Recommended

Using chemical strippers primarily to supplement other methods such as handscraping, handsanding and the above-recommended thermal devices. Detachable wooden elements such as shutters, doors, and columns may—with the proper safeguards—be chemically dip-stripped.

Applying compatible paint coating systems following proper surface preparation.

Repainting with colors that are appropriate to the historic building and district.

Evaluating the overall condition of the wood to determine whether more than protection and maintenance are required, that is, if repairs to wood features will be necessary.

Repairing wood features by patching, piecing-in, consolidating, or otherwise reinforcing the wood using recognized preservation methods. Repair may also include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features where there are surviving prototypes such as brackets, molding, or sections of siding.

Replacing in kind an entire wood feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples of wood features include a cornice, entablature or balustrade. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Failing to neutralize the wood thoroughly after using chemicals so that new paint does not adhere.

Allowing detachable wood features to soak too long in a caustic solution so that the wood grain is raised and the surface roughened.

Failing to follow manufacturers' product and application instructions when repainting exterior woodwork.

Using new colors that are inappropriate to the historic building or district.

Failing to undertake adequate measures to assure the protection of wood features.

Replacing an entire wood feature such as a cornice or wall when repair of the wood and limited replacement of deteriorated or missing parts are appropriate.

Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the wood feature or that is physically or chemically incompatible.

Removing an entire wood feature that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of **Rehabilitation** *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and installing a new wood feature such as a cornice or doorway when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced wood feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new wood feature that is incompatible in size, scale, material and color.

Building Exterior

Architectural Metals: Cast iron, steel, pressed tin, copper, aluminum, and zinc

Recommended	*Not Recommended*
Identifying, retaining, and preserving architectural metal features such as columns, capitals, window hoods, or stairways that are important in defining the overall historic character of the building; and their finishes and colors. Identification is also critical to differentiate between metals prior to work. Each metal has unique properties and thus requires different treatments.	Removing or radically changing architectural metal features which are important in defining the overall historic character of the building so that, as a result, the character is diminished. Removing a major portion of the historic architectural metal from a facade instead of repairing or replacing only the deteriorated metal, then reconstructing the facade with new material in order to create a uniform, or "improved" appearance. Radically changing the type of finish or its historic color or accent scheme.
Protecting and maintaining architectural metals from corrosion by providing proper drainage so that water does not stand on flat, horizontal surfaces or accumulate in curved, decorative features.	Failing to identify, evaluate, and treat the causes of corrosion, such as moisture from leaking roofs or gutters. Placing incompatible metals together without providing a reliable separation material. Such incompatibility can result in galvanic corrosion of the less noble metal, e.g., copper will corrode cast iron, steel, tin, and aluminum.
Cleaning architectural metals, when appropriate, to remove corrosion prior to repainting or applying other appropriate protective coatings.	Exposing metals which were intended to be protected from the environment. Applying paint or other coatings to metals such as copper, bronze, or stainless steel that were meant to be exposed.
Identifying the particular type of metal prior to any cleaning procedure and then testing to assure that the gentlest cleaning method possible is selected or determining that cleaning is inappropriate for the particular metal.	Using cleaning methods which alter or damage the historic color, texture, and finish of the metal; or cleaning when it is inappropriate for the metal. Removing the patina of historic metal. The patina may be a protective coating on some metals, such as bronze or copper, as well as a significant historic finish.

Recommended	*Not Recommended*
Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with appropriate chemical methods because their finishes can be easily abraded by blasting methods.	Cleaning soft metals such as lead, tin, copper, terneplate, and zinc with grit blasting which will abrade the surface of the metal.
Using the gentlest cleaning methods for cast iron, wrought iron, and steel—hard metals—in order to remove paint buildup and corrosion. If handscraping and wire brushing have proven ineffective, low pressure grit blasting may be used as long as it does not abrade or damage the surface.	Failing to employ gentler methods prior to abrasively cleaning cast iron, wrought iron or steel; or using high pressure grit blasting.
Applying appropriate paint or other coating systems after cleaning in order to decrease the corrosion rate of metals or alloys.	Failing to re-apply protective coating systems to metals or alloys that require them after cleaning so that accelerated corrosion occurs.
Repainting with colors that are appropriate to the historic building or district.	Using new colors that are inappropriate to the historic building or district.
Applying an appropriate protective coating such as lacquer to an architectural metal feature such as a bronze door which is subject to heavy pedestrian use.	Failing to assess pedestrian use or new access patterns so that architectural metal features are subject to damage by use or inappropriate maintenance such as salting adjacent sidewalks.
Evaluating the overall condition of the architectural metals to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the protection of architectural metal features.
Repairing architectural metal features by patching, splicing, or otherwise reinforcing the metal following recognized preservation methods. Repairs may also include the limited replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balusters, column capitals or bases; or porch cresting.	Replacing an entire architectural metal feature such as a column or a balustrade when repair of the metal and limited replacement of deteriorated or missing parts are appropriate.
	Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the architectural metal feature or that is physically or chemically incompatible.

Recommended	*Not Recommended*
Replacing in kind an entire architectural metal feature that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples could include cast iron porch steps or steel sash windows. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.	Removing an architectural metal feature that is unrepairable and not replacing it; or replacing it with a new architectural metal feature that does not convey the same visual appearance.

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Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and installing a new architectural metal feature such as a metal cornice or cast iron capital when the historic feature is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced architectural metal feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new architectural metal feature that is incompatible in size, scale, material, and color.

Building Exterior

Roofs

Recommended	*Not Recommended*
Identifying, retaining, and preserving roofs—and their functional and decorative features—that are important in defining the overall historic character of the building. This includes the roof's shape, such as hipped, gambrel, and mansard; decorative features such as cupolas, cresting chimneys, and weathervanes; and roofing material such as slate, wood, clay tile, and metal, as well as its size, color, and patterning.	Radically changing, damaging, or destroying roofs which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Removing a major portion of the roof or roofing material that is repairable, then reconstructing it with new material in order to create a uniform, or "improved" appearance.
	Changing the configuration of a roof by adding new features such as dormer windows, vents, or skylights so that the historic character is diminished.
	Stripping the roof of sound historic material such as slate, clay tile, wood, and architectural metal.
	Applying paint or other coatings to roofing material which has been historically uncoated.
Protecting and maintaining a roof by cleaning the gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration; and to ensure that materials are free from insect infestation.	Failing to clean and maintain gutters and downspouts properly so that water and debris collect and cause damage to roof fasteners, sheathing, and the underlying structure.
Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.	Allowing roof fasteners, such as nails and clips to corrode so that roofing material is subject to accelerated deterioration.
Protecting a leaking roof with plywood and building paper until it can be properly repaired.	Permitting a leaking roof to remain unprotected so that accelerated deterioration of historic building materials—masonry, wood, plaster, paint and structural members—occurs.

Recommended

Repairing a roof by reinforcing the historic materials which comprise roof features. Repairs will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as cupola louvers, dentils, dormer roofing; or slates, tiles, or wood shingles on a main roof.

Replacing in kind an entire feature of the roof that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model to reproduce the feature. Examples can include a large section of roofing, or a dormer or chimney. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Replacing an entire roof feature such as a cupola or dormer when repair of the historic materials and limited replacement of deteriorated or missing parts are appropriate.

Failing to reuse intact slate or tile when only the roofing substrate needs replacement.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the roof or that is physically or chemically incompatible.

Removing a feature of the roof that is unrepairable, such as a chimney or dormer, and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

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Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and constructing a new feature when the historic feature is completely missing, such as chimney or cupola. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new roof feature that is incompatible in size, scale, material and color.
Alterations/Additions for the New Use	
Installing mechanical and service equipment on the roof such as air conditioning, transformers, or solar collectors when required for the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.	Installing mechanical or service equipment so that it damages or obscures character-defining features; or is conspicuous from the public right-of-way.
Designing additions to roofs such as residential, office, or storage spaces; elevator housing; decks and terraces; or dormers or skylights when required by the new use so that they are inconspicuous from the public right-of-way and do not damage or obscure character-defining features.	Radically changing a character-defining roof shape or damaging or destroying character-defining roofing material as a result of incompatible design or improper installation techniques.

Building Exterior

Windows

Recommended

Identifying, retaining, and preserving windows—and their functional and decorative features—that are important in defining the overall historic character of the building. Such features can include frames, sash, muntins, glazing, sills, heads, hoodmolds, panelled or decorated jambs and moldings, and interior and exterior shutters and blinds.

Conducting an indepth survey of the condition of existing windows early in rehabilitation planning so that repair and upgrading methods and possible replacement options can be fully explored.

Protecting and maintaining the wood and architectural metals which comprise the window frame, sash, muntins, and surrounds through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.

Making windows weathertight by re-caulking and replacing or installing weatherstripping. These actions also improve thermal efficiency.

Not Recommended

Removing or radically changing windows which are important in defining the historic character of the building so that, as a result, the character is diminished.

Changing the number, location, size or glazing pattern of windows, through cutting new openings, blocking-in windows, and installing replacement sash that do not fit the historic window opening.

Changing the historic appearance of windows through the use of inappropriate designs, materials, finishes, or colors which noticeably change the sash, depth of reveal, and muntin configuration; the reflectivity and color of the glazing; or the appearance of the frame.

Obscuring historic window trim with metal or other material.

Stripping windows of historic material such as wood, cast iron, and bronze.

Replacing windows solely because of peeling paint, broken glass, stuck sash, and high air infiltration. These conditions, in themselves, are no indication that windows are beyond repair.

Failing to provide adequate protection of materials on a cyclical basis so that deterioration of the window results.

Retrofitting or replacing windows rather than maintaining the sash, frame, and glazing.

Recommended	*Not Recommended*
Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, i.e. if repairs to windows and window features will be required.	Failing to undertake adequate measures to assure the protection of historic windows.
Repairing window frames and sash by patching, splicing, consolidating or otherwise reinforcing. Such repair may also include replacement in kind—or with compatible substitute material—of those parts that are either extensively deteriorated or are missing when there are surviving prototypes such as architraves, hoodmolds, sash, sills, and interior or exterior shutters and blinds.	Replacing an entire window when repair of materials and limited replacement of deteriorated or missing parts are appropriate. Failing to reuse serviceable window hardware such as brass sash lifts and sash locks. Using substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the window or that is physically or chemically incompatible.
Replacing in kind an entire window that is too deteriorated to repair using the same sash and pane configuration and other design details. If using the same kind of material is not technically or economically feasible when replacing windows deteriorated beyond repair, then a compatible substitute material may be considered.	Removing a character-defining window that is unrepairable and blocking it in; or replacing it with a new window that does not convey the same visual appearance.

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Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and installing new windows when the historic windows (frames, sash and glazing) are completely missing. The replacement windows may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the window openings and the historic character of the building.	Creating a false historical appearance because the replaced window is based on insufficient historical, pictorial, and physical documentation. Introducing a new design that is incompatible with the historic character of the building.
Alterations/Additions for the New Use	
Designing and installing additional windows on rear or other non-character-defining elevations if required by the new use. New window openings may also be cut into exposed party walls. Such design should be compatible with the overall design of the building, but not duplicate the fenestration pattern and detailing of a character-defining elevation.	Installing new windows, including frames, sash, and muntin configuration that are incompatible with the building's historic appearance or obscure, damage, or destroy character-defining features.
Providing a setback in the design of dropped ceilings when they are required for the new use to allow for the full height of the window openings.	Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are changed.

a

b

c

(a) An armory complex was rehabilitated for rental housing. (b) This view of the rear elevation shows the paired, nine-over-nine wood sash windows and high sills that characterized the building. (c) After inappropriate rehabilitation work, the same rear elevation is shown with new skylights added to the roof, prefabricated panels filling the former brick areas, and new wood decks and privacy fences. Because the work changed the historic character, the project did not meet the Standards.

Building Exterior

Entrances and Porches

Recommended	*Not Recommended*
Identifying, retaining, and preserving entrances and porches—and their functional and decorative features—that are important in defining the overall historic character of the building such as doors, fanlights, sidelights, pilaster, entablatures, columns, balustrades, and stairs.	Removing or radically changing entrances and porches which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Stripping entrances and porches of historic material such as wood, cast iron, terra cotta tile, and brick.
	Removing an entrance or porch because the building has been re-oriented to accommodate a new use.
	Cutting new entrances on a primary elevation.
	Altering utilitarian or service entrances so they appear to be formal entrances by adding panelled doors, fanlights, and sidelights.
Protecting and maintaining the masonry, wood, and architectural metals that comprise entrances and porches through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and re-application of protective coating systems.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration of entrances and porches results.
Evaluating the overall condition of materials to determine whether more than protection and maintenance are required, that is, repairs to entrance and porch features will be necessary.	Failing to undertake adequate measures to assure the protection of historic entrances and porches.
Repairing entrances and porches by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features where there are surviving prototypes such as balustrades, cornices, entablatures, columns, sidelights, and stairs.	Replacing an entire entrance or porch when the repair of materials and limited replacement of parts are appropriate.
	Using a substitute material for the replacement parts that does not convey the visual appearance of the surviving parts of the entrance and porch or that is physically or chemically incompatible.

In Rehabilitation, deteriorated features should be repaired, whenever possible, and replaced when the severity of the damage makes it necessary. Here, a two-story porch is seen prior to treatment (left). The floor boards are rotted out and the columns are in a state of collapse, supported only by crude, temporary shafts. Other components are in varying stages of decay. Appropriate work on the historic porch (right) included repairs to the porch rails; and total replacement of the extensively deteriorated columns and floor boards. Some dismantling of the porch was necessary.

Recommended	*Not Recommended*
Replacing in kind an entire entrance or porch that is too deteriorated to repair—if the form and detailing are still evident—using the physical evidence as a model to reproduce the feature. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.	Removing an entrance or porch that is unrepairable and not replacing it; or replacing it with a new entrance or porch that does not convey the same visual appearance.

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Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and constructing a new entrance or porch when the historic entrance or porch is completely missing. It may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character building.	Creating a false historical appearance because the replaced entrance or porch is based on insufficient historical, pictorial, and physical documentation. Introducing a new entrance or porch that is incompatible in size, scale, material, and color.
Alterations/Additions for the New Use	
Designing enclosures for historic porches on secondary elevations when required by the new use in a manner that preserves the historic character of the building. This can include using large sheets of glass and recessing the enclosure wall behind existing scrollwork, posts, and balustrades.	Enclosing porches in a manner that results in a diminution or loss of historic character by using materials such as wood, stucco, or masonry.
Designing and installing additional entrances or porches on secondary elevations when required for the new use in a manner that preserves the historic character of the buildings, i.e., limiting such alteration to non-character-defining elevations.	Installing secondary service entrances and porches that are incompatible in size and scale with the historic building or obscure, damage, or destroy character-defining features.

Building Exterior

Storefronts

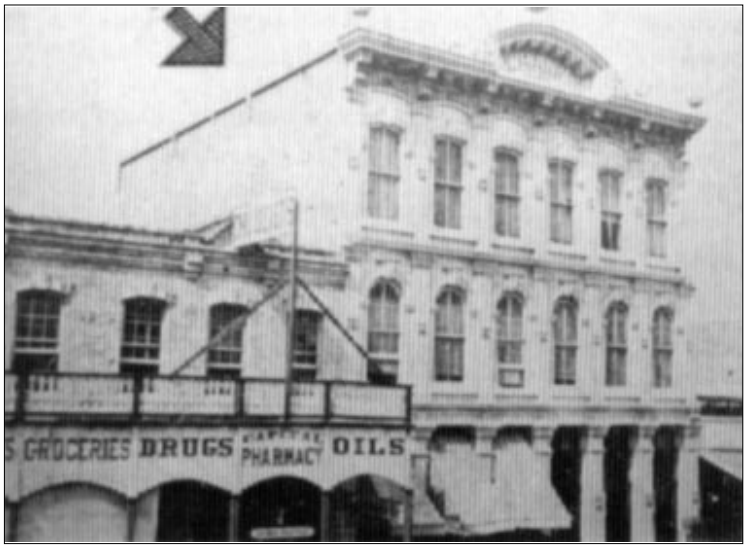
Recommended	*Not Recommended*
Identifying, retaining, and preserving storefronts—and their functional and decorative features—that are important in defining the overall historic character of the building such as display windows, signs, doors, transoms, kick plates, corner posts, and entablatures. The removal of inappropriate, non-historic cladding, false mansard roofs, and other later alterations can help reveal the historic character of a storefront.	Removing or radically changing storefronts—and their features—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.
	Changing the storefront so that it appears residential rather than commercial in character.
	Removing historic material from the storefront to create a recessed arcade.
	Introducing coach lanterns, mansard designs, wood shakes, nonoperable shutters, and small-paned windows if they cannot be documented historically.
	Changing the location of a storefront's main entrance.
Protecting and maintaining masonry, wood, and architectural metals which comprise storefronts through appropriate treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of storefront features results.
Protecting storefronts against arson and vandalism before work begins by boarding up windows and installing alarm systems that are keyed into local protection agencies.	Permitting entry into the building through unsecured or broken windows and doors so that interior features and finishes are damaged by exposure to weather or vandalism.
	Stripping storefronts of historic material such as wood, cast iron, terra cotta, carrara glass, and brick.
Evaluating the existing condition of storefront materials to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the preservation of the historic storefront.

Recommended	*Not Recommended*
Repairing storefronts by reinforcing the historic materials. Repairs will also generally include the limited replacement in kind—or with compatible substitute materials—of those extensively deteriorated or missing parts of storefronts where there are surviving prototypes such as transoms, kick plates, pilasters, or signs.	Replacing an entire storefront when repair of materials and limited replacement of its parts are appropriate. Using substitute material for the replacement parts that does not convey the same visual appearance as the surviving parts of the storefront or that is physically or chemically incompatible.
Replacing in kind an entire storefront that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model. If using the same material is not technically or economically feasible, then compatible substitute materials may be considered.	Removing a storefront that is unrepairable and not replacing it; or replacing it with a new storefront that does not convey the same visual appearance.

The following work is highlighted to indicate that it represents the particularly complex technical or design aspects of **Rehabilitation** *projects and should only be considered after the preservation concerns listed above have been addressed.*

Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and constructing a new storefront when the historic storefront is completely missing. It may be an accurate restoration using historical, pictorial, and physical documentation; or be a new design that is compatible with the size, scale, material, and color of the historic building.	Creating a false historical appearance because the replaced storefront is based on insufficient historical, pictorial, and physical documentation. Introducing a new design that is incompatible in size, scale, material, and color. Using inappropriately scaled signs and logos or other types of signs that obscure, damage, or destroy remaining character-defining features of the historic building.

a



b

c

In the treatment, Rehabilitation, one option for replacing missing historic features is to use pictorial documentation and/or physical evidence to re-create the historic feature. (a) In this example, the ornamental cornice of an 1866 limestone building was missing; and the ground level storefront had been extensively altered. (b) and (c) Based on the availability of photographic and other documentation, the owners were able to accurately restore the cornice and storefront to their historic configuration. A substitute material, fiberglass, was used to fabricate the missing pressed metal cornice, an acceptable alternative in this project. All work met the Standards.

Building Interior

Structural Systems

Recommended

Identifying, retaining, and preserving structural systems—and individual features of systems—that are important in defining the overall historic character of the building, such as post and beam systems, trusses, summer beams, vigas, cast iron columns, above-grade stone foundation walls, or load-bearing brick or stone walls.

Protecting and maintaining the structural system by cleaning the roof gutters and downspouts; replacing roof flashing; keeping masonry, wood, and architectural metals in a sound condition; and ensuring that structural members are free from insect infestation.

Examining and evaluating the physical condition of the structural system and its individual features using non-destructive techniques such as X-ray photography.

Not Recommended

Removing, covering, or radically changing visible features of structural systems which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Putting a new use into the building which could overload the existing structural system; or installing equipment or mechanical systems which could damage the structure.

Demolishing a loadbearing masonry wall that could be augmented and retained, and replacing it with a new wall (i.e., brick or stone), using the historic masonry only as an exterior veneer.

Leaving known structural problems untreated such as deflection of beams, cracking and bowing of walls, or racking of structural members.

Utilizing treatments or products that accelerate the deterioration of structural material such as introducing urea-formaldehyde foam insulation into frame walls.

Failing to provide proper building maintenance so that deterioration of the structural system results. Causes of deterioration include subsurface ground movement, vegetation growing too close to foundation walls, improper grading, fungal rot, and poor interior ventilation that results in condensation.

Utilizing destructive probing techniques that will damage or destroy structural material.

Recommended

Repairing the structural system by augmenting or upgrading individual parts or features. For example, weakened structural members such as floor framing can be paired with a new member, braced, or otherwise supplemented and reinforced.

Replacing in kind—or with substitute material—those portions or features of the structural system that are either extensively deteriorated or are missing when there are surviving prototypes such as cast iron columns, roof rafters or trusses, or sections of loadbearing walls. Substitute material should convey the same form, design, and overall visual appearance as the historic feature; and, at a minimum, be equal to its loadbearing capabilities.

Not Recommended

Upgrading the building structurally in a manner that diminishes the historic character of the exterior, such as installing strapping channels or removing a decorative cornice; or damages interior features or spaces.

Replacing a structural member or other feature of the structural system when it could be augmented and retained.

Installing a visible replacement feature that does not convey the same visual appearance, e.g., replacing an exposed wood summer beam with a steel beam.

Using substitute material that does not equal the loadbearing capabilities of the historic material and design or is otherwise physically or chemically incompatible.

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Recommended	*Not Recommended*
Alterations/Additions for the New Use	
Limiting any new excavations adjacent to historic foundations to avoid undermining the structural stability of the building or adjacent historic buildings. Studies should be done to ascertain potential damage to archeological resources.	Carrying out excavations or regrading adjacent to or within a historic building which could cause the historic foundation to settle, shift, or fail; could have a similar effect on adjacent historic buildings; or could destroy significant archeological resources.
Correcting structural deficiencies in preparation for the new use in a manner that preserves the structural system and individual character-defining features.	Radically changing interior spaces or damaging or destroying features or finishes that are character-defining while trying to correct structural deficiencies in preparation for the new use.
Designing and installing new mechanical or electrical systems when required for the new use which minimize the number of cutouts or holes in structural members.	Installing new mechanical and electrical systems or equipment in a manner which results in numerous cuts, splices, or alterations to the structural members.
Adding a new floor when required for the new use if such an alteration does not damage or destroy the structural system or obscure, damage, or destroy character-defining spaces, features, or finishes.	Inserting a new floor when such a radical change damages a structural system or obscures or destroys interior spaces, features, or finishes. Inserting new floors or furred-down ceilings which cut across the glazed areas of windows so that the exterior form and appearance of the windows are radically changed.
Creating an atrium or a light well to provide natural light when required for the new use in a manner that assures the preservation of the structural system as well as character-defining interior spaces, features, and finishes.	Damaging the structural system or individual features; or radically changing, damaging, or destroying character-defining interior spaces, features, or finishes in order to create an atrium or a light well.

Building Interior

Spaces, Features, and Finishes

Recommended

Not Recommended

Interior Spaces

Identifying, retaining, and preserving a floor plan or interior spaces that are important in defining the overall historic character of the building. This includes the size, configuration, proportion, and relationship of rooms and corridors; the relationship of features to spaces; and the spaces themselves such as lobbies, reception halls, entrance halls, double parlors, theaters, auditoriums, and important industrial or commercial spaces.

Radically changing a floor plan or interior spaces—including individual rooms—which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Altering the floor plan by demolishing principal walls and partitions to create a new appearance.

Altering or destroying interior spaces by inserting floors, cutting through floors, lowering ceilings, or adding or removing walls.

Relocating an interior feature such as a staircase so that the historic relationship between features and spaces is altered.

Interior Features and Finishes

Identifying, retaining, and preserving interior features and finishes that are important in defining the overall historic character of the building, including columns, cornices, baseboards, fireplaces and mantels, panelling, light fixtures, hardware, and flooring; and wallpaper, plaster, paint, and finishes such as stencilling, marbling, and graining; and other decorative materials that accent interior features and provide color, texture, and patterning to walls, floors, and ceilings.

Removing or radically changing features and finishes which are important in defining the overall historic character of the building so that, as a result, the character is diminished.

Installing new decorative material that obscures or damages character-defining interior features or finishes.

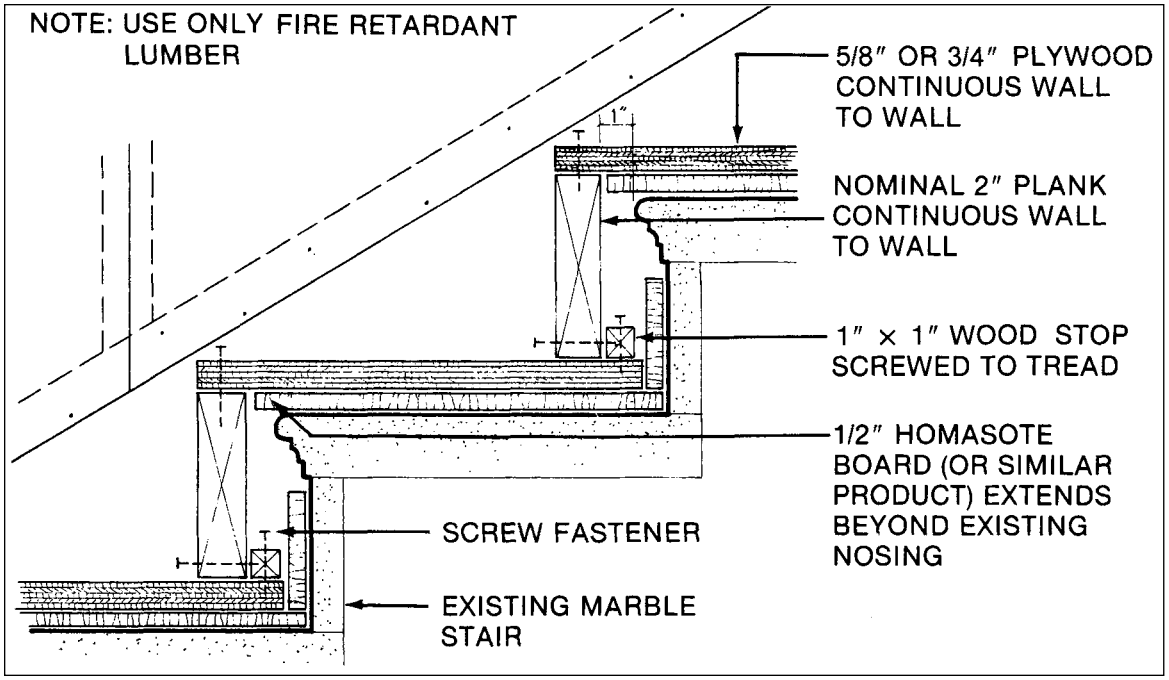
Removing paint, plaster, or other finishes from historically finished surfaces to create a new appearance (e.g., removing plaster to expose masonry surfaces such as brick walls or a chimney piece).

Applying paint, plaster, or other finishes to surfaces that have been historically unfinished to create a new appearance.

Stripping paint to bare wood rather than repairing or reapplying grained or marbled finishes to features such as doors and panelling.

Radically changing the type of finish or its color, such as painting a previously varnished wood feature.

Recommended	*Not Recommended*
Protecting and maintaining masonry, wood, and architectural metals which comprise interior features through appropriate surface treatments such as cleaning, rust removal, limited paint removal, and reapplication of protective coating systems.	Failing to provide adequate protection to materials on a cyclical basis so that deterioration of interior features results.
Protecting interior features and finishes against arson and vandalism before project work begins, erecting protective fencing, boarding-up windows, and installing fire alarm systems that are keyed to local protection agencies.	Permitting entry into historic buildings through unsecured or broken windows and doors so that the interior features and finishes are damaged by exposure to weather or vandalism. Stripping interiors of features such as woodwork, doors, windows, light fixtures, copper piping, radiators; or of decorative materials.
Protecting interior features such as a staircase, mantel, or decorative finishes and wall coverings against damage during project work by covering them with heavy canvas or plastic sheets.	Failing to provide proper protection of interior features and finishes during work so that they are gouged, scratched, dented, or otherwise damaged.



Historic features that characterize a building should always be protected from damage during rehabilitation work. The drawing shows how a resilient, temporary stair covering was applied over the existing marble staircase. Drawing: National Park Service staff, based on material originally prepared by Emery Roth and Sons, P.C.

Recommended	*Not Recommended*
Installing protective coverings in areas of heavy pedestrian traffic to protect historic features such as wall coverings, parquet flooring and panelling.	Failing to take new use patterns into consideration so that interior features and finishes are damaged.
Removing damaged or deteriorated paints and finishes to the next sound layer using the gentlest method possible, then repainting or refinishing using compatible paint or other coating systems.	Using destructive methods such as propane or butane torches or sandblasting to remove paint or other coatings. These methods can irreversibly damage the historic materials that comprise interior features.
Repainting with colors that are appropriate to the historic building.	Using new paint colors that are inappropriate to the historic building.
Limiting abrasive cleaning methods to certain industrial warehouse buildings where the interior masonry or plaster features do not have distinguishing design, detailing, tooling, or finishes; and where wood features are not finished, molded, beaded, or worked by hand. Abrasive cleaning should only be considered after other, gentler methods have been proven ineffective.	Changing the texture and patina of character-defining features through sandblasting or use of abrasive methods to remove paint, discoloration or plaster. This includes both exposed wood (including structural members) and masonry.
Evaluating the existing condition of materials to determine whether more than protection and maintenance are required, that is, if repairs to interior features and finishes will be necessary.	Failing to undertake adequate measures to assure the protection of interior features and finishes.
Repairing interior features and finishes by reinforcing the historic materials. Repair will also generally include the limited replacement in kind—or with compatible substitute material—of those extensively deteriorated or missing parts of repeated features when there are surviving prototypes such as stairs, balustrades, wood panelling, columns; or decorative wall coverings or ornamental tin or plaster ceilings.	Replacing an entire interior feature such as a staircase, panelled wall, parquet floor, or cornice; or finish such as a decorative wall covering or ceiling when repair of materials and limited replacement of such parts are appropriate.
	Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts or portions of the interior feature or finish or that is physically or chemically incompatible.

Recommended

Replacing in kind an entire interior feature or finish that is too deteriorated to repair—if the overall form and detailing are still evident—using the physical evidence as a model for reproduction. Examples could include wainscoting, a tin ceiling, or interior stairs. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Removing a character-defining feature or finish that is unrepairable and not replacing it; or replacing it with a new feature or finish that does not convey the same visual appearance.

a *b*

Rehabilitating historic dwelling units often includes some level of lead-paint hazard abatement. Whenever lead-base paint begins to peel, chip, craze, or otherwise comes loose (a), it should be removed in a manner that protects the worker as well as the immediate environment. In this example (b), the deteriorating lead-paint was removed throughout the apartment building and a compatible primer and finish paint applied. Photos: Sharon C. Park, AIA.

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Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and installing a new interior feature or finish if the historic feature or finish is completely missing. This could include missing partitions, stairs, elevators, lighting fixtures, and wall coverings; or even entire rooms if all historic spaces, features, and finishes are missing or have been destroyed by inappropriate "renovations." The design may be a restoration based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building, district, or neighborhood.	Creating a false historical appearance because the replaced feature is based on insufficient physical, historical, and pictorial documentation or on information derived from another building. Introducing a new interior feature or finish that is incompatible with the scale, design, materials, color, and texture of the surviving interior features and finishes.
Alterations/Additions for the New Use	
Accommodating service functions such as bathrooms, mechanical equipment, and office machines required by the building's new use in secondary spaces such as first floor service areas or on upper floors.	Dividing rooms, lowering ceilings, and damaging or obscuring character-defining features such as fireplaces, niches, stairways or alcoves, so that a new use can be accommodated in the building.
Reusing decorative material or features that have had to be removed during the rehabilitation work including wall and baseboard trim, door molding, panelled doors, and simple wainscoting; and relocating such material or features in areas appropriate to their historic placement.	Discarding historic material when it can be reused within the rehabilitation project or relocating it in historically inappropriate areas.
Installing permanent partitions in secondary spaces; removable partitions that do not destroy the sense of space should be installed when the new use requires the subdivision of character-defining interior space.	Installing permanent partitions that damage or obscure character-defining spaces, features, or finishes.
Enclosing an interior stairway where required by code so that its character is retained. In many cases, glazed fire-rated walls may be used.	Enclosing an interior stairway with fire-rated construction so that the stairwell space or any character-defining features are destroyed.

Recommended	*Not Recommended*
Placing new code-required stairways or elevators in secondary and service areas of the historic building.	Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding new code-required stairways and elevators.
Creating an atrium or a light well to provide natural light when required for the new use in a manner that preserves character-defining interior spaces, features, and finishes as well as the structural system.	Destroying character-defining interior spaces, features, or finishes; or damaging the structural system in order to create an atrium or light well.
Adding a new floor if required for the new use in a manner that preserves character-defining structural features, and interior spaces, features, and finishes.	Inserting a new floor within a building that alters or destroys the fenestration; radically changes a character-defining interior space; or obscures, damages, or destroys decorative detailing.

Building Interior

Mechanical Systems: Heating, Air Conditioning, Electrical, and Plumbing

Recommended	*Not Recommended*
Identifying, retaining, and preserving visible features of early mechanical systems that are important in defining the overall historic character of the building, such as radiators, vents, fans, grilles, plumbing fixtures, switchplates, and lights.	Removing or radically changing features of mechanical systems that are important in defining the overall historic character of the building so that, as a result, the character is diminished.
Protecting and maintaining mechanical, plumbing, and electrical systems and their features through cyclical cleaning and other appropriate measures.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of mechanical systems and their visible features results.
Preventing accelerated deterioration of mechanical systems by providing adequate ventilation of attics, crawlspaces, and cellars so that moisture problems are avoided.	Enclosing mechanical systems in areas that are not adequately ventilated so that deterioration of the systems results.
Improving the energy efficiency of existing mechanical systems to help reduce the need for elaborate new equipment. Consideration should be given to installing storm windows, insulating attic crawl space, or adding awnings, if appropriate.	Installing unnecessary air conditioning or climate control systems which can add excessive moisture to the building. This additional moisture can either condense inside, damaging interior surfaces, or pass through interior walls to the exterior, potentially damaging adjacent materials as it migrates.
Repairing mechanical systems by augmenting or upgrading system parts, such as installing new pipes and ducts; rewiring; or adding new compressors or boilers.	Replacing a mechanical system or its functional parts when it could be upgraded and retained.
Replacing in kind—or with compatible substitute material—those visible features of mechanical systems that are either extensively deteriorated or are prototypes such as ceiling fans, switchplates, radiators, grilles, or plumbing fixtures.	Installing a visible replacement feature that does not convey the same visual appearance.

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Recommended	*Not Recommended*
Alterations/Additions for the New Use	
Installing a completely new mechanical system if required for the new use so that it causes the least alteration possible to the building's floor plan, the exterior elevations, and the least damage to the historic building material.	Installing a new mechanical system so that character-defining structural or interior features are radically changed, damaged, or destroyed.
Providing adequate structural support for new mechanical equipment.	Failing to consider the weight and design of new mechanical equipment so that, as a result, historic structural members or finished surfaces are weakened or cracked.
Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.	Installing vertical runs of ducts, pipes, and cables in places where they will obscure character-defining features.
	Concealing mechanical equipment in walls or ceilings in a manner that requires the removal of historic building material.
	Installing a "dropped" acoustical ceiling to hide mechanical equipment when this destroys the proportions of character-defining interior spaces.
Installing air conditioning units if required by the new use in such a manner that historic features are not damaged or obscured and excessive moisture is not generated that will accelerate deterioration of historic materials.	Cutting through features such as masonry walls in order to install air conditioning units.
Installing heating/air conditioning units in the window frames in such a manner that the sash and frames are protected. Window installations should be considered only when all other viable heating/cooling systems would result in significant damage to historic materials.	Radically changing the appearance of the historic building or damaging or destroying windows by installing heating/air conditioning units in historic window frames.

Building Site

Recommended	*Not Recommended*
Identifying, retaining, and preserving buildings and their features as well as features of the site that are important in defining its overall historic character. Site features may include circulation systems such as walks, paths, roads, or parking; vegetation such as trees, shrubs, fields, or herbaceous plant material; landforms such as terracing, berms or grading; furnishings such as lights, fences, or benches; decorative elements such as sculpture, statuary or monuments; water features including fountains, streams, pools, or lakes; and subsurface archeological features which are important in defining the history of the site.	Removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished.
Retaining the historic relationship between buildings and the landscape.	Removing or relocating buildings or landscape features, thus destroying the historic relationship between buildings and the landscape. Removing or relocating historic buildings on a site or in a complex of related historic structures—such as a mill complex or farm—thus diminishing the historic character of the site or complex. Moving buildings onto the site, thus creating a false historical appearance. Radically changing the grade level of the site. For example, changing the grade adjacent to a building to permit development of a formerly below-grade area that would drastically change the historic relationship of the building to its site.
Protecting and maintaining buildings and the site by providing proper drainage to assure that water does not erode foundation walls; drain toward the building; or damage or erode the landscape.	Failing to maintain adequate site drainage so that buildings and site features are damaged or destroyed; or alternatively, changing the site grading so that water no longer drains properly.
Minimizing disturbance of terrain around buildings or elsewhere on the site, thus reducing the possibility of destroying or damaging important landscape features or archeological resources.	Introducing heavy machinery into areas where it may disturb or damage important landscape features or archeological resources.

Recommended	*Not Recommended*
Surveying and documenting areas where the terrain will be altered to determine the potential impact to important landscape features or archeological resources.	Failing to survey the building site prior to the beginning of rehabilitation work which results in damage to, or destruction of, important landscape features or archeological resources.
Protecting, e.g., preserving in place important archeological resources.	Leaving known archeological material unprotected so that it is damaged during rehabilitation work.
Planning and carrying out any necessary investigation using professional archeologists and modern archeological methods when preservation in place is not feasible.	Permitting unqualified personnel to perform data recovery on archeological resources so that improper methodology results in the loss of important archeological material.
Preserving important landscape features, including ongoing maintenance of historic plant material.	Allowing important landscape features to be lost or damaged due to a lack of maintenance.
Protecting the building and landscape features against arson and vandalism before rehabilitation work begins, i.e., erecting protective fencing and installing alarm systems that are keyed into local protection agencies.	Permitting the property to remain unprotected so that the building and landscape features or archeological resources are damaged or destroyed.
	Removing or destroying features from the building or site such as wood siding, iron fencing, masonry balustrades, or plant material.
Providing continued protection of historic building materials and plant features through appropriate cleaning, rust removal, limited paint removal, and re-application of protective coating systems; and pruning and vegetation management.	Failing to provide adequate protection of materials on a cyclical basis so that deterioration of building and site features results.
Evaluating the overall condition of the materials and features of the property to determine whether more than protection and maintenance are required, that is, if repairs to building and site features will be necessary.	Failing to undertake adequate measures to assure the protection of building and site features.

Recommended	*Not Recommended*
Repairing features of the building and site by reinforcing historic materials.	Replacing an entire feature of the building or site such as a fence, walkway, or driveway when repair of materials and limited compatible replacement of deteriorated or missing parts are appropriate. Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or site feature or that is physically or chemically incompatible.
Replacing in kind an entire feature of the building or site that is too deteriorated to repair if the overall form and detailing are still evident. Physical evidence from the deteriorated feature should be used as a model to guide the new work. This could include an entrance or porch, walkway, or fountain. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.	Removing a feature of the building or site that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.
Replacing deteriorated or damaged landscape features in kind.	Adding conjectural landscape features to the site such as period reproduction lamps, fences, fountains, or vegetation that are historically inappropriate, thus creating a false sense of historic development.

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Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and constructing a new feature of a building or site when the historic feature is completely missing, such as an outbuilding, terrace, or driveway. It may be based on historical, pictorial, and physical documentation; or be a new design that is compatible with the historic character of the building and site.	Creating a false historical appearance because the replaced feature is based on insufficient historical, pictorial, and physical documentation. Introducing a new building or site feature that is out of scale or of an otherwise inappropriate design. Introducing a new landscape feature, including plant material, that is visually incompatible with the site, or that alters or destroys the historic site patterns or vistas.
Alterations/Additions for the New Use	
Designing new onsite parking, loading docks, or ramps when required by the new use so that they are as unobtrusive as possible and assure the preservation of the historic relationship between the building or buildings and the landscape.	Locating any new construction on the building site in a location which contains important landscape features or open space, for example removing a lawn and walkway and installing a parking lot.
Designing new exterior additions to historic buildings or adjacent new construction which is compatible with the historic character of the site and which preserves the historic relationship between the building or buildings and the landscape.	Placing parking facilities directly adjacent to historic buildings where automobiles may cause damage to the buildings or landscape features, or be intrusive to the building site. Introducing new construction onto the building site which is visually incompatible in terms of size, scale, design, materials, color, and texture; which destroys historic relationships on the site; or which damages or destroys important landscape features.
Removing non-significant buildings, additions, or site features which detract from the historic character of the site.	Removing a historic building in a complex of buildings; or removing a building feature, or a landscape feature which is important in defining the historic character of the site.

Setting (District/Neighborhood)

Recommended	*Not Recommended*
Identifying retaining, and preserving building and landscape features which are important in defining the historic character of the setting. Such features can include roads and streets, furnishings such as lights or benches, vegetation, gardens and yards, adjacent open space such as fields, parks, commons or woodlands, and important views or visual relationships.	Removing or radically changing those features of the setting which are important in defining the historic character.
Retaining the historic relationship between buildings and landscape features of the setting. For example, preserving the relationship between a town common and its adjacent historic houses, municipal buildings, historic roads, and landscape features.	Destroying the relationship between the buildings and landscape features within the setting by widening existing streets, changing landscape materials or constructing inappropriately located new streets or parking.
	Removing or relocating historic buildings or landscape features, thus destroying their historic relationship within the setting.
Protecting and maintaining historic building materials and plant features through appropriate cleaning, rust removal, limited paint removal, and reapplication of protective coating systems; and pruning and vegetation management.	Failing to provide adequate protection of materials on a cyclical basis which results in the deterioration of building and landscape features.
Protecting building and landscape features such as lighting or trees, against arson and vandalism before rehabilitation work begins by erecting protective fencing and installing alarm systems that are keyed into local protection agencies.	Permitting the building and setting to remain unprotected so that interior or exterior features are damaged.
	Stripping or removing features from buildings or the setting such as wood siding, iron fencing, terra cotta balusters, or plant material.
Evaluating the overall condition of the building and landscape features to determine whether more than protection and maintenance are required, that is, if repairs to features will be necessary.	Failing to undertake adequate measures to assure the protection of building and landscape features.

Recommended

Repairing features of the building and landscape by reinforcing the historic materials. Repair will also generally include the replacement in kind—or with a compatible substitute material—of those extensively deteriorated or missing parts of features when there are surviving prototypes such as porch balustrades or paving materials.

Replacing in kind an entire feature of the building or landscape that is too deteriorated to repair— when the overall form and detailing are still evident —using the physical evidence as a model to guide the new work. If using the same kind of material is not technically or economically feasible, then a compatible substitute material may be considered.

Not Recommended

Replacing an entire feature of the building or landscape when repair of materials and limited replacement of deteriorated or missing parts are appropriate.

Using a substitute material for the replacement part that does not convey the visual appearance of the surviving parts of the building or landscape, or that is physically, chemically, or ecologically incompatible.

Removing a feature of the building or landscape that is unrepairable and not replacing it; or replacing it with a new feature that does not convey the same visual appearance.

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Recommended	*Not Recommended*
Design for the Replacement of Missing Historic Features	
Designing and constructing a new feature of the building or landscape when the historic feature is completely missing, such as row house steps, a porch, a streetlight, or terrace. It may be a restoration based on documentary or physical evidence; or be a new design that is compatible with the historic character of the setting.	Creating a false historical appearance because the replaced feature is based on insufficient documentary or physical evidence. Introducing a new building or landscape feature that is out of scale or otherwise inappropriate to the setting's historic character, e.g., replacing picket fencing with chain link fencing.
Alterations/Additions for the New Use	
Designing required new parking so that it is as unobtrusive as possible, thus minimizing the effect on the historic character of the setting. "Shared" parking should also be planned so that several businesses can utilize one parking area as opposed to introducing random, multiple lots.	Placing parking facilities directly adjacent to historic buildings which result in damage to historic landscape features, such as the removal of plant material, relocation of paths and walkways, or blocking of alleys.
Designing and constructing new additions to historic buildings when required by the new use. New work should be compatible with the historic character of the setting in terms of size, scale design, material, color, and texture.	Introducing new construction into historic districts that is visually incompatible or that destroys historic relationships within the setting.
Removing nonsignificant buildings, additions or landscape features which detract from the historic character of the setting.	Removing a historic building, building feature, or landscape feature that is important in defining the historic character of the setting.

a

b

c

If a rear elevation of a historic building is distinctive and highly visible in the neighborhood, altering it may not meet the Standards. (a and b) This 3-story brick rowhouse featured a second story gallery and brick kitchen wing characteristic of other residences in the district which backed onto a connecting roadway. (c) In the rehabilitation, the wing and gallery were demolished and a large addition constructed that severely impacted the building's historic form and character.

Although the work in these sections is quite often an important aspect of rehabilitation projects, it is usually not part of the overall process of preserving character-defining features (maintenance, repair, replacement); rather, such work is assessed for its potential negative impact on the building's historic character. For this reason, particular care must be taken not to obscure, radically change, damage, or destroy character-defining features in the process of rehabilitation work.

Energy Efficiency

Recommended	*Not Recommended*
Masonry/Wood/Architectural Metals	
Installing thermal insulation in attics and in unheated cellars and crawlspaces to increase the efficiency of the existing mechanical systems.	Applying thermal insulation with a high moisture content in wall cavities which may damage historic fabric.
Installing insulating material on the inside of masonry walls to increase energy efficiency where there is no character-defining interior molding around the windows or other interior architectural detailing.	Installing wall insulation without considering its effect on interior molding or other architectural detailing.
Windows	
Utilizing the inherent energy conserving features of a building by maintaining windows and louvered blinds in good operable condition for natural ventilation.	Removing historic shading devices rather than keeping them in an operable condition.
Improving thermal efficiency with weatherstripping, storm windows, caulking, interior shades, and if historically appropriate, blinds and awnings.	Replacing historic multi-paned sash with new thermal sash utilizing false muntins.
Installing interior storm windows with air-tight gaskets, ventilating holes, and/or removable clips to ensure proper maintenance and to avoid condensation damage to historic windows.	Installing interior storm windows that allow moisture to accumulate and damage the window.
Installing exterior storm windows which do not damage or obscure the windows and frames.	Installing new exterior storm windows which are inappropriate in size or color.
	Replacing windows or transoms with fixed thermal glazing or permitting windows and transoms to remain inoperable rather than utilizing them for their energy conserving potential.

Recommended	*Not Recommended*
Entrances and Porches	
Maintaining porches and double vestibule entrances so that they can retain heat or block the sun and provide natural ventilation.	Changing the historic appearance of the building by enclosing porches.
Interior Features	
Retaining historic interior shutters and transoms for their inherent energy conserving features.	Removing historic interior features which play an energy conserving role.
Mechanical Systems	
Improving energy efficiency of existing mechanical systems by installing insulation in attics and basements.	Replacing existing mechanical systems that could be repaired for continued use.
Building Site	
Retaining plant materials, trees, and landscape features which perform passive solar energy functions such as sun shading and wind breaks.	Removing plant materials, trees, and landscape features that perform passive solar energy functions.
Setting (District/Neighborhood)	
Maintaining those existing landscape features which moderate the effects of the climate on the setting such as deciduous trees, evergreen wind-blocks, and lakes or ponds.	Stripping the setting of landscape features and landforms so that effects of the wind, rain, and sun result in accelerated deterioration of the historic building.
New Additions to Historic Buildings	
Placing a new addition that may be necessary to increase energy efficiency on non-character-defining elevations.	Designing a new addition which obscures, damages, or destroys character-defining features.

New Additions to Historic Buildings

Recommended

Placing functions and services required for the new use in non-character-defining interior spaces rather than constructing a new addition.

Constructing a new addition so that there is the least possible loss of historic materials and so that character-defining features are not obscured, damaged, or destroyed.

Designing a new addition in a manner that makes clear what is historic and what is new.

Not Recommended

Expanding the size of the historic building by constructing a new addition when the new use could be met by altering non-character-defining interior spaces.

Attaching a new addition so that the character-defining features of the historic building are obscured, damaged, or destroyed.

Duplicating the exact form, material, style, and detailing of the historic building in a new addition so that the new work appears to be part of the historic building.

Imitating a historic style or period of architecture in a new addition.

Rehabilitation, like Preservation, acknowledges a building's change over time; the retention and repair of existing historic materials and features is thus always recommended. However, unlike Preservation, the dual goal of Rehabilitation is to—respectfully—add to or alter a building in order to meet new use requirements. This downtown Chicago library was expanded in 1981 when additional space was required with light and humidity control for the rare book collection. The compatible 10-story wing was linked to the historic block on side and rear elevations. Its simple design is compatible with the historic form, features, and detailing; old and new are clearly differentiated. Photo: Dave Clifton.

Recommended	*Not Recommended*
Considering the design for an attached exterior addition in terms of its relationship to the historic building as well as the historic district or neighborhood. Design for the new work may be contemporary or may reference design motifs from the historic building. In either case, it should always be clearly differentiated from the historic building and be compatible in terms of mass, materials, relationship of solids to voids, and color.	Designing and constructing new additions that result in the diminution or loss of the historic character of the resource, including its design, materials, workmanship, location, or setting.
Placing a new addition on a non-character-defining elevation and limiting the size and scale in relationship to the historic building.	Designing a new addition that obscures, damages, or destroys character-defining features of the historic building.
Designing a rooftop addition when required for the new use, that is set back from the wall plane and as inconspicuous as possible when viewed from the street.	Constructing a rooftop addition so that the historic appearance of the building is radically changed.

Accessibility Considerations

Recommended

Identifying the historic building's character-defining spaces, features, and finishes so that accessibility code-required work will not result in their damage or loss.

Complying with barrier-free access requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Working with local disability groups, access specialists, and historic preservation specialists to determine the most appropriate solution to access problems.

Providing barrier-free access that promotes independence for the disabled person to the highest degree practicable, while preserving significant historic features.

Designing new or additional means of access that are compatible with the historic building and its setting.

Not Recommended

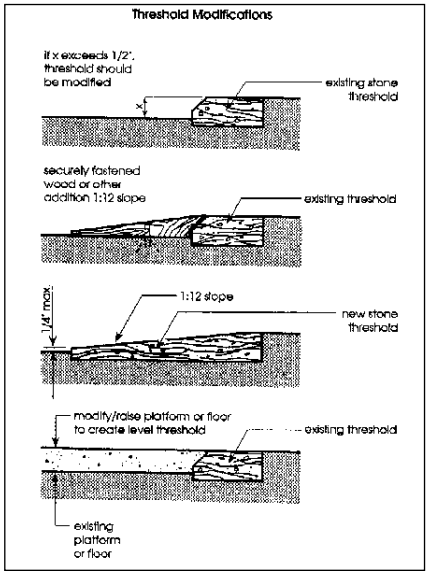
Undertaking code-required alterations before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining features in attempting to comply with accessibility requirements.

Making changes to buildings without first seeking expert advice from access specialists and historic preservationists, to determine solutions.

Making access modifications that do not provide a reasonable balance between independent, safe access and preservation of historic features.

Designing new or additional means of access without considering the impact on the historic building and its setting.



Making a building accessible to the public is a requirement under the Americans with Disabilities Act of 1990, whatever the treatment. Full, partial, or alternative approaches to accessibility depends upon the historical significance of a building and the ability to make changes. In these examples, thresholds that exceed allowable heights were modified several ways to increase accessibility. without jeopardizing the historic character. Drawing: Uniform Federal Accessibility Standard (UFAS) Retrofit Manual.

Health and Safety Considerations

Recommended

Identifying the historic building's character-defining spaces, features, and finishes so that code-required work will not result in their damage or loss.

Complying with health and safety codes, including seismic code requirements, in such a manner that character-defining spaces, features, and finishes are preserved.

Removing toxic building materials only after thorough testing has been conducted and only after less invasive abatement methods have been shown to be inadequate.

Providing workers with appropriate personal protective equipment for hazards found in the worksite.

Working with local code officials to investigate systems, methods, or devices of equivalent or superior effectiveness and safety to those prescribed by code so that unnecessary alterations can be avoided.

Upgrading historic stairways and elevators to meet health and safety codes in a manner that assures their preservation, i.e., so that they are not damaged or obscured.

Installing sensitively designed fire suppression systems, such as sprinkler systems that result in retention of historic features and finishes.

Applying fire-retardant coatings, such as intumescent paints, which expand during fire to add thermal protection to steel.

Adding a new stairway or elevator to meet health and safety codes in a manner that preserves adjacent character-defining features and spaces.

Placing a code-required stairway or elevator that cannot be accommodated within the historic building in a new exterior addition. Such an addition should be on an inconspicuous elevation.

Not Recommended

Undertaking code-required alterations to a building or site before identifying those spaces, features, or finishes which are character-defining and must therefore be preserved.

Altering, damaging, or destroying character-defining spaces, features, and finishes while making modifications to a building or site to comply with safety codes.

Destroying historic interior features and finishes without careful testing and without considering less invasive abatement methods.

Removing unhealthful building materials without regard to personal and environmental safety.

Making changes to historic buildings without first exploring equivalent health and safety systems, methods, or devices that may be less damaging to historic spaces, features, and finishes.

Damaging or obscuring historic stairways and elevators or altering adjacent spaces in the process of doing work to meet code requirements.

Covering character-defining wood features with fire-resistant sheathing which results in altering their visual appearance.

Using fire-retardant coatings if they damage or obscure character-defining features.

Radically changing, damaging, or destroying character-defining spaces, features, or finishes when adding a new code-required stairway or elevator.

Constructing a new addition to accommodate code-required stairs and elevators on character-defining elevations highly visible from the street; or where it obscures, damages, or destroys character-defining features.

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