

# 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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# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 Location:  Not for Publication  Unrestricted a. County San Diego  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 UTM's, 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 eaves 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 Diego 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

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\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

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\* 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 UTM, 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 Diego 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

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\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5B

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5B

# PRIMARY RECORD

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 UTM's, 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) \_\_\_\_\_

# 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)





# PRIMARY RECORD

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 UTM, 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) \_\_\_\_\_

# 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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) \_\_\_\_\_

# 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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

<b>Street #</b>	<b>Street Name</b>	<b>Year</b>	<b>Status Code</b>	<b>Architectural Style</b>	<b>APN</b>	<b>HRB #</b>
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

<b>Street #</b>	<b>Street Name</b>	<b>Year</b>	<b>Status Code</b>	<b>Architectural Style</b>	<b>APN</b>	<b>HRB #</b>
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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# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 3

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)





# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM, 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 gable 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



**\*Recorded by:** City of San Diego Historical Resources Board

**\*Date:** 11/29/2007     Continuation     Update

Status Code 5D1  
Contributing Resource



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Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

Page 2 of 2

\* 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)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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) \_\_\_\_\_

## BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

\* 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)



# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

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 UTM, 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 Diego 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

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)



**\*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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# PRIMARY RECORD

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 UTM, 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 Stevelly Ave

Long Beach CA 90815

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

Ione Stiegler, IS Architecture

Updated 11/21/2001 by

City of San Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



# PRIMARY RECORD

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 UTM, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM, 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 Diego 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

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)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 roof. 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 at 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 Diego 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

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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

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 UTM, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 eaves 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 Diego 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

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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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) \_\_\_\_\_

# 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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**

Page 1 of 1

**\*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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# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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

Page 1 of 1

\*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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# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

Page 2 of 2

\* 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)



\*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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# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Dumesne  
Paris France

\* P8. Recorded by: (Name, affiliation, address)  
Ione Stiegler, IS Architecture  
Updated 11/21/2001 by  
City of San Diego 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

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)





\*Recorded by: City of San Diego Historical Resources Board

\*Date: 11/29/2007

Continuation

Update

Status Code 5B  
Contributing Resource



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# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



\*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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Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)





**\*Recorded by:** City of San Diego Historical Resources Board

**\*Date:** 11/29/2007

Continuation

Update

Status Code 5D1  
Contributing Resource



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# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 longitudinally 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Spanish Colonial 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

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 UTM, 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 Diego 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

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 Japanese

\* 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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



**\*Recorded by:** City of San Diego Historical Resources Board

**\*Date:** 11/29/2007

Continuation

Update

Status Code 5D1  
Contributing Resource



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# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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.)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

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 UTM, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



\*Recorded by: City of San Diego Historical Resources Board

\*Date: 11/29/2007

Continuation

Update

Status Code 5D1  
Contributing Resource



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# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)





# PRIMARY RECORD

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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM, 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 Diego 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

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.)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)





# PRIMARY RECORD

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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

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 UTM, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

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.)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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.

1913 Owner 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 Diego 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

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)



# PRIMARY RECORD

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 UTM's, 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 Diego 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

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.)





# PRIMARY RECORD

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 UTM's, 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) \_\_\_\_\_

## 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

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 UTM's, 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 detail 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 Diego 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

Page 2 of 2

\* 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)



**\*Recorded by:** City of San Diego Historical Resources Board

**\*Date:** 11/29/2007

Continuation

Update

Status Code 5D1  
Contributing Resource



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# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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, the house 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)



\*Recorded by: City of San Diego Historical Resources Board

\*Date: 11/29/2007

Continuation

Update

Status Code 5D1  
Contributing Resource



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# PRIMARY RECORD

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 UTM, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5B

# PRIMARY RECORD

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 UTM, 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) \_\_\_\_\_

# 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)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

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 UTM, 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) \_\_\_\_\_

# 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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) \_\_\_\_\_

# 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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM's, 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 two 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

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 UTM, 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 Diego 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

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)



Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 the Colonial 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 Diego 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

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)





Primary # \_\_\_\_\_  
HR # \_\_\_\_\_  
Trinomial \_\_\_\_\_  
NRHP Status Code 5D1

# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

Page 2 of 2

\* 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)



**\*Recorded by:** City of San Diego Historical Resources Board

**\*Date:** 11/29/2007     Continuation     Update

Status Code 5D1  
Contributing Resource



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# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM, 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 Diego 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

Page 2 of 2

\* 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)





# PRIMARY RECORD

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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

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 UTM, 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:  
Stapp 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 Diego 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

Page 2 of 2

\* 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.)



\*Recorded by: City of San Diego Historical Resources Board

\*Date: 11/29/2007     Continuation     Update

Status Code 5D1  
Contributing Resource



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# PRIMARY RECORD

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 UTM's, 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 Diego 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

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)





# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

Page 2 of 2

\* 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)



# PRIMARY RECORD

Other Listings \_\_\_\_\_  
Review Code \_\_\_\_\_ Reviewer \_\_\_\_\_ Date \_\_\_\_\_

Page 1 of 2

\* 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 UTM's, 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 Diego 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

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)

