



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: May 10, 2012 REPORT NO. HRB-12-032

ATTENTION: Historical Resources Board
Agenda of May 24, 2012

SUBJECT: **ITEM #6 – Amendment to the Burlingame Historic District:
2624 San Marcos Avenue**

APPLICANT: C T Dream Reality LLC; represented by Scott Moomjian

LOCATION: 2624 San Marcos Avenue, North Park Community, Council District 3

DESCRIPTION: Consider the reclassification of the property located at 2624 San Marcos Avenue in the Burlingame Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designation of the property under HRB Criterion F.

STAFF RECOMMENDATION

Reclassify the property located at 2624 San Marcos Avenue in the Burlingame Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designate the property under HRB Criterion F. This recommendation is based on the following finding:

The resource, as recently restored, conveys the significance of the designated Burlingame Historic District and was constructed within the district's 1912-1952 period of significance. Specifically, the resource conveys the district's significance under HRB Criterion C, as it embodies the distinctive characteristics of Tudor Eclectic style architecture, including a cross gable roof with jerkinheads; wood lap siding; and wood frame and sash multi-pane windows; and was constructed in 1926.

BACKGROUND

The Historical Resources Board designated the Burlingame Voluntary/Traditional Historic District on July 25, 2002. The District was designated with a period of significance of 1912-1952 under HRB Criterion A based on its unique development, architecture, site planning, and special scale and character derived from the curvilinear street pattern and rose-colored sidewalks; Criterion B for its association with historically significant individuals; Criterion C for its diverse mix of mostly pre-World War I through early post-World War II suburban residential architecture, with various architectural styles including Spanish Eclectic, Mission Revival,

Development Services Department

1222 First Avenue, MS 512 • San Diego, CA 92101-4155
Tel (619) 235-5200 Fax (619) 446-5499

Spanish Colonial Revival, Craftsman, Prairie and Modern; and Criterion D for its association with Master Architects.

On November 29, 2007 the HRB amended the district type to a Geographic/Traditional Historic District, consistent with the requirements of the Board's adopted Historic District Policy. At this hearing, the Board reviewed all properties not previously volunteered by their owners for designation as well as all non-contributing properties, and took action to classify and designate all properties within the district as either contributing or non-contributing.

Contributing resources to a historic district are those that were constructed within the period of significance (1912-1952) and are good examples of architectural styles of the era. As part of the 2007 amendment process, contributing resources were given a California Historical Resource Status Code of 5D1.

In contrast, non-contributing resources to a historic district are sites that either were not built during the period of significance (1912-1952) or have undergone major modifications over time that have resulted in loss of historic fabric and integrity. As part of the 2007 amendment process, non-contributing resources were given a California Historical Resource Status Code of 6Z if built outside of the period of significance or heavily altered beyond possible restoration; or 6L if they were built within the period of significance and had modifications which could be reversed through restoration. The subject property at 2624 San Marcos Avenue was assigned a status code of 6L at the time of the district amendment.

ANALYSIS

This item is being brought before the Historical Resources Board to consider reclassifying the property located at 2624 San Marcos Avenue in the Burlingame Historic District from a Non-Contributing (6L) to a Contributing (5D1) resource and designate the property under HRB Criterion F. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

CRITERION F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

The subject property located at 2624 San Marcos Avenue was classified as a non-contributor (6L) at the November 29, 2007 Historical Resources Board Hearing. This classification was a result of several modifications to the original structure. A major issue that led to a significant loss of integrity was the non-historic vinyl siding over the original wood lap siding. Other alterations to the house included the addition of brick wainscoting at the front façade, replacement of the original wood true divided light windows with vinyl simulated divided light windows and the replacement door on the garage.

In mid-2011, staff re-evaluated the property at the owner's request in order to prepare a restoration plan consistent with the U.S. Secretary of Interior's Standards. Since then the new owners have diligently begun the restoration process, reversing the alterations mentioned above.

The property is a one-story Tudor Eclectic style home built in 1926 and features a medium pitch cross gable roof with jerkinheads sheathed with asphalt shingles. The front façade consists of a prominent off-center gable roof with a smaller inset centrally located gable end that houses the front entrance. As part of the restoration process the non-historic vinyl siding and the brick wainscoting was removed and the original wood lap siding was repaired. Based on photographic evidence, the vinyl windows were removed and replaced with wood true divided light windows to match the original design and operation of the historic windows.

The restoration of the property with historically appropriate materials, finishes and details has resulted in a resource which reflects the architectural significance of the district. Therefore, Staff recommends reclassifying the property at 2624 San Marcos Avenue from a Non-Contributing (6L) to a Contributing (5D1) resource and designating the property under HRB Criterion F.

OTHER CONSIDERATIONS

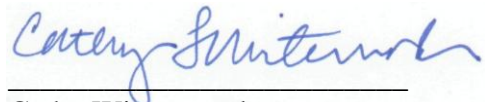
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the property located at 2624 San Marcos Avenue be designated as a contributing resource to the Burlingame Historic District with a status code of 5D1 under HRB Criterion F. Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives.



Jodie Brown, AICP
Senior Planner



Cathy Winterrowd
Principal Planner/HRB Liaison

JB/cw

Attachment(s):

1. DPR
2. Draft Resolution

RESOLUTION NUMBER N/A
ADOPTED ON 5/24/2012

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/24/2012, to consider the historical designation of the **Burlingame Historical District Contributor** located at **2624 San Marcos Avenue, San Diego, CA 92104**, APN: **453-721-04-00**, further described as BLK M LOT 4 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/site.

NOW, THEREFORE,

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

(1) The property is historically significant under CRITERION F and conveys the significance of the designated Burlingame Historic District and was constructed within the district's 1912-1952 period of significance. Specifically, the resource conveys the district's significance under HRB Criterion C, as it embodies the distinctive characteristics of Tudor Eclectic style architecture, including a cross gable roof with jerkinheads; wood lap siding; and wood frame and sash multi-pane windows; and was constructed in 1926. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
KEITH BAUERLE
Deputy City Attorney

PRIMARY RECORD

Other Listings _____

Review Code _____ Reviewer _____ Date _____

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* Resource Name or #: 2624 San Marcos Avenue, APN 453-721-04

P1. Other Identifier: _____

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

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

c. Address 2624 San Marcos Avenue City San Diego Zip 92104

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

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional UTM's, etc. as app
Assessor's Parcel Number: 453-721-04; Legal Description: L4 BM TR1402/; Thomas Bros. Map
Reference: 60-F5

* P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This house was built in 1926 in the Tudor Eclectic style. The house is one and one-half stories with a Jerking head roof and composite shingles. The exterior wall material is horizontal wood siding and brickwork veneer. The central focal point is a double gable off-centered recessed multi-pane door. The windows are triple section multi-pane double hung windows. The garage door is modern. It is in good condition. The total usable floor area is 1,281 square feet. The total lot area is 8,500 square feet.

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

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

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



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

Photo Number: P0003000.JPG Est. Date: 2001

* P6. Date Constructed/Age and Sources:
 Prehistoric Historic Both

1925 Mid-City Survey Est.

1926 TRW Data Assessor

* P7. Owner and Address:

Cashman Christine S

2624 San Marcos Ave

San Diego Ca 92104-5034

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

Ione Stiegler. IS Architecture

Updated 11/21/2001 by

City of San 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 6L

* Resource Name or #: 2624 San Marcos Avenue, APN 453-721-04

B1. Historic Name: _____

B2. Common Name: _____

B3. Original Use: SF Residential

B4. Present Use: SF Residential

* B5. Architectural Style: Tudor Eclectic

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

1925 was the date of construction estimated from the field survey. Real estate data from TRW-Experian, based on Assessor's information, indicates that [19]1926 was the date of construction.

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

* B8. Related Features:

The building is within the Burlingame Historic District.

B9a. Architect: Unknown

b. Builder: Unknown

* B10. Significance: Theme Architecture

Area San Diego

Period of Significance 1925

Property Type _____

Applicable Criteria N/A

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

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

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

* B12. References:

San Diego Co. Assessor Map Book 453, Page 72, 1995-96 and TRW-Experian 1997.

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

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

B13. Remarks:

Zoning: R1-5; County land use code: 111

* B14. Evaluator: Ione Stiegler, IS Arch / City

Date of Evaluation: 7/15/1996

(This space reserved for official comments.)

(Sketch map with north arrow required)



*Recorded by: City of San Diego Historical Resources Board

*Date: 11/29/2007 Continuation Update

Status Code 6L
Non-Contributing Resource

Change of status from Contributing Resource in the 2002 Burlingame Historic District Report to Non-Contributing Resource due to alterations and loss of integrity. The original wood siding has been covered with vinyl siding, vinyl windows have replaced the historic windows, and the original garage door has been replaced with a metal roll up door.

