



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: October 7, 2026 REPORT NO. HRB-26-042

HEARING DATE: October 22, 2026

SUBJECT: **ITEM #9 – L. MADELINE GUNN HOUSE**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Desiree Gomez Trust; represented by Landmark Historic Preservation

LOCATION: 3045 Browning Street, Peninsula Community, Council District 2
APN 450-302-0100

DESCRIPTION: Consider the designation of the L. Madeline Gunn House located at 3045 Browning Street as a historical resource.

STAFF RECOMMENDATION

Designate the L. Madeline Gunn House located at 3045 Browning Street as a historical resource with a period of significance of 1929 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains architectural integrity from its 1929 period of significance. Specifically, the resource displays a low-pitched tile roof with little eave overhang, various roof forms, asymmetrical façade, stucco exterior, clay tile vents, heavy wooden door and decorative stucco detailing on the chimney.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The property was previously brought before the Historical Resources Board for designation at the November 17, 2016 meeting. At that time, staff was recommending designation under Criterion C as an example of the Spanish Colonial Revival style. At the hearing, the Board moved to send the Historical Resources Research Report back to the applicant for additional information regarding the stucco, the garage extension, the gate and whether or not it was a speculative house. The report was not revised and the property did not return to the HRB for a decision on designation. The current report sufficiently addresses the deficiencies identified by the HRB in 2016.

The property was identified by the Quieter Homes Program and was determined to be a contributor to the National Register eligible Loma Portal Historic District.

The historic name of the resource, the L. Madeline Gunn House, has been identified consistent with the Board's adopted naming policy and reflects the name of L. Madeline Gunn, who constructed the house as their personal residence.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [*Guidelines for the Application of Historical Resources Board Designation Criteria*](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 3045 Browning Street is a one-story, Spanish Colonial Revival style single-family residence constructed in 1929 in the Peninsula Community Planning Area. Other buildings and structures present on site include a detached garage. The property is located on a corner lot in the Loma Portal neighborhood and is surrounded by other single-family residences of a comparable scale on similar sized lots. The property is in its original location.

Since its construction in 1929 the property has been modified as follows. The trellis over the side porch appears to be covered with a semi-transparent material which was likely done before 1940. Sometime after 2001 the house was restuccoed in a texture that is comparable to the original stucco. In 2009, the windows were replaced in kind through the Quieter Home Program. The original garage door was replaced with the existing door at an unknown date prior to 2007 and that door was subsequently replaced with the current door between 2019 and 2022. In 2025, the lintels above the large windows on the north and west facades, which had previously been stuccoed over, were restored to historically appropriate wood lintels. A screen door was added to the main entrance at an unknown date. In response to the motion made by the HRB in 2017, the current report concludes that the garage was not extended.

A Historical Resource Research Report was prepared by Landmark Historic Preservation, which concludes that the resource is significant under HRB Criterion C and staff concurs. This

determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION C - *Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.*

The subject resource is a one story, single-family residence constructed in 1929 in the Spanish Colonial Revival Style. The house sits on a corner lot with its front elevation oriented toward Browning Street. A scored concrete walkway leads from the street to a small courtyard formed by a low stucco wall in front of the building. The house is asymmetrical and features an essentially rectangular plan. The main portion of the building has a side gable roof with two cross gables projecting from the eastern side of the main elevation. The gables are low pitched with no eave overhang and covered with a red clay half-barrel tile which also extends down most of the façade of the west elevation. The rear portion of the house features a flat roof. On the west façade is a small, recessed concrete terrace with a trellised roof. The house's exterior walls and chimney are covered in stucco. A two car, stucco-clad garage sits behind the house and features a shed clay tile roof in the front with a flat portion to the rear.

Access to the house is gained by entering the courtyard through a low wooden gate with decorative wrought iron hardware. The main entry is through a recessed wooden door with metal screen and stucco surround. The chimney, which is on the front elevation, features an ornamental stucco detail and decorative top. The house features multi-lite wooden windows of the casement, fixed and double hung varieties. The windows are recessed into the stucco with wooden sill and feature heavy wooden lintels on the façades facing the street. The terrace features a low, stucco wall and wooden gate similar to the front façade of the building. Multi-lite French doors are used to access the terrace from the house. Both round and rectangular decorative clay tile vents can be seen on all facades of the house.

The Spanish Colonial Revival style uses decorative details borrowed from the entire history of Spanish architecture. Its vocabulary is influenced by Moorish, Byzantine, Gothic or Renaissance precedents. The style became popular after the Panama-California Exposition of 1915 and reached its height in the 1920's and early 1930's before rapidly declining in the 1940's. Identifying features include a low-pitched roof with little or no eave overhang, red tile roof covering, stucco exterior wall finishes, an asymmetrical façade and arches above doors and principle windows. Common decorative details are patterned tiles, carved stonework, large focal windows, wooden or iron window grilles, decorative vents and balconies.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival style. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains integrity of design, workmanship and materials as it relates to Criterion C. The Quieter Homes Program window replacements and restuccoing were done consistent with the U.S. Secretary of the Interior's Standards. Minor modifications such as the installation of a trellis cover, new garage door and screen door do not have a significant impact on integrity. The restoration of the wooden window lintels had a positive impact on historic integrity. Therefore, the property does retain integrity to its 1929 period of significance under HRB Criterion C.

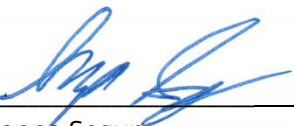
Significance Statement: The resource continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; including a low-pitched tile roof with little eave overhang, various roof forms, asymmetrical façade, stucco exterior, clay tile vents, heavy wooden door and decorative stucco detailing on the chimney.

OTHER CONSIDERATIONS

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. 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 L. Madeline Gunn House located at 3045 Browning Street be designated with a period of significance of 1929 under HRB Criterion C as an example of the Spanish Colonial Revival style.



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

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Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover
3. [Historical Resources Board Staff Report dated November 3, 2016 and Historical Resources Research Report by Scott Moomjian dated April 2016](#)
4. [Historical Resources Board Minutes of the Meeting of November 17, 2016](#)

RESOLUTION NUMBER N/A
ADOPTED ON 10/22/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/22/2026, to consider the historical designation of the **L. Madeline Gunn House** (owned by Desiree L Gomez Trust 01-19-16, 3045 Browning Street, San Diego, CA 92106) located at **3045 Browning Street, San Diego, CA 92106**, APN: **450-302-0100**, further described as BLK 225 LOT 12 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 L. Madeline Gunn House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains architectural integrity from its 1929 period of significance. Specifically, the resource displays a low-pitched tile roof with little eave overhang, various roof forms, asymmetrical façade, stucco exterior, clay tile vents, heavy wooden door and decorative stucco detailing on the chimney. 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:

BY: _____
KRISTI BYERS, Chair
Historical Resources Board

APPROVED: HEATHER FERBERT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney