



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: January 12, 2017 REPORT NO. HRB-17-006

ATTENTION: Historical Resources Board  
Agenda of January 26, 2017

SUBJECT: **ITEM #10 – John and Maud Lockburner House**

APPLICANT: Lisa Stangl Trust; represented by IS Architecture

LOCATION: 4820 Biona Drive, Kensington-Talmadge Community, Council District 9

DESCRIPTION: Consider the designation of the John and Maud Lockburner House located at 4820 Biona Drive as a historical resource.

### STAFF RECOMMENDATION

Designate the John and Maud Lockburner House located at 4820 Biona Drive as a historical resource with a period of significance of 1933 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 1933 period of significance. Specifically, the resource features an asymmetrical façade, complex roof form with half-barrel red clay tiles, stucco exterior, wing wall with arched doorway, clay tile vents and drains, arched focal window and decorative ironwork.

### 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 subject resource is a one story, single-family residence constructed in 1933 in the Spanish Colonial Revival Style. The building sits on an interior lot with its primary façade facing Biona Drive.

The building is located on APN 452-363-28-00. The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

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

## ANALYSIS

A Historical Resource Research was prepared by IS Architecture, 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 A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.*

Research into the history of the property at 4820 Biona Drive did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Kensington-Talmadge's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

*CRITERION B - Is identified with persons or events significant in local, state or national history.*

Research into the owners and tenants of the property at 4820 Biona Drive did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

*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 1933 in the Spanish Colonial Revival Style. The house sits on an interior lot with its primary façade facing Biona Drive. The front yard sits behind a stucco coated retaining wall and a concrete walkway leads from the street to the front door. The house is covered in a lightly textured stucco and features an asymmetrical façade with complex roof. Half-barrel red clay tiles cover the front portion of the roof which is a combination of low pitched gable and shed forms with a minimally overhanging eave. A flat, parapeted roof covers the rear portion of the house. The property's side yard is entered through an arched doorway with wrought iron grill set within a wing wall. A stucco chimney is present on the south façade and the original garage sits behind the house.

The house displays a number of decorative features typical of the Spanish Colonial Revival Style. A large, arched focal window and a tripartite window are present on the front façade. Excluding the jalousie window on the rear façade, all windows are either casement or double hung styles. All of the windows on the house are wood. The house features iron grillwork over windows and other openings as well as wrought iron hardware on the original wooden front door. Additionally, there are clay attic vents and drains on all sides of the house.

Between 2003 and 2007 the current owners rehabilitated the house in an effort to restore it to its period of significance. Since its construction, the house had been altered and some of its original features had deteriorated. Non-historic features such as aluminum awnings, a lean-to and a patio

roof were removed. On the rear, window and door openings were altered and single-lite French doors were added. A tiled outdoor shower was also added to the rear elevation. Due to deterioration beyond repair, many of the house's windows were replaced in kind. The owners had initially replaced the front tripartite window with a version that contained three panes per sash. Historic Resources Staff recommended that the sashes be replaced with a four pane variation to be consistent with pre-renovation photos. Additionally, Staff had concerns about a tinted finish coat that had been added to the stucco but the owners have addressed the issue by repainting. Rusted ironwork was also sympathetically replaced. While conducting a site visit, staff noted that the tile roof had most likely been modified due to the presence of bird blockers. At the street, a new stucco coated retaining wall replaced a structurally unsound existing wall and a new concrete walkway and stairs were added to the front of the house. While the wall, walkway and stairs were not replaced in-kind, overall, the modifications noted do not significantly impair integrity of design, materials, workmanship or feeling and do not result in a loss of integrity.

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, wing walls, 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.

Significance Statement The house continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; including an asymmetrical façade, complex roof form with half-barrel red clay tiles, stucco exterior, wing wall with arched doorway, clay tile vents and drains, arched focal window and decorative ironwork. Therefore, staff recommends designation under HRB Criterion C.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

Research into the construction of the property at 4820 Biona Drive failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

*CRITERION E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.*

The property at 4820 Biona Drive has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

*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 property at 4820 Biona Drive is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

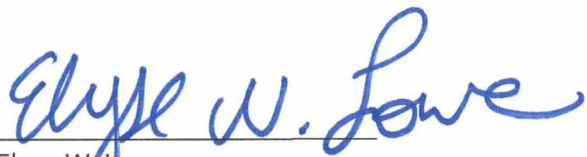
OTHER CONSIDERATIONS

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 John and Maud Lockburner House located at 4820 Biona Drive be designated with a period of significance of 1933 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Spanish Colonial Revival Style and retains integrity. 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.

  
\_\_\_\_\_  
Suzanne Segur  
Assistant Planner

  
\_\_\_\_\_  
Elyse W. Lowe  
Deputy Director

SS/el/ks

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 1/26/2017

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/26/2017, to consider the historical designation of the **John and Maud Lockburner House** (owned by Lisa Stangl Trust 06-17-14, 4820 Biona Drive, San Diego, CA 92116) located at **4820 Biona Drive, San Diego, CA 92116**, APN: **465-261-11-00**, further described as BLK B LOT 11 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 John and Maud Lockburner House on the following finding:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival Style and retains architectural integrity from its 1933 period of significance. Specifically, the resource features an asymmetrical façade, complex roof form with half-barrel red clay tiles, stucco exterior, wing wall with arched doorway, clay tile vents and drains, arched focal window and decorative ironwork. 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: \_\_\_\_\_  
COURTNEY ANN COYLE, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney