



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: August 14, 2014 REPORT NO. HRB-14-052

ATTENTION: Historical Resources Board  
Agenda of August 28, 2014

SUBJECT: **ITEM #8 – Amendment to the Burlingame Historic District:  
2404 32<sup>nd</sup> Street**

APPLICANT: Jerri Gray

LOCATION: 2404 32<sup>nd</sup> Street, North Park Community, Council District 3

DESCRIPTION: Consider the reclassification of the property located at 2404 32<sup>nd</sup> Street 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 2404 32<sup>nd</sup> Street 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 Mission Revival style architecture, including a flat roof with parapet walls, slightly recessed front entrance flanked by recessed niches, wood windows, and stucco exterior and was constructed in 1922 per the Water and Sewer records.

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,

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), are good examples of architectural styles of the era, and retain sufficient integrity to convey the significance of the district. 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 2404 32<sup>nd</sup> Street 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 2404 32<sup>nd</sup> Street 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 2404 32<sup>nd</sup> Street 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 gable roof addition and porch walls at the front porch.

In mid-2013, 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 owners have diligently worked to restore the property, reversing the alterations mentioned above.

The property is a one-story Mission Revival style home built in 1922 and features a flat roof with a parapet and exterior walls sheathed with stucco. The front entrance is centrally located and slightly recessed. The entrance is flanked by two recessed long narrow niches and further by two wood framed, fixed single light windows. The south side of the house features a recessed porch entrance with arched openings and a detached one car garage.

Significance Statement: 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 Mission Revival style architecture, including a flat roof with parapet walls, slightly recessed front entrance flanked by recessed niches, wood windows, and stucco exterior and was constructed in 1922 per the Water and Sewer records. Therefore, Staff recommends reclassifying the property at 2404 32<sup>nd</sup> Street 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 2404 32<sup>nd</sup> Street 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  
Deputy Director/HRB Liaison

JB/cw

Attachment(s):

1. Continuation Sheet Correction Prepared by Staff
2. DPR
3. Draft Resolution

**\*Recorded by:** City of San Diego Historic Resources Staff

**\*Date:** 8/14/2014

Continuation

Update

**Address:** 2404 32<sup>nd</sup> Street, San Diego CA 92104

**P6. Age and Sources:**

Correction: The Primary Record prepared on 7/15/1996 provides an incorrect date of construction. Based on Water and Sewer permits, the building was constructed in 1922.

**B.6 Construction History:**

Correction: The Building Structure and Object Record prepared on 7/15/1996 provides an incorrect date of construction. Based on Water and Sewer permits, the building was constructed in 1922.

RESOLUTION NUMBER N/A

ADOPTED ON 8/28/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/28/2014, to consider the historical designation of the **Burlingame Historic District Contributor** (owned by Jerri M. Gray, 3404 32nd Street, San Diego, CA 92104) located at **2404 32nd Street, San Diego, CA 92104**, APN: **539-043-08-00**, further described as BLK C LOT 14 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 Historic 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 Mission Revival style architecture, including a flat roof with parapet walls, slightly recessed front entrance flanked by recessed niches, wood windows, and stucco exterior and was constructed in 1922 per the Water and Sewer records. 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: \_\_\_\_\_  
CORRINE NEUFFER,  
Deputy City Attorney