



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: November 3, 2016 REPORT NO. HRB-16-075

ATTENTION: Historical Resources Board  
Agenda of November 17, 2016

SUBJECT: **ITEM #11 – L. Madeline Gunn House**

APPLICANT: Desiree L. Gomez Trust; represented by Scott A. Moomjian

LOCATION: 3045 Browning Street, Peninsula Community, Council District 2

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 a good level of architectural integrity from its period of significance. Specifically, the resource displays a low pitched tile roof with no eave overhang, roofs of differing levels, asymmetrical façade, stucco exterior, decorative iron hardware, 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 subject resource is a one story, single-family residence constructed in 1929 in the Spanish Colonial Revival Style. The building sits on a corner lot at the intersection of Browning and Locust Streets.

The building is located on APN 450-302-01-00. The property was identified as part of the Quieter Homes Program in 2009 and given a Status Code of 4R, which meant that the building "may become a contributor to an eligible" National Register of Historic Places 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.

## ANALYSIS

A Historical Resource Research was prepared by Scott A. Moomjian, 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 3045 Browning Street did not reveal any information to indicate that the property exemplifies or reflects special elements of the City's or Peninsula'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 3045 Browning Street 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 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.

Several modifications have been made to the house since its construction. 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 time. Additionally, the trellis over the porch appears to be covered with a semi-transparent material which is most likely a more recent addition. These modifications do not significantly impair integrity of design, materials or feeling.

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, heavy wooden doors, large focal windows, wooden or iron window grilles, iron hardware, decorative vents and balconies.

Significance Statement The house continues to convey the historic significance of the Spanish Colonial Revival by embodying the historic characteristics associated with the style; including a low pitched tile roof with no eave overhang, roofs of differing levels, asymmetrical façade, stucco exterior, decorative iron hardware, clay tile vents, heavy wooden door and decorative stucco detailing on the chimney. 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 3045 Browning Street 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 3045 Browning Street 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 3045 Browning Street 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 L. Madeline Gunn House located at 3045 Browning Street be designated with a period of significance of 1929 under HRB Criterion C as a resource that exhibits the distinctive characteristics of the Spanish Colonial Revival Style. 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.



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Suzanne Segur  
Assistant Planner



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Kelley Stanco  
Senior Planner/HRB Liaison

SS/ks

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 11/17/2016

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/17/2016, 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: **450-302-01-00**, 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 characteristic through the retention of character defining features of the Spanish Colonial Revival Style and retains integrity to its 1929 period of significance. Specifically, the resource exhibits a low pitched tile roof with no eave overhang, roofs of differing levels, asymmetrical façade, stucco exterior, decorative iron hardware, 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: N/A

BY: \_\_\_\_\_  
COURTNEY ANN COYLE, Chair  
Historical Resources Board

APPROVED: JAN I. GOLDSMITH,  
CITY ATTORNEY

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