

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received AUG 19 1986
date entered SEP 22 1986

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Burnham/Marston Residence

and/or common Frederick R. Burnham Residence

2. Location

street & number 3563 Seventh Avenue

N/A not for publication

city, town San Diego

N/A vicinity of

state California

code 06

county San Diego

code 073

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input checked="" type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input checked="" type="checkbox"/> N/A in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Louis E. Goebel and wife Christine M. Frahm, Managing Owners

street & number 3563 Seventh Avenue

city, town San Diego

N/A vicinity of

state California

5. Location of Legal Description

courthouse, registry of deeds, etc. Office of County Recorder, County of San Diego

street & number 1600 Pacific Highway

city, town San Diego

state California 92101

6. Representation in Existing Surveys

title SEE ATTACHED SHEET

has this property been determined eligible? yes no

date 1970 & 1982

federal state county local

depository for survey records SEE ATTACHED SHEET

city, town

state

7. Description

Condition		Check one	Check one	
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed	interior		N/A

Describe the present and original (if known) physical appearance

SUMMARY: The Burnham/Marston residence is an excellent and intact example of the brick and half-timber residences designed by Hebbard and Gill, Architects (1897-1906) in the Prairie style. A significant later work of the collaboration of these two master architects, it is well integrated into its setting. The property is also associated with two families prominent in San Diego history. All of these factors support the conclusion that the property meets National Register criteria (b) and (c).

There are two companion houses of similar design and time period which share common gardens and grounds with the Burnham/Marston residence. The earlier, 1904 George White Marston House, designed by Hebbard and Gill, was the prototype for the complex; the later, 1909 Arthur Marston House was designed by Gill alone after the dissolution of the partnership. Together, these three residences make a unique, intact cluster of significant California architecture.

The large (3.5 acres) rectangular site is located immediately north of Balboa Park, overlooks Cabrillo Freeway and is densely landscaped with tall, mature trees, ornamental shrubs and groundcovers.

The residence is irregular in plan, is two stories in height over a full basement and crawl space and is capped by a series of hip roofs. A detached two story structure (garage and apartment) is located about thirty feet north of the residence.

SITE (See Site Plan attached): The site is a rectangular shape encompassing about 3.5 acres. The original lot (granted by George W. Marston in 1906) has changed slightly over time - on the east (property granted to the State of California for freeway purposes), on the south (property reverted to George W. Marston) and on the north (additional property purchased in the late 1970's). An attached property map shows the original and current boundaries.

The topography varies from a relative level on the west to a downward sloping hillside (about 2:1) overlooking the freeway on the east.

The residence and detached garage are sited at about the east-west mid-point and about fifty feet north of the south property line.

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1. Mission Hills/Bankers Hill Survey for State Office of Historic Preservation, Sacramento, California by University of San Diego, Alcala Park, San Diego, California. 1982.
2. City of San Diego Historical Site Board Register No. 41, City Planning Department, San Diego, California. 1970.
3. Part 1 Certification Application completed and recommended for approval by State Office of Historic Preservation on March 26, 1986.

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A landscape plan was generally adhered to, with the Burnhams making notations of the plantings and dates planted. In addition there are many tall, mature trees of various species (eucalyptus, pine, ficus and olive), ornamentals (mock orange, juniper and banana) and groundcover (ivy and grass). There are also many low (about two feet) common brick (freestanding and retaining) garden walls which have a flat projecting brick cap. Paved and unpaved (decomposed granite) paths, connecting to the other Marston residences, are also extant.

RESIDENCE - EXTERIOR ELEVATIONS:

GENERAL: The residence straddles the crest of the hillside so that the west half is two stories over a crawl space and the east half is two stories over a full height basement.

The materials (from foundation upward) are exposed common brick laid in running bond up to the second floor line, then exposed common brick within exposed twelve inch wide rough sawn wood half-timbering (laid horizontal and vertical).

Window openings have simple brick reveals with sloped projecting brick sills at the crawl space, basement and first floor and simple half-timber reveals with sloped projecting wood sills at the second floor. Windows have simple wood frames with either full height single pane casement or fixed glass wood sash.

Special attention is paid to the fenestration of this residence, primarily because it is only in this area that any modifications to the exterior may have been made. Although it has not been possible to establish, with certainty, the actual fenestration employed in the original construction, this nomination will compare, for each elevation, the fenestration that presently exists with what was called for in the 1906 plans.

Further, with reference to this issue, it is assumed, as was a common practice with homes of this period, that some of the small, multi-paned windows were gradually replaced by the Burnham family with the larger-paned, easier to clean, windows which exist today. In this instance, as was the case with the George White Marston House, the appropriate wood frames and sashes were retained, and the window openings, with one exception on the south elevation, were not enlarged. This modification of the

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size of window panes has not affected the integrity of the original Hebbard and Gill design. The Historic American Building Survey concluded, in 1971, that similar fenestration modifications to the George White Marston House did not affect the integrity of its design.

The March 1906 drawings show that the following window types were recommended by the architects: crawl space - three or four lite wood hopper or awning; basement - six or eight lite wood casement or casements flanking a larger fixed glass wood sash; first floor - six lite wood casement under a two lite fixed wood sash or casements flanking a larger fixed glass wood sash under a four lite fixed wood sash; second floor - paired six lite casements under a five lite fixed wood sash or single/multiple six lite wood casements under two lite fixed wood sash.

The hip roofs are 4:12 pitch and are covered by modern composition shingles (originally wood shingles) and original Mission clay tile at ridges and hips. Overhangs (about four feet) have solid wood sheathing and exposed 4x4 wood rafter tails at four feet on center. The original continuous simple sheetmetal box gutter occurs at the rafter ends with simple sheetmetal leaders connecting to a molded sheetmetal conductor box and simple sheetmetal downspouts.

South Elevation: The principal or front elevation is two stories at the west and three stories at the east.

The original front entrance, located at about mid-point, is accented by brick steps, flanked by brick walls with flat brick caps, leading up to a brick porch which is surrounded by a brick wall with flat brick cap.

The original recessed entry vestibule contains a single thirty lite wood frame door flanked by twelve lite wood frame side panels. (The original drawings recommended paired wood frame French doors with fixed glass panel under a three lite fixed wood sash and flanked by six lite wood frame side panels).

The original crawl space and basement openings and windows are extant. The original openings at the first floor are extant, however wood single pane casement windows now flank a fixed glass sash.

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At the second floor, changes to the fenestration have occurred. Reading from the west, the original two openings and intervening brick wall panel, as well as the sill and half-timbering below, have all been removed to incorporate a larger modern opening and three fixed glass panels with intermediate wood mullions.

The original opening above the entry is extant, however the original multiple casement windows have been removed and replaced by a pair of single pane wood casements, flanking a larger fixed glass sash.

To the east, an original brick wall panel, two paired casement windows, a second brick wall panel and a pair of casements have all been removed to incorporate a continuous band of four fixed glass panels with intermediate wood mullions.

It is interesting to note that similar modifications were also made to the South Elevation of the George White Marston residence by the Architect William Templeton Johnson, Mr. Marston's principal architect in the late 1920's. The Historic American Buildings Survey found that these modifications did not interfere with the integrity of the Marston residence primarily because they were compatible with the original work and because the appearance of the house remained remarkably similar to its appearance at the time of construction. The same statement may be made of the Burnham/Marston residence. It is not unreasonable to date the Burnham/Marston fenestration changes from the same date, since Mrs. Burnham resided here as a widow from 1918 through 1945 and would likely have followed her brother's lead in improvements to their compatible homes.

West Elevation: The principal elevation as seen from the approach to the residence is two stories in height. The original projecting brick chimney, extending from the grade to above the roof line and terminating in a projecting flat brick cap, is extant.

All original openings are extant including the original crawl space windows. The original casement windows at the first and second floors have been removed and replaced with single pane wood casements (first floor) or fixed glass sash (second floor).

North Elevation: The rear elevation (as noted on the original drawings) is two stories at the west end and three stories at the east.

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An original rear recessed entry occurs at about mid-point with the original large brick terrace and surrounding brick walls. The original recessed entry is extant, however the original wood panel door and sidelites have been replaced with a pair of eighteen lite wood frame doors.

All original openings are extant and most of the original windows are also extant except as follows: first floor - pair full height casements east of the entry have been removed and replaced by brick spandrel and pair of single pane wood casements; pair original casements immediately east and also immediately west of the entry have been removed and replaced by single pane wood casements.

East Elevation: Facing Cabrillo Freeway, this elevation is a full three stories in height. A coat of cement plaster has been applied over the original brick about three feet above grade. The original projecting brick chimney, extending from grade to above the roof line and terminating in a flat brick cap, is extant.

The original openings and windows are extant at the basement level. The original openings are extant at both first and second floor levels, however the original casements have been removed and replaced by single pane wood casement windows (first floor) or fixed glass sash (second floor).

The original east terrace at the first floor is extant (utility spaces at the basement level occur under this terrace) including the brick steps, surrounding brick walls, supporting brick end walls and porch above. Originally an open porch (at the second floor), it has been roofed over with a hipped roof (matching the main roof) and enclosed on all three sides with fixed glass panels and wood intermediate mullions.

RESIDENCE INTERIORS (See plans by Delawie, Macy & Henderson AIA):

General: In terms of the use of and modifications to the interior, three phases in the history of the use of this home are relevant. From 1907 through 1945 it was occupied by the Burnham family, although during the last 27 years of that occupancy, Mrs. Burnham was a widow and, it can be assumed, made changes to reflect her needs. In 1945, upon her death, her two widowed daughters made very limited changes to the interior to convert

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the home into two separate living quarters. Their primary modification was the addition of a kitchen to the second floor. In 1970, modifications were made to accommodate professional office uses. Fortunately, these last modifications concealed rather than removed significant interior features, were cosmetic only and are removable. The attached floor plans were drawn at the time of the 1970 conversion to offices.

First Floor: A recessed front entrance occurs on the south wall and opens on an interior Vestibule. The original wood flooring (covered by carpet), wood wall paneling and plaster ceiling are extant.

To the east of the Vestibule, was the original Living Room. The original sliding panel door from the Vestibule has been removed and a modern bathroom and storage closet have been incorporated at the west end of this room. The sliding panel door to the Dining Room has also been removed and replaced with a cased opening. The original wood flooring (covered by carpet), wood wall paneling, fireplace and plaster ceiling are extant.

To the west of the Vestibule was the original Library. The original sliding panel door from the Vestibule is extant as well as some of the original library shelving on the east wall and southeast corner wall of this room. (The original drawings showed shelving on all walls however they are no longer extant). The original wood flooring (covered by carpet), fireplace and plaster ceiling are extant.

To the north of the Library, was Dr. Burnham's office.

To the east of the Office is the Stair Hall. The original drawings indicate that the stair was intended to start at about the mid-point of the west wall, run up fourteen risers to a landing which paralleled the north wall, and then up four risers to the second floor landing which paralleled the east wall. Early photographs however, show instead that the stair was constructed as a simple scissor stair (located on the south wall of the Stair Hall) with two equal runs and one intermediate landing, which is extant. The original wood flooring (covered by carpet), wood wall paneling, wood rail and wood sticking and plaster ceilings are extant. A modern bathroom and storage closet have been incorporated in the original stair passage (along the west

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wall of this room) and a portion of the original paneled wall (at the foot of the stair) has been removed to allow access through to the Vestibule.

To the east of the Stair Hall was the original Dining Room. The original sliding panel door between the Dining Room and Hall has been removed and replaced by a cased opening. A modern pantry has also been incorporated in the northwest corner of this room and the access to the original china cabinet is no longer extant. The original wood flooring (covered by carpet), wood wall paneling and plaster ceiling are extant.

To the north of the Dining Room was the Pantry. The original wood base and wall cabinets are extant. To the north of the Pantry was the original Kitchen and Store Room. The Kitchen furnishings have all been removed and a modern bathroom has been incorporated in the Store Room space.

To the west of these areas is the original Service Hall and Stair to the basement and second floor. The original finishes are extant.

Second Floor: This level contains the original four bedrooms and three baths. The Stair Hall including the original wood paneled walls and built-in closets are extant.

The Master Bedroom was located at the southwest corner of this floor. The original wood flooring (covered by carpet) and plaster walls and ceiling are extant. Originally a large walk-in closet was located on the north side of this room, however the dividing wall and shelving have all been removed (but not the raised wood floor) so that it now forms one large area.

The other bedrooms with wood flooring (covered by carpet) and plaster walls and ceilings are all extant. A new room was built over the original open porch on the east side (see description under East Elevation).

Originally bedrooms were paired around a module containing a common closet, a common passage and a common bath. One wall of the passage has been removed so that the closet is now part of the passage and the baths have all been modernized.

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GARAGE:

Immediately north of the Residence is a two story structure which is currently utilized as a two-car garage (upper level) and caretaker apartment (lower level). This structure originally contained the carriage house (upper level) and stable (lower level).

The exterior materials are as follows: lower level - common brick laid in running bond; upper level - rough sawn wood siding laid horizontal with vertical trim boards at wall ends; roof - hip with composition shingles and Mission clay tile ridges and hips, and exposed 4x4 rafter tails at four feet on center. The garage doors are horizontal sliding barn type with overhead tracks.

Openings are simple with modern aluminum sliding glass windows.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1907

Builder/Architect Builder: John Kaar

Statement of Significance (in one paragraph)

Architects: Will Sterling Hebbard and Irving John Gill

Summary Paragraph:

The Burnham/Marston residence is the work of two architects significant to San Diego's architectural history: Will Sterling Hebbard and Irving John Gill. It is an excellent example of their adaptation of eastern styles to the California environment; a perfection of their English country house form with Prairie and Craftsman elements. This residence, completed in 1907 for Dr. Frederick R. Burnham and Lilla Marston Burnham, shares common gardens and grounds with the National Register's George White Marston House (1904), and the 1909 Arthur Marston House. The house and grounds are essentially unchanged from their original design and possess elements of integrity of location, design, setting, materials, workmanship, feeling and association. As an excellent example of the Hebbard and Gill partnership's residential style, the home is an important link to their later, individual architectural contributions. The Burnham and Marston families made substantial contributions to San Diego's civic wealth; this unique and unspoiled residential property is one more example of that legacy. Consequently, the property meets National Register criteria (b) and (c).

Specific Areas of significance:

This residence is an excellent example of the compatible blend of individual styles achieved by these two master architects by the conclusion of their nine year partnership. Their most common residential pattern had been a California adaptation of the English country home with the Prairie and Craftsman touches. Gill's particular influence is seen in the simplification of ornamentation and the use of landscaping to harmonize the building with the topographical site.

The 1904 George Marston home, the prototype for this family complex, was described by the Historic American Buildings Survey as an example of Gill's use of eastern building forms and introduction of design details which would be refined and employed in his mature architectural style. This is the last residential project of the partnership. Hebbard would continue to use the brick and half-timber exterior in his later designs, while Gill would hereafter follow his tendency toward simplification and cubic forms.

9. Major Bibliographical References

SEE ATTACHED SHEET

10. Geographical Data

Acreeage of nominated property 3.5

Quadrangle name Point Loma

Quadrangle scale 1:24000

UTM References

A

1	1	4	8	5	3	4	0	3	6	2	2	5	8	0
Zone			Easting					Northing						

B

Zone			Easting					Northing						

C

Zone			Easting					Northing						

D

Zone			Easting					Northing						

E

Zone			Easting					Northing						

F

Zone			Easting					Northing						

G

Zone			Easting					Northing						

H

Zone			Easting					Northing						

Verbal boundary description and justification Portions of Blocks 9 and 12 of Crittenden's Addition, and portion of Lot 7 in Block 7 of La Canada Villa Tract as more specifically cited in Deed recorded June 28, 1985, Office of San Diego County Recorder Assessment Roll No. 452-430-30. Justification - See Item 7. (SITE)

List all states and counties for properties overlapping state or county boundaries

state N/A code county N/A code

state N/A code county N/A code

11. Form Prepared By

name/title Ray Brandes, Ph.D.; Anne M. Pierce, M.A.; John D. Henderson, FAIA

organization N/A date October 15, 1985; revised July 7, 1986

street & number 2725 Barnson Place telephone (619) 260-4721

city or town San Diego state California 92103

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature [Signature]

title Deputy State Historic Preservation Officer date 8-13-86

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I hereby certify that this property is included in the National Register

[Signature] Keeper of the National Register date 8-22-86

Attest:

Chief of Registration

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An important component of the Hebbard and Gill California residential style was its environmental emphasis. In this home the use of natural light, the inclusion of a passive solar system, and the siting with reference to the topography and the common gardens are illustrations of this emphasis. The entire family participated with the architects in the design of this master plan to take advantage of the location on the rim of Balboa Park, while George White Marston was planning the development of the Park itself.

This superior example of a Hebbard and Gill residential and garden enclave has been carefully nurtured and protected during the past 80 years. The George White Marston home, by gift to the City, will be maintained in perpetuity. This home, the subject of a Conservation Easement, will be maintained in perpetuity. The northernmost residence, designed by Gill in 1909, is the beautiful family home of a third generation of Marstons.

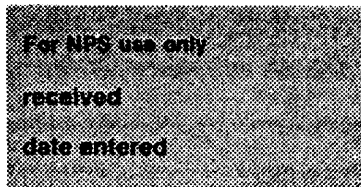
ARCHITECTS OF THE BURNHAM/MARSTON RESIDENCE:

Will Sterling Hebbard (1863-1930) was one of the first ten architects to register under the California State Board of Architecture. Born on April 15, 1863, in Milford, Michigan, Hebbard received his early education in his native state. He studied architecture at Cornell University. After completing his studies in the United States, Hebbard spent two additional years pursuing architecture in Europe. He developed an aptitude for architectural styles which ranged from Greek and Roman to Gothic, Romanesque and modern forms. Upon his return from Europe, Hebbard went to Chicago, where he worked for Burnham and Root for a short time. In 1888, he moved to the west coast, where he practiced with architects Corlet and Eisen in Los Angeles. Within the same year, he moved again to San Diego, where he began as a draftsman. Mr. Hebbard is credited by some for the design of the main dining room and the ball room of the Hotel Del Coronado, completed by the Reid Brothers. There may have been some association between Hebbard and the Reids, as Hebbard took over their office space in March of 1891.

Will Sterling Hebbard held the ninth architectural license issued by the State of California and was a charter member of the State Board of Architectural Examiners. He entered into a partnership with Irving John Gill in 1897, which continued until 1906. In 1901, Hebbard pioneered a new state law which proposed that all architects had to be issued certificates, and that contractors be required to explain to their clients that they were not architects.

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Hebbard's contributions to San Diego architecture include both residential and commercial structures. In 1889, he designed the San Diego Cable Railway Powerhouse. The plan for the Town Hall of Romona, an agricultural town in the eastern portion of San Diego County, was also designed by Hebbard in 1893. One of the first residences designed by Hebbard belonged to Jessie Grant and was completed in 1894. All of these designs were done prior to Hebbard's association with Irving Gill. Two of the most prominent residences designed by Hebbard and Gill during the years of their partnership were the Richards/Dupee Mansion in Coronado (1902) and the George White Marston Residence.

World War I began eight years after the dissolution of the partnership between Hebbard and Gill. In 1918, Hebbard entered the Army Transport Service where he remained in active duty until 1922. In his later life, Hebbard decided to return to Los Angeles, where he continued practicing architecture independently until his death in 1930.

Irving John Gill (1870-1936) is the better known of the two architects. Several significant works have been written about his contributions to the architectural profession. Gill profited from the partnership with Hebbard, from whom he learned a great deal. The two men complemented one another. Hebbard, who was the older, did much of the behind the scenes planning while Gill, the more flamboyant and charismatic individual, obtained the successful contracts which resulted in some of the most original ideas and designs for their time.

Irving John Gill was born in Tully, New York on April 26, 1870. His early interest in architecture may have stemmed from the fact that his older brother was a building contractor. Irving Gill began his career in the Syracuse office of Ellis G. Hall. In 1890, Gill traveled to Chicago, where he continued his practical training under the auspices of Adler and Sullivan. There, Gill had the opportunity to work with pioneers of an American style of architecture, such as Frank Lloyd Wright and Louis Sullivan. Their influence directed Gill toward functional originality rather than historical revivalism.

Gill came to San Diego in 1893, where in four years he entered the partnership with Hebbard. Their work was not limited to the San Diego environs, for they planned a number of large houses in

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New England summer resort towns such as Newport, Rhode Island and Bar Harbor, Maine. Another New England residence was designed in Brookline, Massachusetts for the noted landscape architect, Frederick Law Olmstead. Through the influence of Hebbard and Gill, the Olmstead Brothers accepted the commission to design the setting for the 1915-1916 Exposition in Balboa Park, San Diego.

Gill became known for his style of simplified forms and reduced ornamentation. His use of landscaping, open courts and functional designs was evident even in the residences he designed for low income families. The work of Hebbard and Gill as partners was in the style of the English country house, modified by the Prairie and Craftsman styles. Gill's taste for uninterrupted wall surfaces in the interior came out in features such as smooth slab doors, moldings and chair rails eliminated or flush with the wall surfaces. Examples of these Craftsman features may be seen in the Burnham/Marston house.

When the partnership between Hebbard and Gill had ended, Irving Gill went on to experimentation with more modern styles and the use of concrete forms in his designs. Examples of this style and of Gill's work in the Mission Revival have been equated with southern California architecture for many years. The Bishop's School for Girls (1909, 1910 and 1916) and the Women's Club (1913) are but two examples of Gill's use of concrete in the Mission Revival style, both of which are located in La Jolla, California. Gill continued to work in southern California, completing many other projects of importance to San Diego up to the 1920's. Like Hebbard, Gill returned to Los Angeles toward the end of his career, but by 1929 he had moved south again to Carlsbad in San Diego County. Irving Gill died in Carlsbad in October of 1936.

Three very fine books chronicle the work and catalogue the structures designed by Hebbard and Gill. A Master's thesis, "Will Sterling Hebbard, Consummate California Architect, 1888-1930" completed by Sylvia Kathleen Flanigan at the University of San Diego in 1985; Esther McCoy, Five California Architects, New York, Reinhold Publishing Corporation, 1960, in which one chapter is devoted to Gill; and Bruce Kamerling, "Irving Gill--the Artist as Architect," a reprint of an article which originally appeared in the Journal of San Diego History, Spring 1979.

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DISCUSSION:

Frederick R. Burnham (1853-1918) was born in Concord, New Hampshire on July 9, 1853. He attended Dartmouth College, and then continued his education at the Detroit Medical School. He began his medical practice in the Middle West, arriving in St. Paul in 1881 and later moving to Milwaukee. He first came to San Diego in 1887.

Once in San Diego, Dr. Burnham met and married Miss Lilla Gilman Marston, the sister of George White Marston, who had arrived in San Diego with her parents in 1871. As a brother-in-law to George W. Marston and the Marston family physician, Dr. Burnham's place in San Diego society was assured.

That place could not have been held, however, if Dr. Burnham did not merit it through his own achievements. Burnham's contributions to San Diego stemmed from his civic-minded and philanthropic nature. His talents went beyond those of a kindly physician. As president of both the Board of Education and the Board of Health, his leadership capabilities were also put to use. Frederick Burnham served a term as Harbor Commissioner and was a director and active supporter of the Y.M.C.A., to which he donated property on the corner of Eighth and C Streets in downtown San Diego.

Dr. Burnham owned other parcels in San Diego's growing downtown center. He served at various times as a director of the Merchant's National Bank and the San Diego Savings Bank. He became director and officer of the Pacific Building and the Home Telephone companies. Burnham also served as Vice President of the California National Life Insurance Company.

Frederick R. Burnham was known to many San Diegans at the turn of the century. As doctor, civic leader and businessman, he made valuable contributions to the life of the city. Dr. Burnham died in December of 1918, leaving his wife and his four children.

The property known as the Burnham/Marston residence is significant to both the Burnham and Marston family histories. This is the basis for the selection of "Burnham/Marston Residence" as the property's historic name.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

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Dr. Frederick R. Burnham was a man of demonstrated worth to his community. As its original owner and occupant, his name should be associated with the property. The significance of the residence also derives in part from its association with the Marston family. George White Marston was a man of great influence in San Diego, his contributions to the city were numerous. He developed the forerunner of the San Diego Public Library and underwrote the expense of the layout of Balboa Park's 1,400 acres. Perhaps his greatest legacy was his gift to the city of Presidio Park, landscaped by John Nolen, and the Junipero Serra Museum, designed by William Templeton Johnson, and dedicated to preserving the history of San Diego.

The Burnham/Marston residence is one of a trio of homes linked to the Marston family and designed by prominent San Diego architects, Hebbard and Gill. That the homes are located so near to Balboa Park's boundary serves as a reminder of the family whose members had the vision to help create a San Diego landmark.

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National Park ServiceNational Register of Historic Places
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Item number 9

Page 1

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- Point Loma Quadrangle, Map 7.5 Minute.

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United States Department of the Interior
National Park Service

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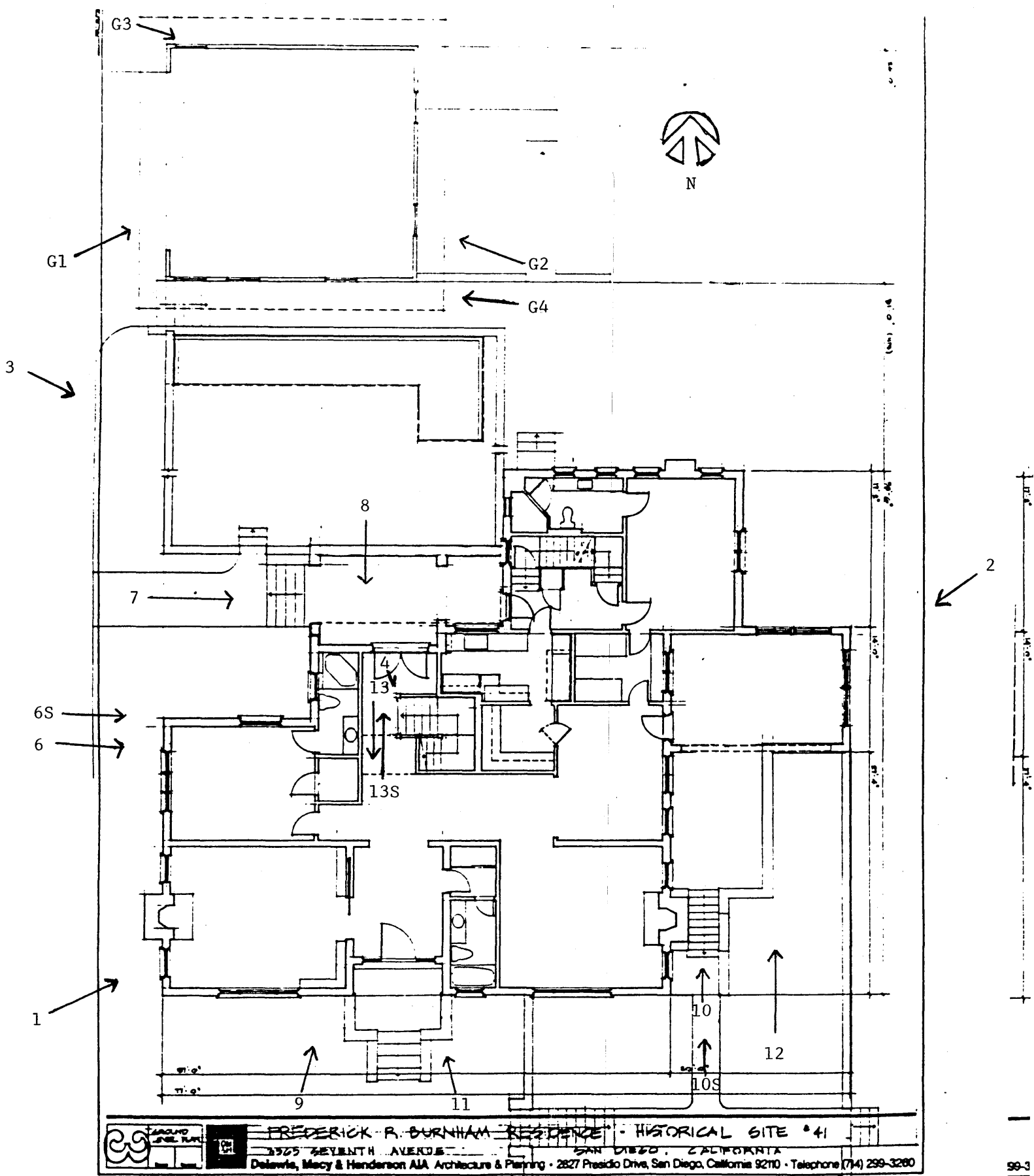


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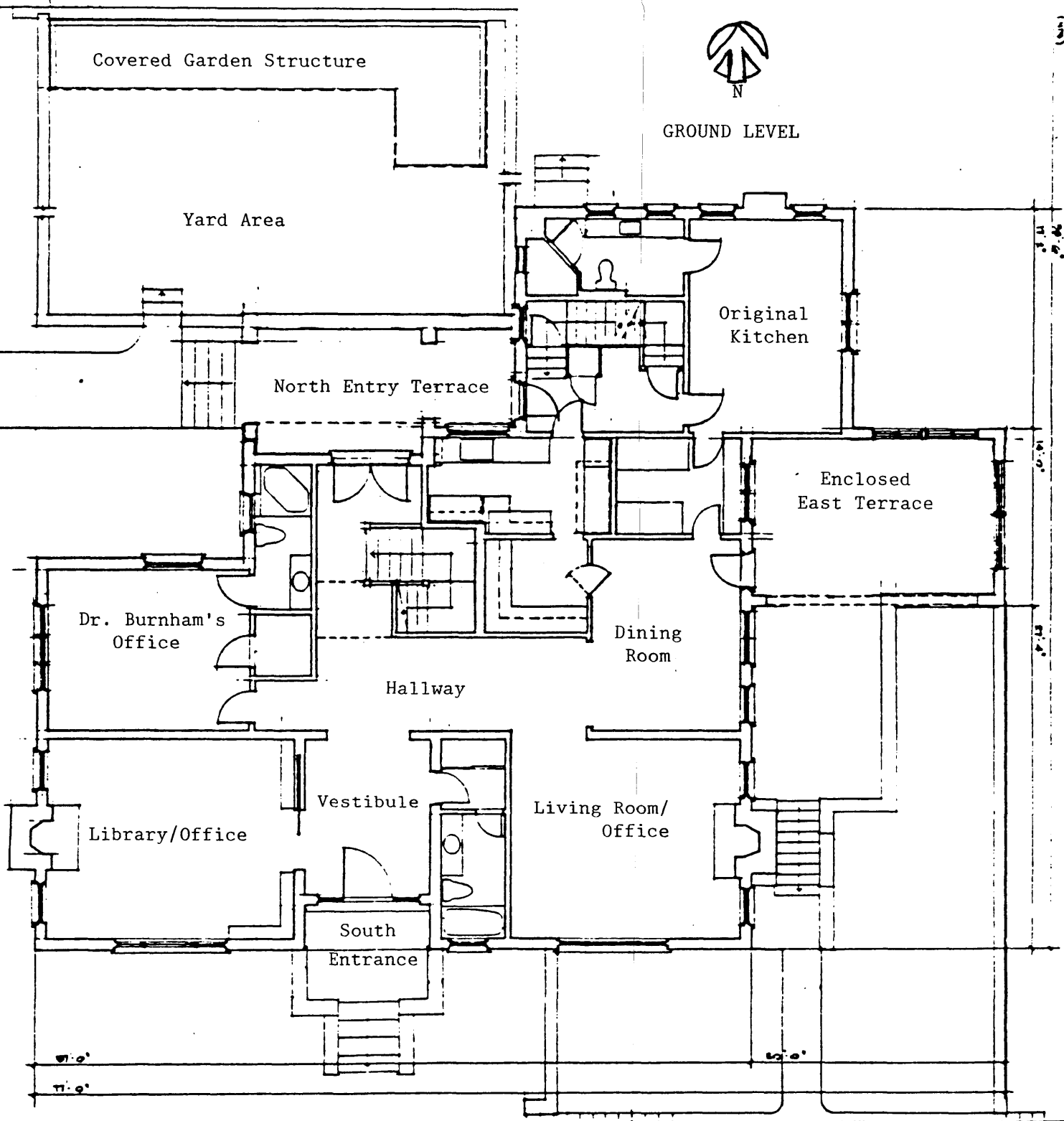


BURNHAM/MARSTON RESIDENCE
 3563 Seventh Avenue
 San Diego, San Diego County, California

Photographs indicated
 by number and direction

BURNHAM/MARSTON RESIDENCE

3563 Seventh Avenue
San Diego, San Diego County, California



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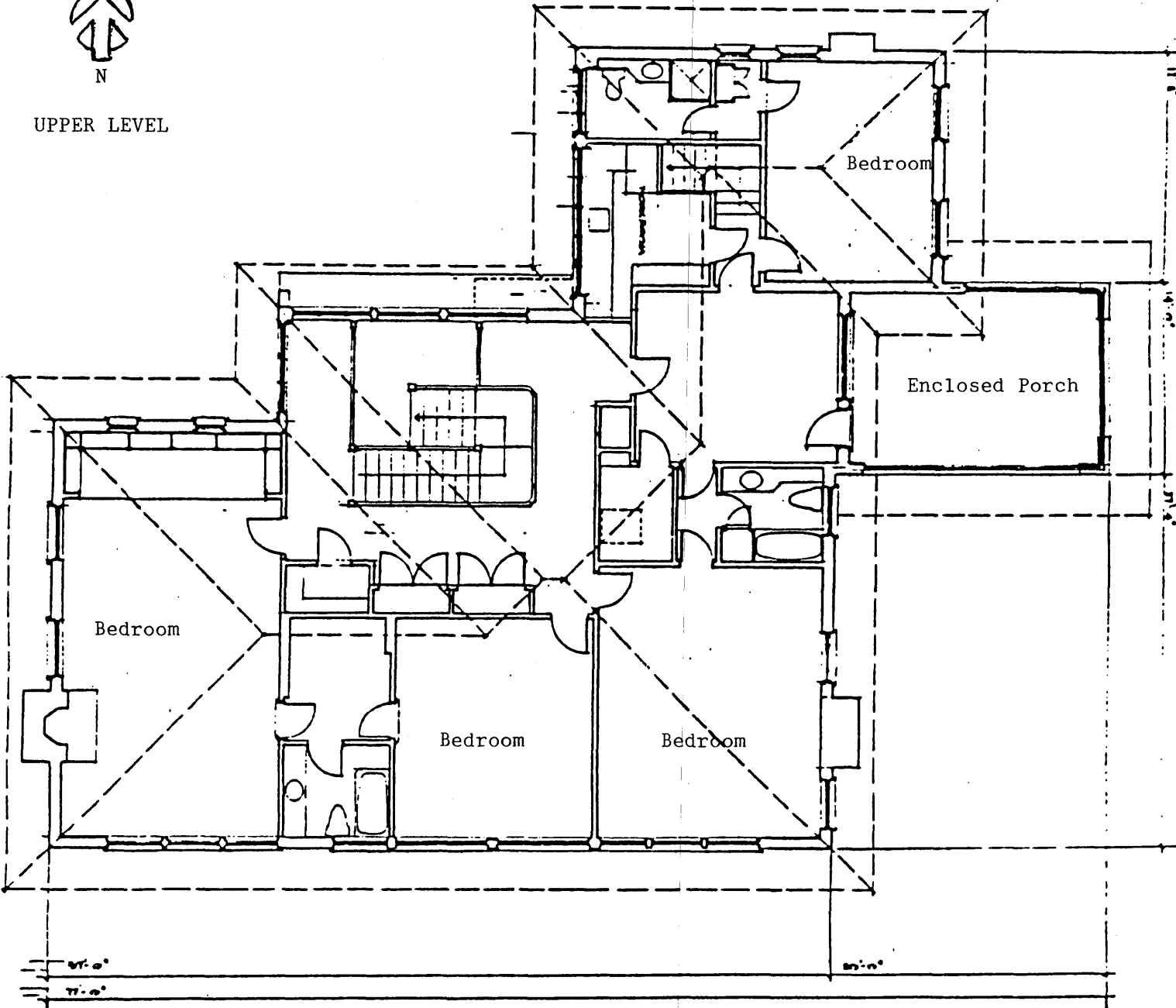
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UPPER LEVEL



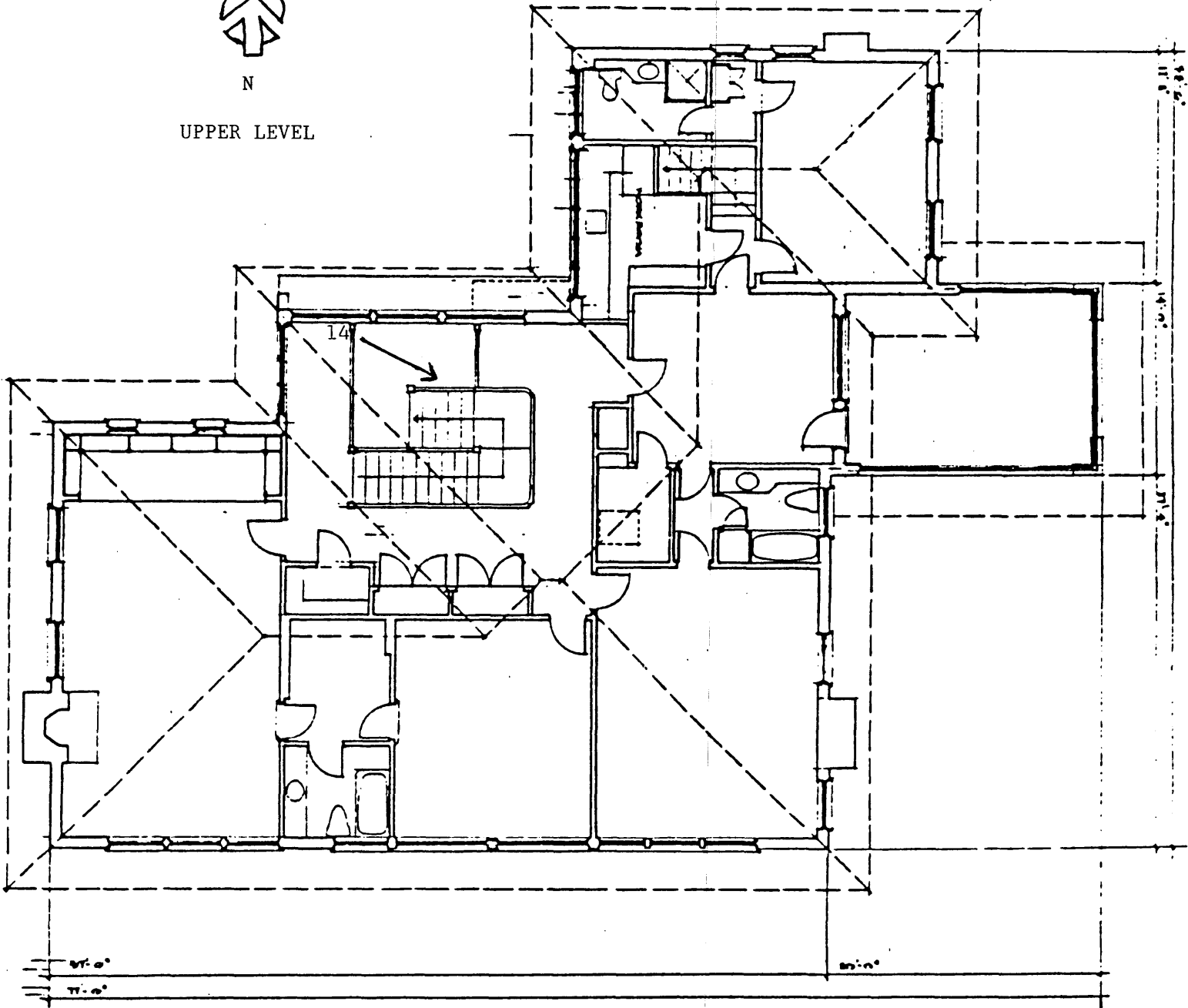
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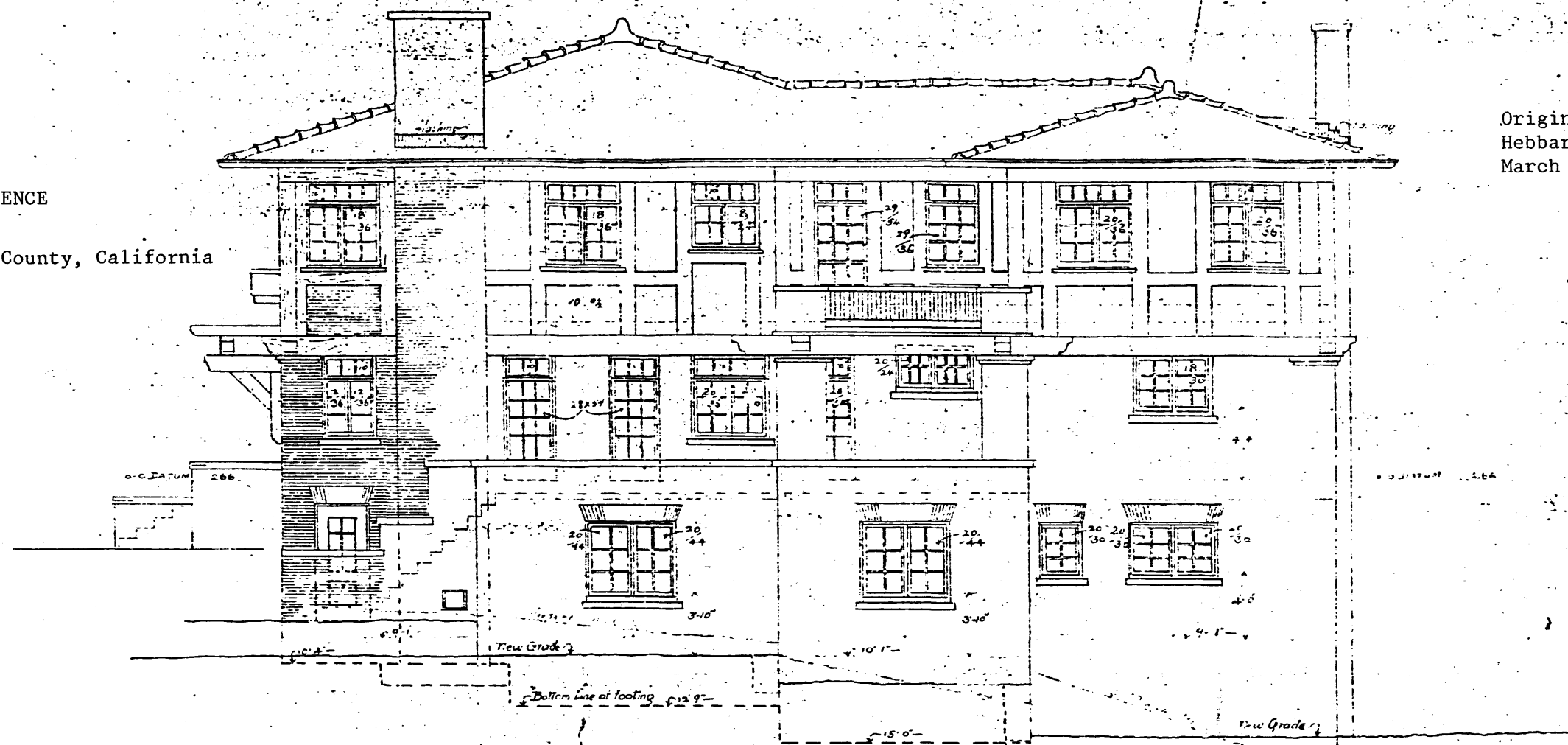


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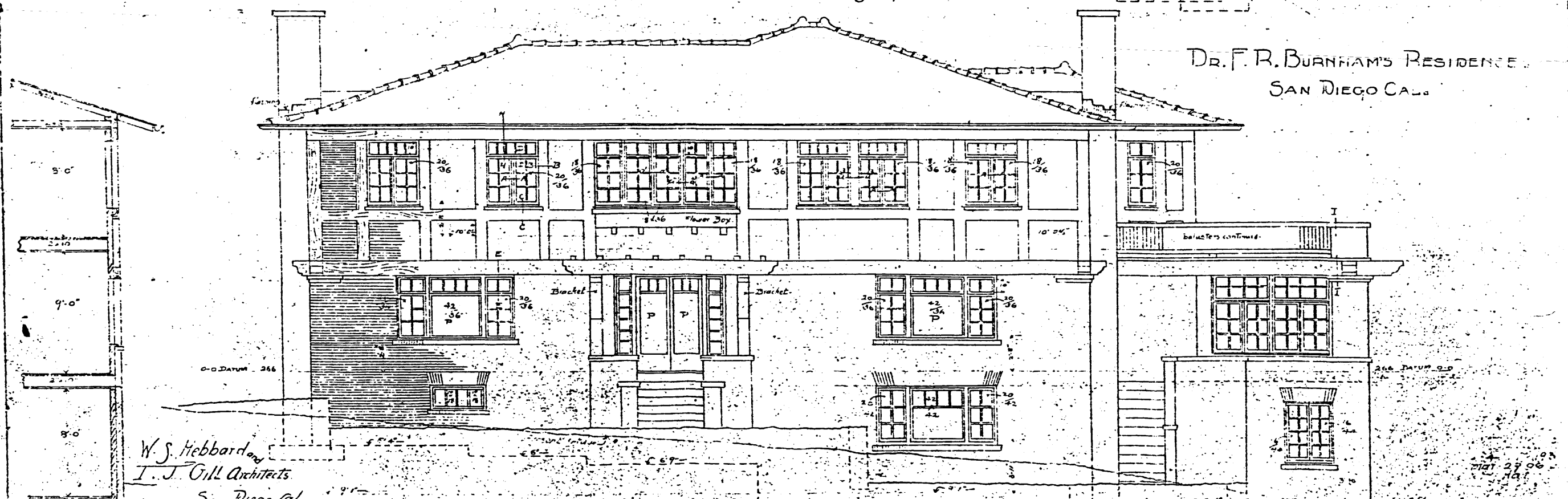
Original Bldg. Elevations
Hebbard & Gill
March 29, 1906

BURNHAM/MARSTON RESIDENCE
3563 Seventh Avenue
San Diego, San Diego County, California



EAST ELEVATION.
Scale 1/4 inch = One foot.

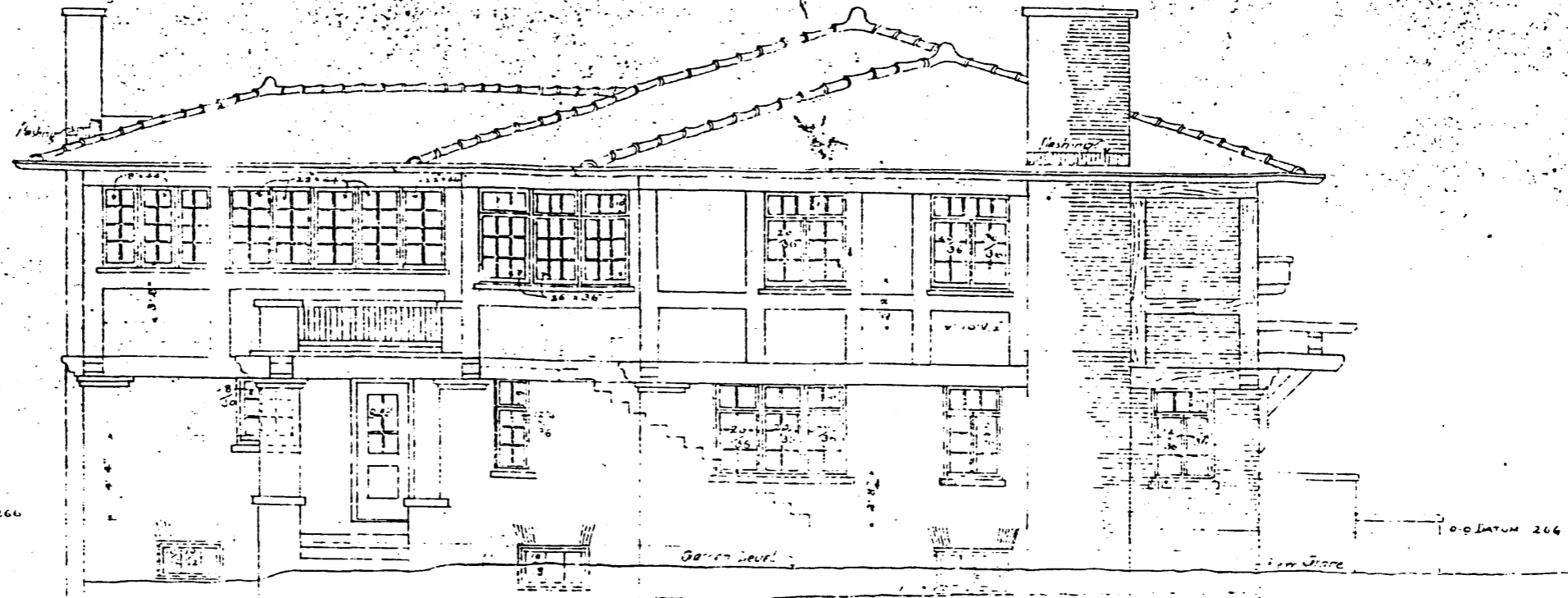
DR. F. R. BURNHAM'S RESIDENCE
SAN DIEGO CAL.



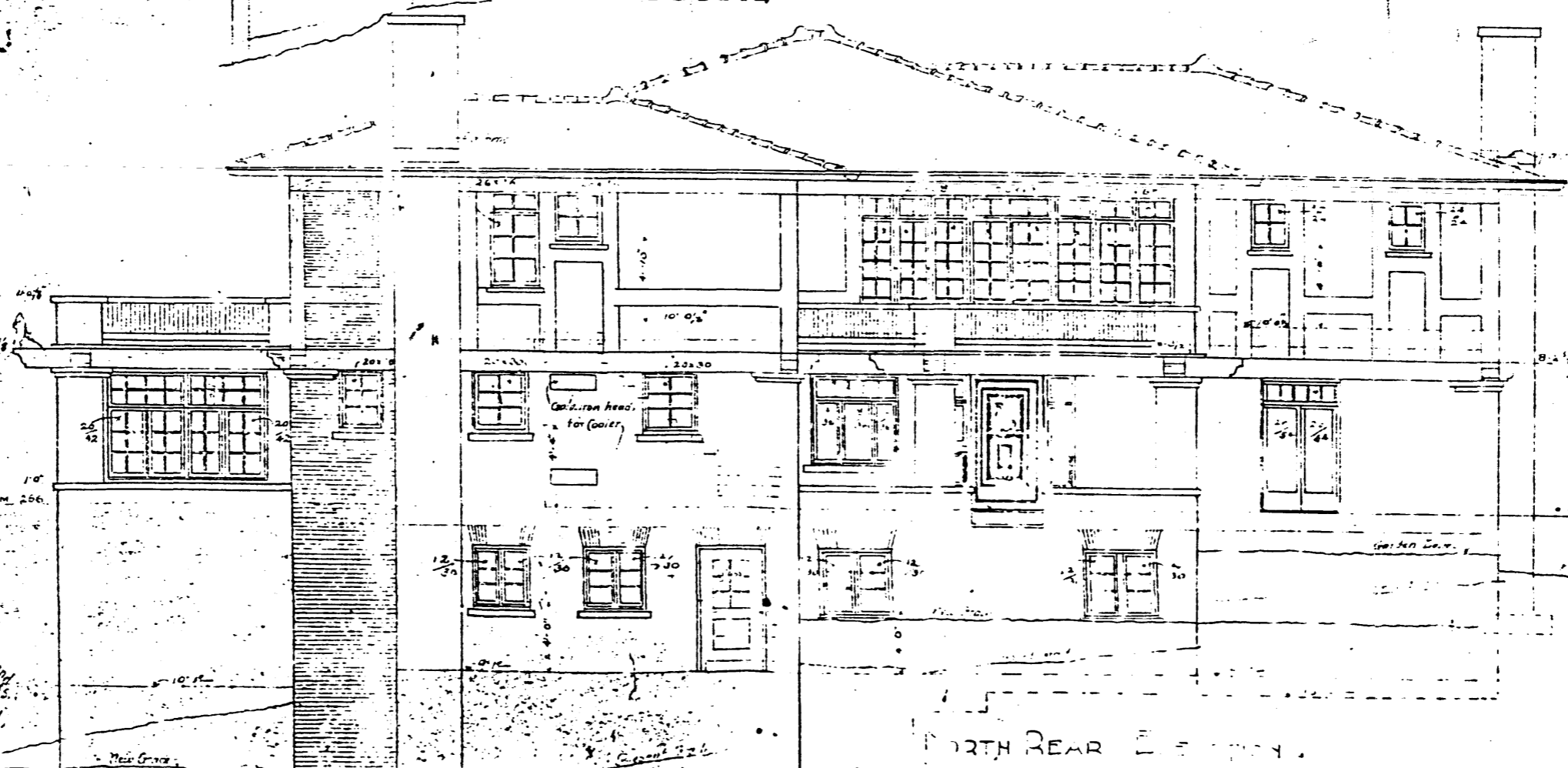
W. S. Hebbard
I. J. Gill Architects
San Diego, Cal.

SOUTH ELEVATION

BURNHAM/MARSTON RESIDENCE
 3563 Seventh Avenue
 San Diego, San Diego County
 California



WEST ELEVATION



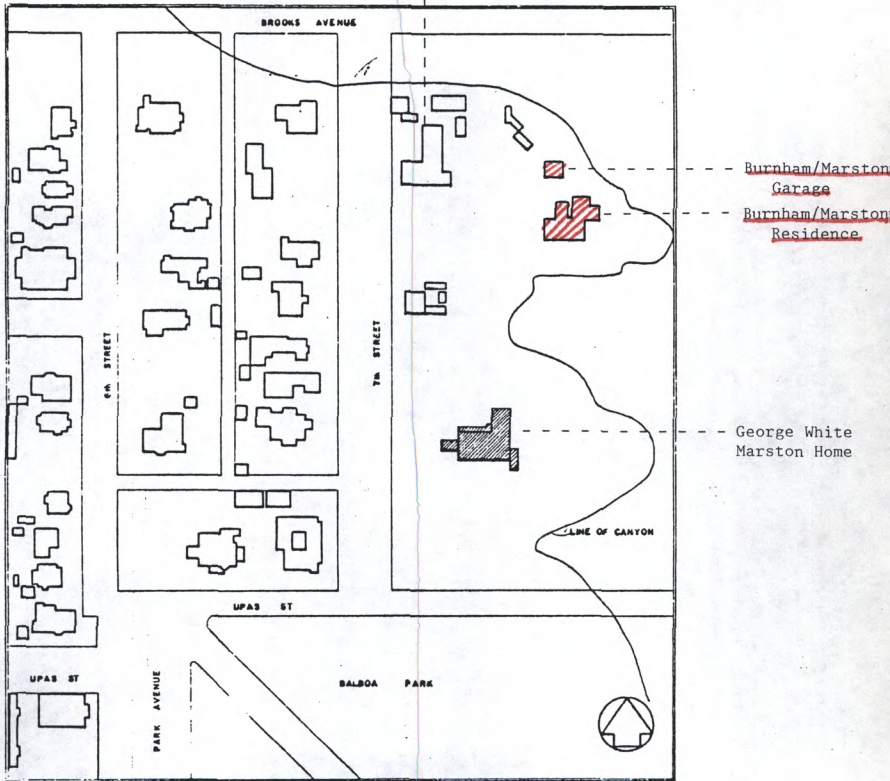
NORTH REAR ELEVATION

W.S. Fishard
 I.J. Gill Architects
 San Diego, Cal.

JO F. R. BURNHAM'S RESIDENCE
 SAN DIEGO, CAL.

5
 1905
 Hall

- Arthur Marston/Hamilton Marston
Residence



- Burnham/Marston
Garage
- Burnham/Marston
Residence.

- George White
Marston Home

LOCATION PLAN

SCALE 1"=100'

PROPERTIES AS THEY APPEARED
ON THE 1920 SANBORN MAP

BURNHAM/MARSTON RESIDENCE
3563 Seventh Avenue
San Diego, San Diego County, California

LEGAL DESCRIPTION (PARCELS)

LOTS 14 THRU 16 AND LOTS 18 THRU 21 AND PORTIONS OF LOTS 40 & 41
BLOCK 4 AND PORTION OF LOT 10 AND LOTS 11 THRU 13 IN BLOCK 12,
CITY AND COUNTY OF SAN DIEGO, CALIFORNIA, BEING THE
SOUTH 1/2 OF SECTION 18 AND LOT 10 - BLOCK 1, LA SALLE
TRACT, MAP 1208, NEVADA, COUNTY OF SAN DIEGO, CALIFORNIA.



BURNHAM/MARSTON RESIDENCE

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San Diego, San Diego County, California

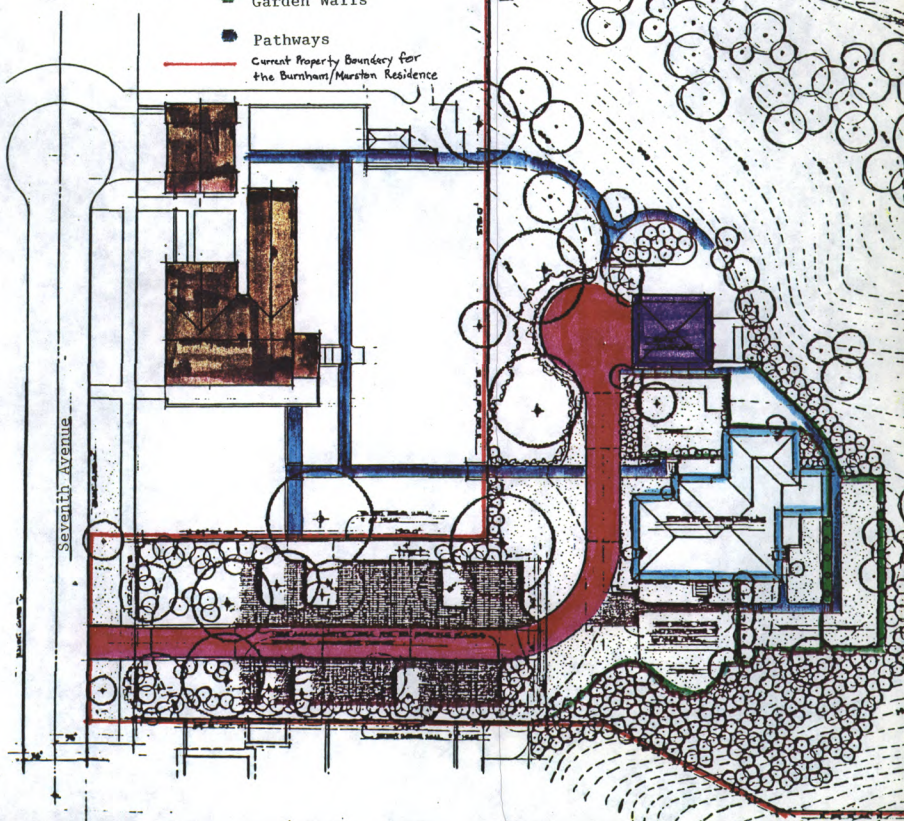
GENERAL NOTES:

ALL INFORMATION SHOWN
ON THIS PLAN IS SUBJECT TO
FIELD SURVEYING. NOTED
ALL DATA FROM PUBLIC CITY
RECORDS & FIELD VISITS.



SITE PLAN
1" = 20'-0"

- Burnham/Marston Residence
- Burnham/Marston Garage
- Arthur Marston/Hamilton Marston Residence
- Burnham/Marston Residence Driveway
- Garden Walls
- Pathways
- Current Property Boundary for the Burnham/Marston Residence



Seventh Avenue

BURNMAN/MARSTON RESIDENCE

3563 Seventh Avenue



San Diego, San Diego County, California

SEVENTH AVENUE



EIGHTH AVENUE (CLOSED)



 PROPERTY GRANTED TO MRS. LULA BURNHAM (1906)
 CURRENT PROPERTY BOUNDARIES

(CRITTENDEN'S ADDITION)
 PROPERTY MAP
 PREPARED BY:
 Wm. Henderson, F.M.A.

UPAS STREET (CLOSED)