

STAFF REPORT



COMMUNITY DEVELOPMENT

DATE: September 9, 2025

TO: Justin Hess, City Manager

FROM: Patrick Prescott, Community Development Director
VIA: Fred Ramirez, Asst. Community Development Director – Planning
Scott Plambaeck, Planning Manager
Amanda Landry, Principal Planner
BY: Ryan Allen-Esquivel, Assistant Planner

SUBJECT: Adoption of a Resolution Designating the House at 808 North Ford Street as a Historic Resource

RECOMMENDATION

Adopt A RESOLUTION OF THE COUNCIL OF THE CITY OF BURBANK TO DESIGNATE THE HOUSE, INTERIOR FIREPLACE, AND DETACHED GARAGE AT 808 NORTH FORD STREET AS A HISTORIC RESOURCE, PURSUANT TO BURBANK MUNICIPAL CODE SECTION 10-1-927(D) (Attachment 1).

BACKGROUND

The City of Burbank Historic Resources Management Ordinance includes a process for designating Historic Resources that meet one or more of the criteria provided in Burbank Municipal Code (BMC) § 10-1-926. In short, a building that is designated as a Historic Resource is of unique value to Burbank's history or serves as a representative example of a particular architectural style or building type.

The owner of 808 North Ford Street, Anthony "Tony" Anselmo (Applicant), submitted a request to designate the exterior and portions of the interior of the house on the subject property as a Historic Resource (Project) in accordance with BMC § 10-1-927 (Designation). On June 5, 2025, at a public meeting, the Heritage Commission considered a full report detailing the proposed designation (Attachment 2) and adopted a Resolution recommending the City Council adopt a Resolution to designate the property at 808 North

Ford Street as a Historic Resource. As outlined in the subsequent sections of this report and detailed in Attachment 2, it is staff's assessment that the criteria for approval of a Designated Historic Resource can be made. Based on this determination, staff recommends that the City Council approve the resolution for the designation of a historic resource, as described in Attachment 1.

DISCUSSION

The subject house at 808 North Ford St. (Los Angeles County Assessor's No. 2419-027-025) is a one-story 913-square-foot, Spanish Colonial Revival Style, single-family residence constructed in 1936. The house exhibits specified character-defining features associated with the Spanish Colonial Revival architectural style, as well as the essential aspects of integrity attributed to the historical time period. The house was constructed during the Great Depression period of 1929-1938. Homes constructed during this period were often related to working and middle-class families located near the downtown core or the film studios.



Primary (West) Elevation (Undated)

The exterior of the building has been well-maintained over the years and retains most, if not all, the original features of the house. All deteriorated features were previously restored using period appropriate applications and materials and there is no evidence of nonoriginal work. In addition to the exterior of the house and the original garage, the Applicant has requested that Council designate the decorative fireplace that is permanently affixed in a common area within the house. The fireplace is in the front living area facing the street and is elevated onto a stucco and tiled bench and constructed of

Malibu Tile. Malibu Tile is significant because it is a ceramic tile produced at Malibu Potteries in Malibu, California during the late 1920s, which helped introduce a popular style that was replicated throughout the region. The Malibu Tile on the subject fireplace is likely one of the few examples of this type of original craftsmanship that exist in the City of Burbank, as most of these tiles have been removed over time.



Interior Fireplace Detail (05/21/25)

Criteria for Designation

To recommend designation as a Historic Resource, Council must find that one or more of the criteria listed in BMC § 10-1-926 have been satisfied (Exhibit C). Based on the information available, staff believes that the subject property satisfies the following criteria:

The single-family residence at 808 North Ford Street is eligible for designation as a Historic Resource under Criterion C of BMC § 10-1-926(C), which states:

“[The property] embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.”

The house reflects many of the essential aspects of integrity and character defining features associated with Spanish Colonial Revival architectural style, is a good example of middle-class single-family residential development built during the Great Depression era (1929-1938), and retains sufficient integrity to qualify for designation as a landmark under Criterion C. The building retains all its original character-defining features and demonstrates a high level of architectural integrity. Contributing features to this

designation include the main building with detached garage, and the interior tiled fireplace located in the front living room.

Results of Designation

If designated as a Historic Resource, a covenant would be recorded specifying those structures and elements that have been designated as having historic merit. The landscaping and any other structures on the property would be excluded from the designation. The covenant may not be removed unless authorized by Council.

Any proposed modifications or additions to the exterior of the structure, demolition of the structure, or modifications to the Malibu Tile fireplace must be reviewed by the Heritage Commission. The Commission must approve a *“Permit to Alter a Designated Historic Resource”* for the proposed work to proceed, and no building permits may be issued unless the Commission finds that it will not significantly alter the value or significance of the Historic Resource. The Commission is authorized to grant exceptions to this requirement upon a finding of economic hardship or to protect public health and safety.

Consistency with the General Plan

The proposed designation is consistent with Policy 3.10 of the *Burbank2035* Land Use Element, which states: “Preserve historic resources, buildings, and sites, including those owned by private parties and government agencies, including the City of Burbank.”

Heritage Commission Review

As required by § 10-1-927 of the BMC, the Commission considered the application for Historic Resource designation on June 5, 2025, and voted 4-0 to recommend that the City Council approve the requested designation (Attachment 3). Commissioner Solis was absent from the June 5, 2025, meeting of the Heritage Commission.

COMMUNITY OUTREACH

The Burbank Municipal Code does not require community outreach for the designation of a single property, as such designation has no impact on other properties. The proposed designation was agendized as part of a regular, public meeting of the Heritage Commission held on June 5, 2025. No public comments were submitted regarding the proposal.

ENVIRONMENTAL REVIEW

The proposed designation has been evaluated under the California Environmental Quality Act (CEQA) and requires no further CEQA review. The designation is exempt from further CEQA review pursuant to CEQA Guidelines § 15308, Class 8 pertaining to Actions by Regulatory Agencies for the Protection of the Environment such as the designation of historic sources and there are no unusual circumstances that would preclude the use of this exemption. Additionally, the documents and other materials that constitute the record

of proceedings related to the designation, upon which the decision to recommend approval of the proposed Resolution, qualifies for a commonsense exemption under CEQA or in the alternative, is not a “project” subject to CEQA review, and therefore requires no further evaluation.

FISCAL IMPACT

Approval of the requested designation would have no direct fiscal impact on the City. If future improvements are done on the property, staff time would be required to process the application for a Permit to Alter a Designated Historic Resource, including presenting the matter to the Commission for consideration. If designated, the property would become eligible to apply for a Mills Act Contract, at which time staff would analyze the request for a potential fiscal impact due a reduction in property tax.

CONCLUSION

The property at 808 North Ford Street is a significant and tangible intact example of a Spanish Colonial Revival Style single-family residence constructed during the Great Depression period of 1929-1938. Designation of the property would ensure that a well maintained and rare example of Burbank’s history is preserved and protected in the future.

ATTACHMENTS

Attachment 1 – Resolution

Attachment 2 – Heritage Commission Report dated June 5, 2025

Attachment 3 – Heritage Commission Minutes for the June 5, 2025, Meeting
Correspondences