



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 8, 2025 REPORT NO. HRB-25-022

HEARING DATE: May 22, 2025

SUBJECT: **ITEM #5- ROY AND ANNA RIDGEWAY HOUSE**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Kimberly S. Kanetis Trust 03-29-19; represented by Legacy 106, Inc.

LOCATION: 2530 Bancroft Street, North Park Community, Council District 3
APN 539-051-10-00

DESCRIPTION: Consider the designation of the Roy and Anna Ridgeway House located at 2530 Bancroft Street as a historical resource.

STAFF RECOMMENDATION

Designate the Roy and Anna Ridgeway House located at 2530 Bancroft Street as a historical resource with a period of significance of 1930 under HRB Criterion C. The designation includes the fireplace surround and hearth in the living room. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1930 period of significance. Specifically, the resource features an asymmetrical façade, a combination of flat roof with gable and shed roof forms with mission half-barrel tile, medium sand stucco cladding, stucco chimney with mission tile top, an arched wood front entry door, and fenestration consisting of wood multi-lite and single-light double hung and fixed windows. The living room fireplace surround and hearth included in the nomination are original to the 1930 date of construction and are designed consistent with the Spanish Colonial Revival style of the residence and contribute to the significance of the resource.

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 property was located within the boundary of the [2016 North Park Community Plan Area Historic Resources Survey](#) but was not identified in the survey because it was not evaluated. The historic name of the resource,

the Roy and Anna Ridgeway House has been identified consistent with the Board's adopted naming policy and reflects the name of Roy and Anna Ridgeway, who constructed the house as their personal residence.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [*Guidelines for the Application of Historical Resources Board Designation Criteria*](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

ANALYSIS

The property located at 2530 Bancroft Street is a one-story Spanish Colonial Revival style single-family residential building constructed in 1930 in the North Park Community Planning Area. Other buildings and structures present on the site include a detached garage. The surrounding area contains single-family residences in different architectural styles. The property is in its original location.

Since its construction in 1930, the property has been modified as follows: between 2019 and 2021, a wood gate and a pergola were added to the south elevation. At an unknown date, the home and garage were restuccoed with a heavy lace texture and the original garage door was replaced with a modern synthetic door. In 2023, the applicants hired a stucco company to restore the stucco to its original texture. This work included the removal of layers of paint and the addition of an integral color skim coat with a historically appropriate medium sand textured stucco. The south and east elevations of the garage were included in the treatment. In order to address uneven color issues generally associated with integral color, the applicants worked with staff to smooth the uneven appearance by applying a coat of paint to the home in March of 2025. The garage was not repainted.

A Historical Resource Research Report was prepared by Legacy 106, Inc., 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 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 1930 in the Spanish Colonial Revival style. It features an asymmetrical primary façade with a central front-facing gable

with an arched picture window and medium sand stucco cladding. The building's roof is predominantly flat, except for the front portion, which features a combination of moderate-pitched gable and shed roofs with mission half-barrel tile and no eave overhang. Fenestration consists primarily of wood multi-lite and single-lite double-hung and fixed windows, presented individually and in sets. The windows at the front elevation are multi-lite and accented with wood lintels and canvas awnings with wrought iron spears. The partial-width front porch is located under a shed roof projection on the north side of the front elevation. The porch features an arched wood entry door, a pair of double-hung wood windows, a horizontal support beam, square posts, ornamental corbels, and a metal railing. Other features include a stucco chimney with a mission tile chimney top and clay tile attic vents, and a detached two-car garage with stucco cladding and a flat roof that is lined with mission half-barrel tile on the front elevation.

The property owner is also requesting the inclusion of select interior features in the designation. These features include the decorative telephone niche, fireplace surround, hearth in the living room, and decorative scored hallway. According to the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), interior elements must embody the distinctive characteristics of a style of architecture and be tied to the context and significance of the historical resource. Staff recommends that the fireplace surround and hearth be included in the designation because they are original to the 1930 date of construction and are designed consistent with the Spanish Colonial Revival style. Staff is not recommending designation of the decorative telephone niche and the decorative scored hallway because although they are unique, they do not significantly contribute to the property's historic significance under Criterion C as an example of the Spanish Colonial Revival style of architecture.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Eclectic style which was the predominant style in Southern California between 1915 and 1940, significantly altering the architectural landscape until the Modernist movement took hold during and after WWII. The style uses decorative details borrowed from the entire history of Spanish architecture. These may be of Moorish, Byzantine, Gothic, or Renaissance inspirations, and unusually rich and varied series of decorative precedents. The style employed a variety of floor plans, as well as gabled, cross-gabled, gabled and hipped, hipped and flat roof forms with parapets. Other character defining features include Mission and Spanish clay tile; focal windows; arched windows and other openings; and accented entries.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of Spanish Colonial Revival Style. The modifications, which include the addition of a wood gate and pergola to the south elevation and the replacement of the original garage door with a modern synthetic door, do not impact significant character defining features, the property's integrity of design, materials and workmanship, or its ability to convey significance under Criterion C. The application of a heavy lace stucco at an unknown date was not historically appropriate. The removal of paint and the addition of a skim coat with integral color in 2023 to restore the stucco resulted in an uneven color and stucco texture appearance. However, the addition of a coat of paint to the house in 2025 mitigated the uneven appearance. The stucco now appears to be historically appropriate. Therefore, the property retains integrity to its 1930 period of significance under HRB Criterion C.

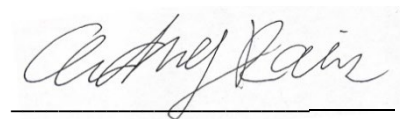
Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style, including an asymmetrical façade, a combination of flat roof with gable and shed roof forms with mission half-barrel tile, medium sand stucco cladding, stucco chimney with mission tile top, an arched wood front entry door, and fenestration consisting of wood multi-lite and single-light double hung and fixed windows. The living room fireplace surround and hearth included in the nomination are original to the 1930 date of construction, are designed consistent with the Spanish Colonial Revival style of the residence, and contribute to the building's significance as a Spanish Colonial Revival style home. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

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. 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 Roy and Anna Ridgeway House located at 2530 Bancroft Street be designated with a period of significance of 1930 under HRB Criterion C example of the Spanish Colonial Revival architectural style. The designation excludes the detached garage and includes the fireplace surround and hearth in the living room.



Audrey Rains
Assistant Planner



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

AR/sa/SS

Attachment(s):

1. Draft Resolution
2. Interiors proposed for designation
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on , to consider the historical designation of the **ROY AND ANNA RIDGEWAY HOUSE** (owned by Kimberly S Kanetis Trust 03-29-19, 2530 Bancroft Street, San Diego, CA 92104) located at **2530 Bancroft Street, San Diego, CA 92104**, APN: **539-051-1000**, further described as BLK 13 LOT 9 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 ROY AND ANNA RIDGEWAY HOUSE on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity from its 1930 period of significance. Specifically, the resource features an asymmetrical façade, a combination of flat roof with gable and shed roof forms with mission half-barrel tile, medium sand stucco cladding, stucco chimney with mission tile top, an arched wood front entry door, and fenestration consisting of wood multi-lite and single-light double hung and fixed windows. 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 designation shall include the fireplace surround and hearth in the living room.

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:

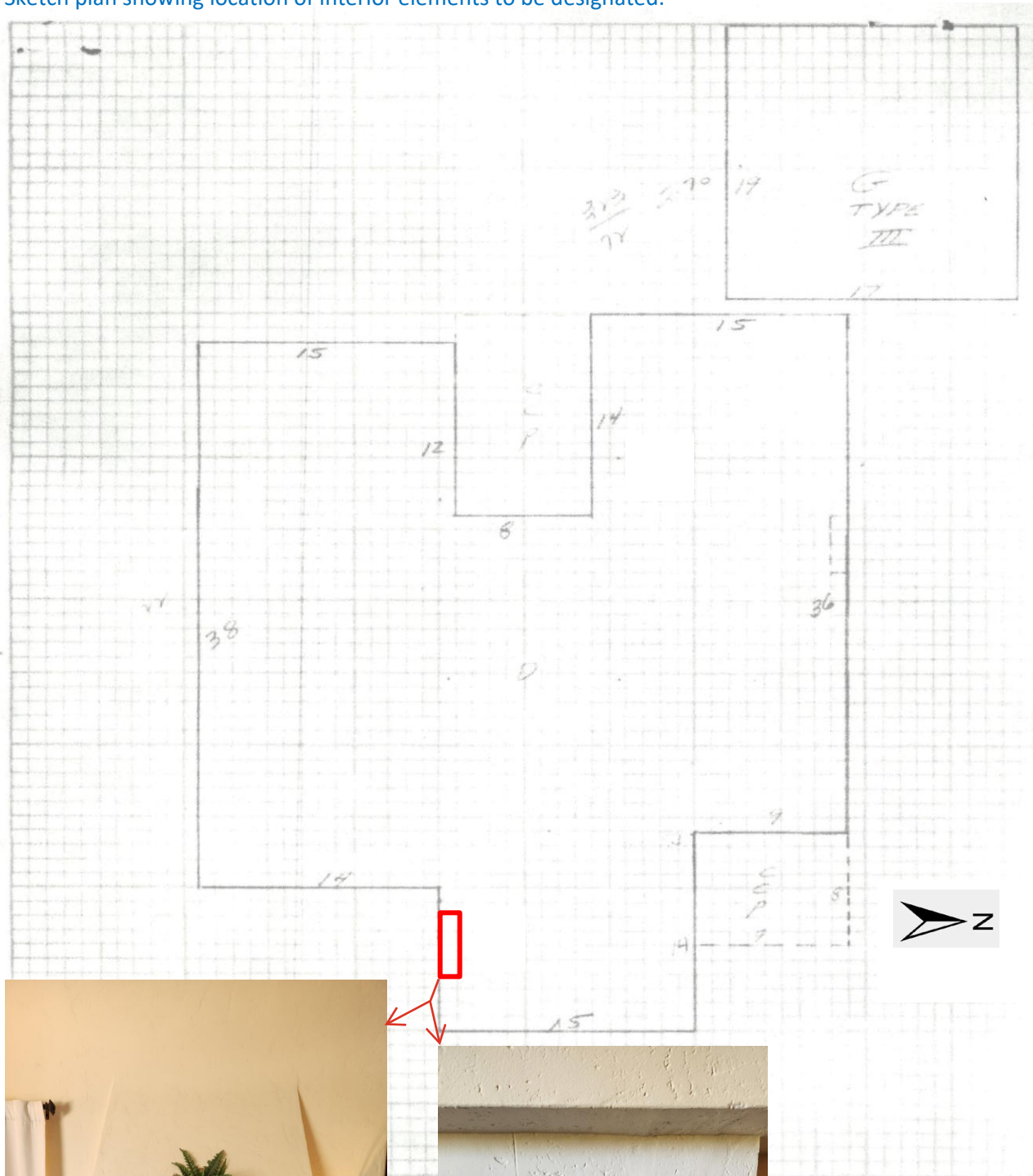
BY: _____
KRISTI BYERS, Chair
Historical Resources Board

APPROVED: HEATHER FERBERT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

Attachment 2

Interiors to be included in the designation - Fireplace surround and hearth
Sketch plan showing location of interior elements to be designated.



Photos provided by
Legacy 106 Inc.