



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: September 10, 2025 REPORT NO. HRB-25-045

HEARING DATE: September 25, 2025

SUBJECT: **ITEM 7 – WOODLEY PHILLIPS HOUSE**

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

APPLICANT: Garcia Delgado Family Trust represented by Story R. Vogel

LOCATION: 3772 Pringle Street, 92103, Uptown Community, Council District 3  
APN 451-752-0400

DESCRIPTION: Consider the designation of the Woodley Phillips House located at 3772 Pringle Street as a historical resource.

### STAFF RECOMMENDATION

Designate the Woodley Phillips House located at 3772 Pringle Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the 1963 addition built outside of the period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style of architecture and retains integrity from its 1925 period of significance. Specifically, the resource features varied roof forms, tile roof with little eave overhang, decorative medium sand stucco exterior, asymmetrical primary facade, projecting front gable with arched focal window, a concrete front porch with stucco site wall, elaborated primary entrance, clay tile vents and original wood fenestration of multi and single-light fixed, and double-hung windows.

### 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 identified in the [2016 Uptown Community Plan Area Historic Resources Survey](#) and given a Status Code of 5D3, "Appears to be a contributor to a district that appears to be eligible for local listing or designation through survey evaluation."

The historical name of the resource, the Woodley Phillips House has been identified consistent with the Board's adopted naming policy and reflects the name of Woodley Phillips, 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 3772 Pringle Street is a two-story, Spanish Eclectic style, single-family residential building constructed in 1925 in the Uptown Community Planning Area. Other buildings and structures present on site include a detached garage. The property is located on the northwest corner of Pringle and Neale Streets, in a residentially zoned neighborhood. The property is in its original location.

Since its construction in 1925, the property has been modified as follows: In 1963, a permit shows that a room was added to the rear of the property and in 1964, a pool was constructed in the rear yard. At unknown dates prior to 2009, a site wall was added to the perimeter of the property, which was later clad in a stone veneer, the front door was replaced, jalousie windows were added to the transoms of the window on the northeast façade of the living room wing, metal sliding windows were added to the second-story of the south façade and the wrought iron railings of the upper balcony and matching decorative railings screening the lower portion of the focal windows were replaced. In 2020 the stone veneer was removed from the perimeter site wall and differentiated stucco was added, at this time the steps and walkway were redone with Saltio tiles, this work did not require a permit and was not reviewed by historic staff. In 2024 solar panels were added to the flat portions of the roof.

A Historical Resource Research Report was prepared by Story Vogel, 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 resource is a two-story, single-family residence constructed in 1925 in the Spanish Eclectic style. The house features varied roof forms with tile roofing, little eave overhang, decorative stucco with medium sand cladding, and asymmetrical primary facade. The resource is reached by a tile path past two sets of site walls into a gated front courtyard. The second story has a central tower with an alcove and stained-glass window. To the left of the tower is a projecting wing with a balcony and to the right a stepped back wing. The first-floor primary façade has a projecting gable set an angle with large windows and a set of French doors leading out to the courtyard to the left of the central front entry door. To the right is a set of three windows facing the courtyard, with a secondary one-story flat-roofed projection featuring a picture window. The side elevations have a mix of double hung and casement windows. The rear of the property has two single-story projections with fixed and casement windows looking out over a set of tennis courts and pool. Fenestration consists primarily of original wood single-light double hung and casement windows as well as large fixed windows and arched focal windows.

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 the Spanish Eclectic style. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains overall integrity of design, materials, and workmanship despite the modifications. The modifications are designed in a manner that is consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation. The rear addition, pool, and site wall do not impact the resource's character-defining features. The modification of the railings, metal sliding windows, transom window жалousies and front door are limited and minor modifications that do not significantly alter the property's integrity. Therefore, the property retains its integrity to its 1925 period of significance under HRB Criterion C.

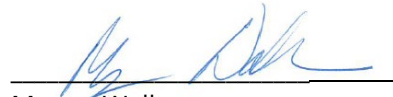
Significance Statement: The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style of architecture and retains integrity from its 1925 period of significance. Specifically, the resource features varied roof forms, tile roof with little eave overhang, decorative medium sand stucco exterior, asymmetrical primary facade, projecting front gable with arched focal window, a concrete front porch with stucco site wall, elaborated primary entrance, clay tile vents and original wood fenestration of multi and single-light fixed, double-hung and sliding windows. 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 Woodley Phillips House located at 3772 Pringle Street be designated with a period of significance of 1925 under HRB Criterion C as an example of Spanish Eclectic style architecture. The designation excludes the 1963 addition built outside of the period of significance.



Megan Walker  
Associate Planner



Suzanne Segur  
Senior Planner/ HRB Liaison  
City Planning Department

MW/SS

Attachment(s):

1. Draft Resolution
2. 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 **WOODLEY PHILLIPS HOUSE** (owned by Garciadelgado Family 2024 Trust 03-28-24, 3772 Pringle Street, San Diego, CA 92103) located at **3772 Pringle Street, San Diego, CA 92103**, APN: **451-752-0400**, further described as BLK 73 LOTS 20 THRU 24 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 BLANK on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics varied roof forms, tile roof with little eave overhang, decorative medium sand stucco exterior, asymmetrical primary facade, projecting front gable with arched focal window, a concrete front porch with stucco site wall, elaborated primary entrance, clay tile vents and original wood fenestration of multi and single-light fixed, and double-hung 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 exclude the 1963 addition built outside of the period of significance

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