



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: October 10, 2025 REPORT NO. HRB-25-050

HEARING DATE: October 23, 2025

SUBJECT: **ITEM #4 – FRED AND MARGARET VESPER HOUSE**

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

APPLICANT: John M. and Nancy J. Cappetta Family Trust dated 12-21-06; represented by F.H. "Trip" Bennett, III

LOCATION: 6210 Camino de la Costa, 92037, La Jolla Community, Council District 1
APN 357-011-0400

DESCRIPTION: Consider the designation of the Fred and Margaret Vesper House located at 6210 Camino de la Costa as a historical resource.

STAFF RECOMMENDATION

Designate the Fred and Margaret Vesper House located at 6210 Camino de la Costa as a historical resource with a period of significance of 1940 under HRB Criterion C. The designation includes the detached cabana on the west elevation. The designation excludes the 1948 south upper deck and 1950 north upper deck enclosures, as well as the 1953 sunroom addition on the west elevation, all of which were constructed outside 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 Colonial Revival style and retains integrity from its 1940 period of significance. Specifically, the resource features a multi-level low-pitched hipped roof with wood shingles and no eave overhang, white-painted brick cladding with decorative quoining and dentil detailing, a courtyard on the front façade, single and multi-lite double-hung, fixed, and casement wood windows, a recessed archway elaborated by decorative scoring and arched surround with keystone centerpiece, wood front-entry doors, wood shutters, decorative grilles, wrought iron ornamentation, pediments, wood French doors, and two interior brick chimneys on the primary massing.

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 has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Fred and Margaret Vesper House has been identified consistent with the Board's adopted naming policy and reflects the name of Fred and Margaret Vesper, 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 6210 Camino de la Costa is a two-story, Colonial Revival style single-family residential building constructed in 1940 in the La Jolla Community Planning Area. Other buildings and structures present on the site include a garage and a detached cabana, a pool, and a seawall. The property is situated on a sloping lot overlooking the Pacific Ocean within the La Jolla Hermosa neighborhood. The property is in its original location.

Since its construction in 1940, the property has been modified as follows: the upper deck on the south elevation was enclosed in 1948, the upper deck on the north elevation was enclosed in 1950, a sunroom addition was added to the west elevation in 1953, the property was reroofed in 1976, a trellis was added to the deck on the south elevation circa 1980 and a seawall was added to the rear property line in 1984. In 2019, the applicant submitted a permit for a renovation, including, the repair of exterior stairs, and the replacement/restoration of exterior doors and windows. This work was reviewed and deemed consistent with the Secretary of the Interior's Standards for Rehabilitation by Heritage Preservation staff.

A Historical Resource Research was prepared by F.H. 'Trip' Bennett, III which concludes that the resource is significant under HRB Criteria B, C, and D. Staff concurs that the site is significant under HRB Criterion C but not under HRB Criteria B and D. This determination is consistent with the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), as follows.

CRITERION B - Is identified with persons or events significant in local, state or national history.

The nomination concludes that the property is eligible under Criterion B for its association with John A. Vietor; however, staff disagrees. Vietor was born in 1914 in Seabright, New Jersey and resided in the subject resource from 1947 until his death in 1982. He served in the U.S. Army during World War II and was held as a prisoner of war for a year and a half. He published the memoir *Time Out* in 1951 about his experience. In 1947, Vietor and his family moved to San Diego and purchased the subject residence. In the 1953, Vietor bought *Point Magazine*, and in 1955, went into partnership with owner of *San Diego Magazine* Ed Self. The two magazines were merged into *San Diego & Point Magazine* and were co-owned by Vietor and Self. In 1970 Vietor sold his half of the magazine to Self. While he lived in San Diego, Vietor staged competitive backgammon games and traveled internationally, and spent time with heads of state and socialites. In 1982, he died of a heart attack during a cruise in Xingang, China. The nomination concludes that Vietor was significant because under his co-ownership, he helped raise the journalistic standards of the *San Diego & Point Magazine* by covering critical moments in San Diego's history.

According to the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), "a person would not be considered historically significant simply by virtue of position/title, association, affiliation, race, gender, ethnicity or religion." Although Vietor was the co-owner of a notable publication, the nomination does not analyze his role or contributions to the magazine or San Diego. The nomination does not provide enough information to determine Vietor's significance for staff to recommend designation under HRB Criterion B.

Furthermore, the [Guidelines for the Application of Historical Resources Board Designation Criteria](#) state that "Criterion B is generally restricted to those properties that are associated with a person's important achievements". A connection between Vietor's work and the resource is not analyzed in the nomination. Without additional information on other locations which may be significant for their association with his work, or documentation linking the resource to his achievements, it is not possible to establish the resource as the most appropriate location associated with John A. Vietor. Therefore, staff does not recommend designation under HRB Criterion B.

As the property is not significant under Criterion B, an evaluation of integrity as it relates to Criterion B is not relevant or required.

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 1940 in the Colonial Revival style. It features a multi-level low-pitched hipped roof with wood shingles and no eave overhang. It is clad in white-painted brick and features decorative quoining, dentil detailing, and two interior brick chimneys. The resource also features wood shutters, decorative grilles, wrought iron ornamentation, pediments, and wood French doors. Fenestration consists primarily of fixed, casement and double-hung single and multi-lite wood windows.

The resource's primary two-story massing faces east on Camino de la Costa. It features two one-story wings on the north and south sides of the front façade, forming a front courtyard enclosed by brick walls with wooden gates. A two-car garage is attached to the south wing of the property and features wooden garage doors. The main entry is centered on the primary two-story massing and consists of a recessed archway with decorative scoring, a keystone centerpiece, and a pair of wood doors with decorative wrought-iron grilles and flanked by multi-lite double-hung windows with wrought-iron grilles. The north and south façades of the home contain gardens, open patios, and staircases that lead to the lower level of the property. The lower level of the property is visible on the west elevation and features an arcaded walkway. The rear elevation of the property also includes a detached cabana, a pool, and a seawall.

Following the Centennial Exposition of 1876 America experienced a rebirth of interest in its colonial past. Primarily popular from 1880 to 1955, Colonial Revival buildings reference the early English and Dutch homes of the Atlantic seaboard, particularly the Georgian and Federal styles. As with their prototypes, Colonial Revival structures generally have a symmetrical front façade with the principal areas of elaboration being entrances, windows and cornices. Roofs can be hipped, gable or gambrel and some variations feature a center gable projecting slightly from the primary façade. One-story side wings with flat roofs are common. Windows are typically double-hung sash with multi-pane glazing in one or both sashes and are commonly found in pairs, triples, or bay windows. Front-facing gambrel roofs were most common in earlier revival houses while side gambrels became popular in the 1920s and '30s.

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 Colonial Revival style. Modifications made to the property including the enclosure of a deck on the south elevation in 1948, the enclosure of a deck on the north elevation in 1950, and the addition of a sunroom on the west elevation in 1953, do not significantly impair the resource's ability to convey significance under Criterion C. The addition of a trellis to the south elevation and a seawall to the rear property line 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 2019 renovation, including the repair of exterior stairs, and the replacement/restoration of exterior doors and window was reviewed and deemed consistent with the Secretary of the Interior's Standards for Rehabilitation by Heritage Preservation staff. Therefore, the property retains integrity to its 1940 period of significance under HRB Criterion C.

Significance Statement: The house continues to convey the historic significance of the Colonial Revival style by embodying the historic characteristics associated with the style; including a multi-level low-pitched hipped roof with wood shingles and no eave overhang, white-painted brick cladding with decorative quoining and dentil detailing, a courtyard on the front façade, single and multi-lite double-hung, fixed, and casement wood windows, a recessed archway with decorative scoring and a keystone centerpiece, wood front-entry doors, wood shutters, decorative grilles, wrought iron ornamentation, pediments, wood French doors, and two interior brick chimneys on the primary massing. 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.

The Historical Resources Research Report proposes nomination of the resource under HRB Criterion D because the report assumes the property to be a notable work of Master Architect Edgar V. Ullrich; however, the report does not provide any documentation to support this.

The report claims that as the tract architect for the La Jolla Hermosa subdivision, it is plausible that Ullrich influenced the design of the home. According to the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), association with a Master must be established through construction drawing documentation, specific written accounts describing the individual's association and work on the property, archival information, or design and quality of detailing comparable with other works by the masters, design and quality of detailing comparable with other works by the Master, supplemented by documented information establishing the Master's association with the property, and experts on the work of this Master agreeing that the resource in question is the work of this Master. This documentation has not been provided within the current nomination; therefore, staff does not recommend designation under Criterion D at this time.

As the property is not significant under Criterion D, an evaluation of integrity as it relates to Criterion D is not relevant or required.

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 Fred and Margaret Vesper House located at 6210 Camino de la Costa be designated with a period of significance of 1940 under HRB Criterion C as an example of the Colonial Revival style. The designation includes the detached cabana on the west elevation. The designation excludes the 1948 south upper deck and 1950 north upper deck enclosures, as well as the 1953 sunroom addition on the west elevation, all of which were constructed outside the period of significance.



Audrey Rains
Assistant Planner



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

AR/SS

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 10/13/2025

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 10/13/2025, to consider the historical designation of the **FRED AND MARGARET VESPER HOUSE** (owned by John M & Nancy J Cappetta Family Trust 12-21-06, PO Box 1048, Solana Beach, CA 92075) located at **6210 Camino de la Costa, San Diego, CA 92037**, APN: **357-011-0400**, further described as BLK 1 LOTS 4&5 MOST SLY PAR PER ROS 9488 IN\ 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 FRED AND MARGARET VESPER HOUSE on the following finding:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Colonial Revival Style and retains integrity to its 1940 period of significance. Specifically, the resource features a multi-level low-pitched hipped roof with wood shingles and no eave overhang, white-painted brick cladding with decorative quoining and dentil detailing, a courtyard on the front façade, single and multi-lite double-hung, fixed, and casement wood windows, a recessed archway elaborated by decorative scoring and arched surround with keystone centerpiece, wood front-entry doors, wood shutters, decorative grilles, wrought iron ornamentation, pediments, wood French doors, and two interior brick chimneys on the primary massing. 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 detached cabana on the rear elevation.

BE IT FURTHER RESOLVED, the designation shall exclude the 1948 south upper deck and 1950 north upper deck enclosures, as well as the 1953 sunroom addition on the west elevation, constructed outside 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