



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: November 5, 2025 REPORT NO. HRB-25-055

HEARING DATE: November 20, 2025

SUBJECT: **ITEM #6 – OTTO AND NETHA KIESSIG HOUSE**

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

APPLICANT: Anthony G. Mauriello and Taylor A. Harrell; represented by Urbana Preservation & Planning, LLC

LOCATION: 2954 Chatsworth Boulevard, Peninsula Community, Council District 2  
APN 450-360-24-00

DESCRIPTION: Consider the designation of the Otto and Netha Kiessig House located at 2954 Chatsworth Boulevard as a historical resource.

### STAFF RECOMMENDATION

Designate the Otto and Netha Kiessig House located at 2954 Chatsworth Boulevard as a historical resource with a period of significance of 1941 under HRB Criterion C. The designation excludes the 1960 addition, the 1972 addition, and the 1972 pool, 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 Dutch Colonial Revival style and retains integrity from its 1941 period of significance. Specifically, the resource features a principal cross-gambrel roof, gabled dormer windows, accentuated front entry with fluted flat pilasters and panel details, symmetrically balanced windows, double-hung divided-lite wood sash windows, and bay 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 previously surveyed in 2012 as part of the Quieter Homes Program and determined to be eligible as a contributor to the National Register eligible Loma Portal Historic District.

The historic name of the resource, the Otto and Netha Kiessig House, has been identified consistent with the Board's adopted naming policy and reflects the names of Otto C. Kiessig and Netha D. Kiessig, 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 2954 Chatsworth Boulevard is a two-story, Dutch Colonial Revival style single-family residential building constructed in 1941 in the Peninsula Community Planning Area. Other buildings and structures present on site include a rear yard pool. The property is located on a corner lot at the intersection of Chatsworth Boulevard and Kingsley Street, in the Loma Portal neighborhood among similarly sized residential structures. The property is in its original location.

Since its construction in 1941, the property has been modified as follows: Between 1954 and 1963, the front yard brick driveway was added. In 1960, a one-story flat roof addition was built behind the garage at the northwest elevation. In 1972, a pool and a one-story flat roof pool shelter addition was constructed behind the residence at the northwest elevation. In 2022, alterations were made to the property, including the removal of all of the window shutters and the painting of the exposed red brick below the bay windows. Also in 2022, on the rear, northwest elevation, a half-glazed door was replaced with a French door in the existing opening, and a wood window was replaced with a vinyl retrofit window in its existing opening. Also on the rear elevation, one ground floor window opening and one second-floor window opening were reduced in size for new vinyl retrofit windows, and a second-floor window opening was enlarged to fit a fiberglass door. Furthermore, on the southwest elevation on the second floor, two original wood windows were infilled, and three vinyl windows in new openings were added – this work required a building permit. Later this same year, solar panels were permitted to be installed atop the 1972 pool shelter. In 2024, the applicant worked with Heritage Preservation staff to permit the 2022 changes to existing window opening sizes, which were not exempt from requiring a building permit. During the approval process, Heritage Preservation staff worked with the property owner to remove a non-original vinyl window opening and restore one wood window on the southwest elevation to its original appearance. The restoration work and the remainder of the 2022 window opening modifications were determined to

be consistent with the Standards. Undated changes include a roof replacement from wood shingles to composition shingles. Despite being surveyed through the Quieter Homes Program, no window retrofits have been implemented on the property under that program as of this time.

A Historical Resource Research Report was prepared by Urbana Preservation & Planning, LLC, 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 two-story single-family residence with an attached garage constructed in 1941 in the Dutch Colonial Revival style. The property is roughly L-shaped in plan and is clad in stucco. Two stucco-clad chimneys with a brick trim are present. The roof material was originally wood shingles, although it was replaced with composition shingles throughout. The roof is a prominent cross gambrel, with the main portion of the residence being a side gambrel and a front-facing gambrel containing the garage massing projecting from the primary façade. Three gabled dormers are located on the main massing, on the primary southeast elevation; they are directly above the two bay windows and the front entry. Together, the fenestration forms a symmetrically balanced façade, a character-defining feature of the Colonial Revival style broadly, regardless of its subtypes. The accentuated front entry is also a character-defining feature of the Colonial Revival style, composed of a flattened wood surround with fluted pilasters and paneled details at the entry recess. The bay windows each contain divided-lite glazing and a brick base. Divided-lite wooden double-hung windows of various glazing patterns are present on the ground floor and the dormers of this primary façade.

The southwest elevation is the side elevation, facing Kingsley Street. This façade displays a gambrel roof, a stucco chimney, and divided-lite double-hung wood windows. The second floor contains a vinyl sliding window that replaced an original wood window. The adjacent second-floor window is a dummy window that was reconstructed to match the original wood window in its historic opening.

The northeast elevation is the side elevation, which predominantly displays the attached garage. This façade also contains a door, a triple-grouped window set, and portions of the 1960 one-story addition. The 1960 addition has a flat roof, which forms a balcony accessible through the rear elevation stairs. The rear, northwest elevation contains three door openings that lead to the yard. Fenestration includes wooden double hung windows of various lite patterns, as well as retrofit vinyl slider and sash windows. Two doors are located on the second floor – one provides access to the balcony of the 1960 addition, and one gives access to the 1972 pool shelter addition.

The 1972 pool shelter addition is located on the rear elevation and attached to the residence. This structure is not fully enclosed, with large openings cut into the exterior walls. The flat roof forms a balcony that is partially covered with solar panels. Fenestration consists of large, fixed windows with divided-lite French doors below. This structure partially covers the rear yard pool.

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 Adam styles. As with their prototypes, Colonial Revival structures generally feature a symmetrically balanced 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 sashes with multi-pane (divided-lite) glazing in one or both sashes and are commonly found in groups of pairs or triples, or on bay windows. Dutch Colonial Revival is a subtype of the Colonial Revival style. The most dominant feature of this subtype is gambrel roofs, which can either have separate dormer windows on the second floor or a continuous shed dormer with several windows. Front-facing gambrel roofs were most common in earlier revival houses between 1895 and 1915, while side gambrel roofs became popular in the 1920s and 1930s.

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 Dutch Colonial Revival style. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains integrity as it continues to embody the distinctive characteristics of the Dutch Colonial Revival style. Modifications to the sitework, such as the addition of the brick driveway, did not impact character-defining features of the property. The 1960 and 1972 additions are located at a minimally visible location, and they are compatible in terms of design, massing, and scale. The 2022 alterations modified some of the original windows and doors at the southwest and northwest elevations. Heritage Preservation staff worked with the applicant to restore a prominently visible wood window at the southwest elevation, while permitting other less-visible alterations to remain, thereby reducing the impact to the building's integrity. The replacement of the wood garage door, removal of existing window shutters, and painting of the red brick are more visible alterations that impacted the character-defining features of the Dutch Colonial Revival Style. However, these changes did not significantly impair the overall integrity of design, materials, and workmanship to the point that the property is no longer able to embody the distinctive characteristics of the Dutch Colonial Revival style. Therefore, the property does retain integrity to its 1941 period of significance under HRB Criterion C.

Significance Statement: The resource continues to convey the historic significance of the Dutch Colonial Revival style by embodying the historic characteristics associated with the style; including a principal cross-gambrel roof, gabled dormer windows, accentuated front entry with fluted flat pilasters and panel details, symmetrically balanced windows, double-hung divided-lite wood sash windows, and bay 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 Otto and Netha Kiessig House located at 2954 Chatsworth Boulevard be designated with a period of significance of 1941 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Dutch Colonial Revival style. The designation excludes the 1960 addition, the 1972 addition, and the 1972 pool, all of which were constructed outside the period of significance.



Alvin Lin  
Associate Planner  
City Planning Department



Suzanne Segur  
Senior Planner/HRB Liaison  
City Planning Department

AL/ss

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 11/20/2025

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 11/20/2025, to consider the historical designation of the **Otto and Netha Kiessig House** (owned by Anthony G Mauriello & Taylor A Harrell, 2954 Chatsworth Boulevard, San Diego, CA 92106) located at **2954 Chatsworth Boulevard, San Diego, CA 92106**, APN: **450-360-2400**, further described as LOT 23 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 Otto and Netha Kiessig House on the following findings:

The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Dutch Colonial Revival style and retains integrity from its 1941 period of significance. Specifically, the resource features a principal cross-gambrel roof, gabled dormer windows, accentuated front entry with fluted flat pilasters and panel details, symmetrically balanced windows, double-hung divided-lite wood sash windows, and bay 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 1960 addition, the 1972 addition, and the 1972 pool.

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