



**THE CITY OF SAN DIEGO**

## Report to the Historical Resources Board

DATE ISSUED: January 7, 2026 REPORT NO. HRB-26-004

HEARING DATE: January 22, 2026

SUBJECT: **ITEM #4 – THE MANUEL AND BERTHA CABRAL HOUSE**

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

APPLICANT: Sanford Family Trust represented Landmark Historic Preservation

LOCATION: 2930 McCall Street, Peninsula Community, Council District 2, APN 532-452-0700

DESCRIPTION: Consider the designation of the Manuel and Bertha Cabral House located at 2930 McCall Street as a historical resource.

### STAFF RECOMMENDATION

Designate the Manuel and Bertha Cabral House located at 2930 McCall Street as a historical resource with a period of significance of 1928 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character-defining features of the Spanish Colonial Revival style of architecture and retains integrity from its 1928 period of significance. Specifically, the resource features varied roof forms, tile roof with little eave overhang and vigas, decorative novelty stucco exterior, an asymmetrical massing, a second-story full length balcony, a central tower, arched front door, stucco chimney and wood fenestration consisting of casements 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 has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historical name of the resource, the Manuel and Bertha Cabral House, has been identified

consistent with the Board's adopted naming policy and reflects the names of Manuel and Bertha Cabral, 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 2930 McCall Street is a two-story, Spanish Colonial Revival style, single-family residential building constructed in 1928 in the Peninsula Community Planning Area. The property is located on McCall Street west of Rosecrans, in a residentially zoned neighborhood. The property is in its original location.

Since its construction in 1928, the property has undergone the following modifications: In 1975 the building was reroofed. At an unknown date, a roof deck railing and stairs were added above the garage, which was retroactively permitted in 2006. At an unknown date prior to 2007 the concrete steps from the sidewalk and walkway were replaced with in flagstone. In 2013, during the construction of a project, the original wood railings on the second-story balcony were replaced with wrought iron railings, which was done outside of the approved scope of work. In 2025, with the approval of Heritage Preservation staff, the non-historic wrought iron railings were removed and replaced with more historically appropriate wood railing constructed at a height that meets current code requirements.

A Historical Resource Research Report was prepared by Landmark Historic Preservation, which concludes that the resource is significant under HRB Criterion C. Staff concurs that the site is a significant historical resource under HRB Criterion C. 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 1928 in the Spanish Colonial Revival style. The house features varied roof forms with tile roofing, minimal eave overhang, novelty stucco cladding, vigas, and an asymmetrical massing. The resource is reached by a flagstone path to

an entry door set in the tower portion. The left wing of the house is single story and has two casement windows facing the street and a stucco chimney on the side elevation. The central tower is octagonal with a series of three arched windows on the second story and the front door and square windows on the first floor. The right wing of the building is two stories with a flat roof featuring an projecting balcony under a shed tile roof supported by wood beams on the upper story and an arched focal window. On the east, side facade is a full width balcony with a trellis covering supported by square wood columns and a porch below.

Following the 1915-1916 Panama-California Exposition, the romantic ideal of Spanish and Latin American architecture was revived. What resulted was the Spanish Colonial Revival 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 Colonial Revival 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 flagstone path and stairs do not impact the resource's primary character defining features. The railings on the second story balcony were constructed consistent with the U.S. Secretary of the Interior's Standards for Rehabilitation. Therefore, the property retains its integrity to its 1928 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 Colonial Revival style of architecture and retains integrity from 1928 period of significance. Specifically, the resource features varied roof forms, tile roof with little eave overhang and vigas, decorative novelty stucco exterior, an asymmetrical massing, a second-story full length balcony, a central tower, arched front door, stucco chimney and wood fenestration consisting of casements and double hung 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 Manuel and Bertha Cabral House located at 2930 McCall Street be designated as a historical resource with a period of significance of 1928 under HRB Criterion C as an example of Spanish Colonial Revival style architecture.



Megan Walker  
Associate Planner  
City Planning Department



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 1/22/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 1/22/2026, to consider the historical designation of the **MANUEL AND BERTHA CABRAL HOUSE** (owned by Sanford Family Trust 09-21-16, 2930 McCall Street, San Diego, CA 92106) located at **2930 McCall Street, San Diego, CA 92106**, APN: **532-452-0700**, further described as BLK 137 LOT 1 E 50 FT OF S 100 FT 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 of the Spanish Colonial Revival style of architecture and retains integrity from its 1928 period of significance. Specifically, the resource features varied roof forms, tile roof with little eave overhang and vigas, decorative novelty stucco exterior, an asymmetrical massing, a second-story full length balcony, a central tower, arched front door, stucco chimney and wood fenestration consisting of casements 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 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