



Historical Resources Board Meeting

February 26, 2026

ITEM 3: RONALD AND PEARL BROCK SPEC HOUSE #1

Audrey Rains, Assistant Planner

 City Planning Department

Overview



RONALD AND PEARL BROCK SPEC HOUSE #1

- 4182 Utah Street
- North Park Community Planning Area

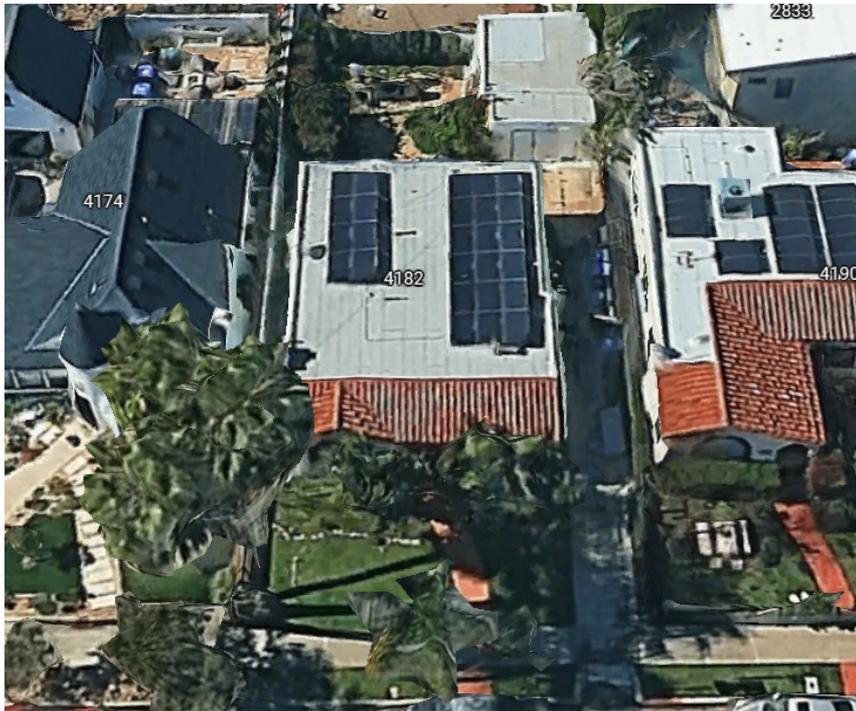
Nomination

- Landmark Historic Preservation
- Report Findings
 - **Designate under Criterion C:** Exemplifies Spanish Colonial Revival

Staff Recommendation

- Designate the property located at 4182 Utah Street as a historical resource with a period of significance of 1931 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival Style. The designation excludes the rear detached garage which was modified outside of the period of significance.

Overview



Address:

4182 Utah St

APN:

446-301-3300

Community Planning Area:

North Park

Neighborhood:

North Park

Setting:

Residential

Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1931
- **Architect:**
Unknown
- **Builder:**
Ronald S. Brock



Primary Elevation (E)

Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1931
- **Architect:**
Unknown
- **Builder:**
Ronald S. Brock



Side Elevation (N)

Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1931
- **Architect:**
Unknown
- **Builder:**
Ronald S. Brock



**photo of home provided by Landmark Historic Preservation*

Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
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- **Architect:**
Unknown
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**photo of home provided by Landmark Historic Preservation*

Character Defining Features

- Low-pitched cross-gable and flat parapet roof with mission barrel tile, minimal eaves, and decorative rafter tails
- Medium sand stucco cladding
- Recessed front entry porch with an arched opening
- Wood multi-lite and single-lite double-hung and fixed windows.
- Arched focal window with decorative quoining
- Stucco chimney
- Clay attic vents

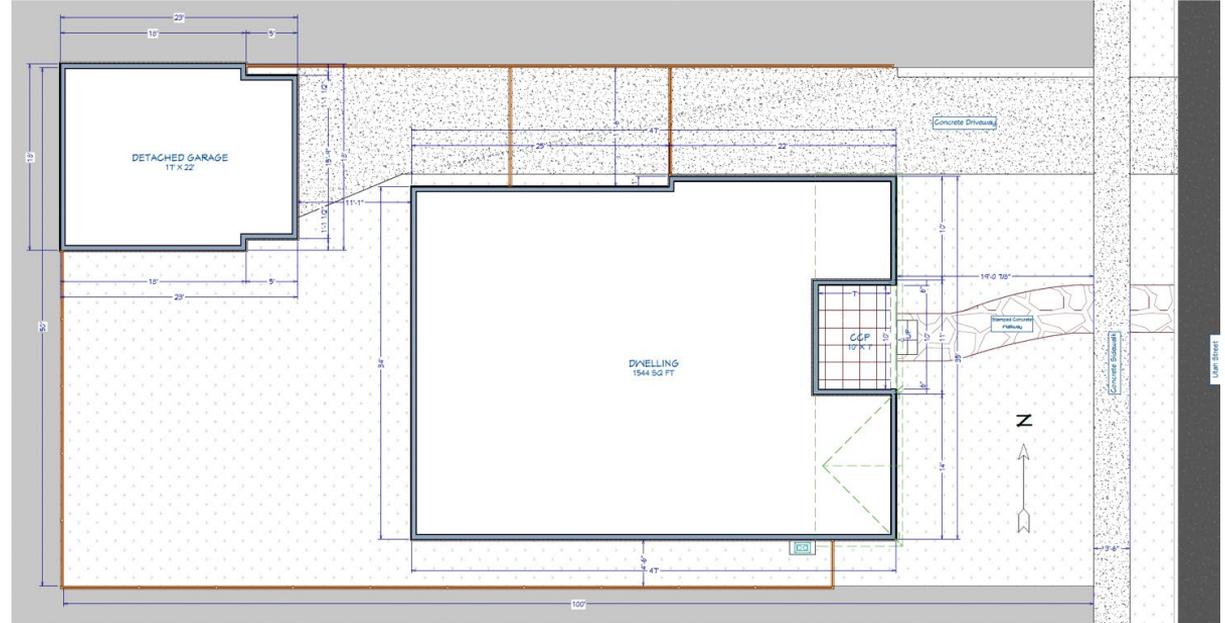


Alterations

- Garage extension, 1973
- Garage reroof, 1975
- Garage conversion to livable space, unknown
- Texture coat application to home, rafter tails, & attic vents, unknown
- Original window opening modified and replaced with French doors, unknown



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Alterations

- Window frame addition and removal, unknown
- Crawlspace and awnings, unknown
- Window security bars added, unknown
- Window security bars removed, 2018
- Solar, 2018
- Gutter and downspout, 2020
- Permit for door addition east facade of detached garage



Designation Criterion

Nominated Designation Criteria

The property at 4182 Utah Street is nominated as a resource that embodies the distinctive characteristics of Spanish Colonial Revival style

- Low-pitched cross-gable and flat parapet roof with mission barrel tile
- Minimal eave overhang
- Decorative rafter tails
- Medium sand stucco cladding
- Recessed front entry porch with arched opening
- Large arched picture window with decorative quoining
- Clay attic vents
- Wood multi-lite and single-lite double hung and fixed windows
- Stucco chimney

Designation Criterion

Integrity Analysis

The property at 4182 Utah St does retain integrity under HRB Criterion C

- Integrity of design, materials, and workmanship
- Modifications made to the home do not significantly impair the resource's ability to convey significance under HRB Criterion C
- Modifications to the detached garage are significant enough to exclude it from the designation.

Designation Criterion

Staff Recommendation

Staff recommends designation of the property at 4182 Utah Street under HRB Criterion C

- The resource embodies the distinctive characteristics of the Spanish Colonial Revival style and retains integrity to its 1931 period of significance. Specifically, the resource features an asymmetrical primary façade, cross-gable and flat roof with Mission barrel tile and shallow eaves, stucco siding, an arched front entry porch, wood double-hung and fixed windows , decorative quoining, stucco chimney, and exposed rafter tails.

Staff Recommendation

- Staff recommends that the HRB designate the property located at 4182 Utah Street as a historical resource with a period of significance of 1931 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival Style.
- The designation excludes the rear detached garage which was modified outside of the period of significance.

