



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: February 13, 2026 REPORT NO. HRB-26-008

HEARING DATE: February 26, 2026

SUBJECT: **ITEM #3 – RONALD AND PEARL BROCK SPEC HOUSE #1**

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

APPLICANT: Samuel Wertheimer and Tristin McGuffick, represented by Landmark Historic Preservation

LOCATION: 4182 Utah Street, North Park Community, Council District 3
APN 446-301-3300

DESCRIPTION: Consider the designation of the Ronald and Pearl Brock Spec House #1 located at 4182 Utah Street as a historical resource.

STAFF RECOMMENDATION

Designate the Ronald and Pearl Brock Spec House #1, located at 4182 Utah Street as a historical resource, with a period of significance of 1931 under HRB Criterion C. The designation excludes the rear detached garage which was modified 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 Colonial Revival style and retains integrity to its 1931 period of significance. Specifically, the resource features a low-pitched cross-gable and flat parapet roof with mission barrel tile, minimal eave overhang, decorative rafter tails, medium sand stucco cladding, a recessed front entry porch with an arched opening, a large arched picture window with decorative quoining, clay attic vents, wood multi-lite and single-lite double-hung and fixed windows, and a stucco chimney.

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 located within the boundary of the [2016 North Park Community Plan Area Historic Resources Survey](#), but was not identified in the survey because it was not evaluated.

The historic name of the resource, the Ronald and Pearl Brock Spec House #1, has been identified consistent with the Board's adopted naming policy and reflects the name of Ronald and Pearl Brock, who constructed the house as a speculation house.

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 4182 Utah Street is a one-story, Spanish Colonial Revival style single-family building constructed in 1931 in the North Park Community Planning Area. Other buildings and structures present on the site include a detached garage. The resource is located on the east side of Utah Street in a residentially zoned neighborhood. The property is in its original location.

Since its construction in 1931, the property has been modified as follows: in 1973, the front façade of the garage was extended, in 1975, the garage was reroofed, and at an unknown date, the garage was converted to livable space, which included the addition of doors to the north and east facades, and the addition of a pergola to the north façade. The pergola was removed at an unknown date. Additional modifications made at unknown dates include the application of a texture coat, which was also added to the decorative wood rafter tails and clay attic vents, the replacement and modification of an original window opening with wood French doors on the west elevation, the addition and removal of a window frame on the south elevation, the addition of small awnings above the north and south elevation crawlspaces, and the addition of metal security bars to the side elevation windows. In 2018, the non-original window bars were removed, and solar panels were added to the roof. Circa 2020, a gutter and downspout were added to the north elevation. In 2025, a permit was approved to add a door to the east façade of the garage. The door was originally added to the garage in 2020.

A Historical Resource Research was prepared by Landmark Historic Preservation, 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 one-story, single-family residence constructed in 1931 in the Spanish Colonial Revival style. The primary façade is asymmetrical and features a low-pitched cross-gable and flat parapet roof with mission barrel tile, minimal eave overhang and decorative rafter tails. The resource is clad in a medium sand stucco. Fenestration consists primarily of wood multi-lite and single-lite double-hung and fixed windows. A recessed front entry porch with an arched opening is centered on the primary (east) façade and is accessed from the street by a concrete walkway. The front porch features a wood entry door with a speakeasy window on the south side of the porch street, a central 7-over-1 fixed window flanked by 6-over-1 double-hung wood windows, a 6-over-1 double-hung wood window on the north side of the porch, and a wrought-iron guardrail. An arched focal window with decorative quoining is present on the front-facing gable. The resource also features clay attic vents and a stucco chimney on the south elevation. The detached garage is situated toward the rear of the property on the north façade and features stucco siding, a flat roof, and modern doors.

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 Spanish Colonial Revival style. The modifications, including the application of a texture coat, which was also applied to the wood rafter tails and clay attic vents, the replacement and modification of an original window opening with French doors, do not significantly impair the resource's ability to convey significance under Criterion C. Additional modifications, including the addition of crawlspace awnings, a gutter and downspout, solar panels, and the addition and removal of a window frame, do not impact character defining features. Modifications to the detached garage do not impact the resource; however, the modifications made when it was converted to living space are significant enough to exclude the garage from the designation. Therefore, the property retains integrity to its 1931 period of significance under HRB Criterion C.

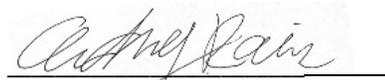
Significance Statement: The resource continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; low-pitched cross-gable and flat parapet roof with mission barrel tile, minimal eave overhang, decorative rafter tails, medium sand stucco cladding, a recessed front entry porch with an arched opening, a large arched picture window with decorative quoining, clay attic vents, wood multi-lite and single-lite double-hung and fixed windows, and a stucco chimney. 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 Ronald and Pearl Brock Spec House #1 located at 4182 Utah Street be designated 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.



Audrey Rains
Assistant Planner
City Planning Department



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 2/26/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/26/2026, to consider the historical designation of the **RONALD AND PEARL BROCK SPEC HOUSE #1** (owned by Samuel Wertheimer and Tristin McGuffick, 4182 Utah Street, San Diego, CA 92104) located at **4182 Utah Street, San Diego, CA 92104**, APN: **446-301-3300**, further described as BLK 152 LOTS 45 & 46 E 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 RONALD AND PEARL BROCK SPEC HOUSE #1 on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Spanish Colonial Revival style and retains integrity to its 1931 period of significance. Specifically, the resource features a low-pitched cross-gable and flat parapet roof with mission barrel tile, minimal eave overhang, decorative rafter tails, medium sand stucco cladding, a recessed front entry porch with an arched opening, a large arched picture window with decorative quoining, clay attic vents, wood multi-lite and single-lite double-hung and fixed windows, and a stucco chimney. 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 rear detached garage which was modified 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