



Historical Resources Meeting

May 28, 2026

Item 3:
**UNION TRUST COMPANY OF SAN
DIEGO SPEC HOUSE #3**

Audrey Rains, Assistant Planner

 City Planning Department

Overview



UNION TRUST COMPANY OF SAN DIEGO SPEC HOUSE #3

- 3111 Kingsley St
- Peninsula Community Planning Area

Nomination

- Ginger Weatherford
- Report Findings
 - Designate under Criterion C: Exemplifies Spanish Colonial Revival Style

Staff Recommendation

- Designate the property located at 3111 Kingsley Street as a historical resource with a period of significance of 1927 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival style.

Overview



Address:

3111 Kingsley Street

APN:

450-344-0400

Community Planning Area:

Peninsula

Neighborhood:

Loma Portal

Setting:

Residential

Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1927
- **Architect:**
Unknown
- **Builder:**
Pioneer Construction Company



Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1927
- **Architect:**
Unknown
- **Builder:**
Pioneer Construction Company



Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1927
- **Architect:**
Unknown
- **Builder:**
Pioneer Construction Company



Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1927
- **Architect:**
Unknown
- **Builder:**
Pioneer Construction Company



**photo of home provided by Ginger Weatherford*

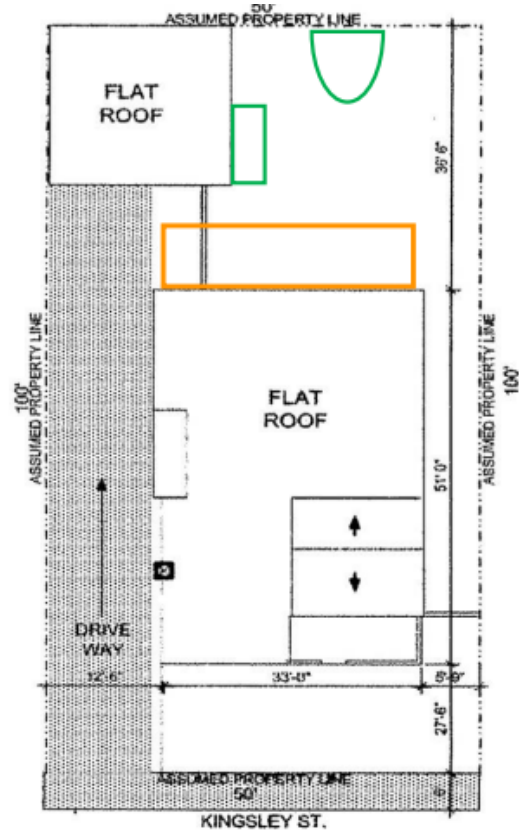
Character Defining Features

- Asymmetrical front façade
- Flat crenelated parapet and medium-pitch side-gabled roof with mission barrel tile and minimal eave overhang
- Medium-sand stucco cladding
- Single-lite wood casement and fixed windows
- Large single-lite arched focal window
- Clay attic vents
- Decorative stucco features including an arched entry-door surround, window brows, and niches



Alterations

- Site wall added, 1950
- Permit to add rear porch, replace windows, and apply skim coat, 1998
- Awning added to south façade porch, unknown
- Stucco site wall and wood gate added to rear façade, unknown
- Outdoor fireplace and spa added, 2005-2010



Alterations

- Windows replaced through the Quieter Homes Program, 2008
- Metal gates added, 2009-2011
- Garage door replaced, 2015-2017
- Window opening replaced with a vinyl window, 2020



** rear and side photos provided by Ginger Weatherford*

Designation Criterion

Nominated Designation Criteria

The property at 3111 Kingsley St is nominated as a resource that embodies the distinctive characteristics of Spanish Colonial Revival style

- Asymmetrical front façade
- Flat crenelated parapet and medium-pitch side-gabled roof with mission barrel tile and minimal eave overhang
- Medium-sand stucco cladding
- Single-lite wood casement and fixed windows
- Large single-lite arched focal window
- Clay attic vents
- Decorative stucco features including an arched entry-door surround, window brows, and niches

Designation Criterion

Integrity Analysis

The property at 3111 Kingsley Street 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

Staff Recommendation

Staff recommends that the HRB designate the property located at 3111 Kingsley Street under:

- HRB Criterion C as a historical resource with a period of significance of 1927 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Spanish Colonial Revival style.

