



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 13, 2026 REPORT NO. HRB-26-023

HEARING DATE: May 28, 2026

SUBJECT: **ITEM #3 – UNION TRUST COMPANY OF SAN DIEGO SPEC HOUSE #3**

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

APPLICANT: Eric and Katie Singh; represented by Ginger Weatherford

LOCATION: 3111 Kingsley Street, Peninsula Community, Council District 2
APN 450-344-0400

DESCRIPTION: Consider the designation of the Union Trust Company of San Diego Spec House #3 located at 3111 Kingsley Street as a historical resource.

STAFF RECOMMENDATION

Designate the Union Trust Company of San Diego Spec House #3, located at 3111 Kingsley Street, as a historical resource with a period of significance of 1927 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 and retains integrity from its 1927 period of significance. Specifically, the resource features an asymmetrical front façade, a flat crenelated parapet and a medium-pitch side gabled roof with mission barrel tile and minimal eave overhang, medium-sand stucco cladding, stucco wing walls, single-lite wood casement and fixed windows, large single-lite arched wood focal window, clay attic vents, and decorative stucco features including an arched entry-door surround, window brows, and niches.

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 surveyed by the Quieter Homes Program in 2005 and was determined to be a contributor to the National Register eligible Loma Portal Historic District.

The historic name of the resource, the Union Trust Company of San Diego Spec House #3, has been identified consistent with the Board's adopted naming policy and reflects the name of the Union Trust Company of San Diego, 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 3111 Kingsley Street is a one-story, Spanish Colonial Revival style single-family residential building constructed in 1927 in the Peninsula Community Planning Area. Other buildings and structures present on the site include a detached garage. The resource is located on the west side of Kingsley Street in a residentially zoned neighborhood. The property is in its original location.

Since its construction in 1927, the property has been modified as follows: In 1950, a building permit was approved for the addition of a site wall. In 1998, a building permit was approved for a rear porch with a clay tile shed roof, the replacement of windows, and the application of a skim coat of stucco, which was also added to the clay attic vents. At an unknown date, a canvas awning was added to the south façade porch and a stucco site wall with a wood gate was added to the south side of the rear façade. In 2005, a permit was issued for the construction of an outdoor spa and fireplace in the backyard. The construction of the outdoor fireplace was likely completed in 2010, when an additional fireplace permit was issued, which was reviewed by Heritage Preservation staff and deemed consistent with the Secretary of the Interior's Standards. In 2008, the property underwent in-kind window and door replacements as part of the Quieter Homes Program. Heritage Preservation staff reviewed the work and deemed it consistent with the Secretary of the Interior's Standards, in accordance with the Programmatic Agreement. Between 2009 and 2011, metal gates were added to the front porch and the driveway; between 2015 and 2017, the garage door was replaced with a metal roll-up door; and in 2020, a wood window on the north façade was replaced with a vinyl window within the existing opening.

A Historical Resource Research Report was prepared by Ginger Weatherford, 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 1927 in the Spanish Colonial Revival Style. The resource features an asymmetrical front façade, a flat crenelated parapet, a medium-pitch side-gabled roof with mission barrel tile and minimal eave overhang, medium-sand stucco cladding, and stucco wing walls. Fenestration consists primarily of single-lite wood casement and fixed windows.

The primary façade features a concrete porch with low stucco walls, a metal gate, and a single-lite wood tripartite window topped by an arched stucco brow. The wood-plank entry door is set in a recessed arched stucco surround, topped by mission barrel tile and a cornice. The southern portion of the front façade projects beyond the entryway and features a large single-lite arched wood focal window. Other features on the property include a battered stucco chimney, a recessed concrete porch with a wood multi-lite door and sidelights on the south elevation, clay attic vents, decorative stucco niches and arched window brows. A detached garage is located at the southwest corner of the property and features stucco cladding and a modern garage door.

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 the Spanish Colonial Revival style. The modifications, including the additions of a porch roof to the rear façade, a fireplace and spa to the rear yard, an awning, site walls and a wood gate to the south side of the rear façade, and metal gates to the driveway and front porch, and the replacement of the garage door, are minor and do not impact character defining features. The skim coat of stucco, which also included the clay attic vents, was applied in-kind and does not significantly impair integrity. Window and door replacements made in accordance with the Quieter Homes Program Programmatic Agreement were in-kind and reviewed by Heritage Preservation staff and deemed consistent with the Secretary of the Interior's Standards. The replacement of a wood window on the north elevation with a vinyl window is not historically appropriate, but does not significantly impact overall integrity. Therefore, the property retains integrity to its 1927 period of significance under HRB Criterion C.

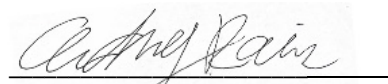
Significance Statement: The resource continues to convey the historic significance of the Spanish Colonial Revival style by embodying the historic characteristics associated with the style; an asymmetrical front façade, a flat crenelated parapet and medium-pitch side gabled roof with mission barrel tile and minimal eave overhang, medium-sand stucco cladding, stucco wing walls, single-lite wood casement and fixed windows, large single-lite arched wood focal window, clay attic vents, and decorative stucco features including an arched entry-door surround, windows brows, and niches. 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 Union Trust Company of San Diego Spec House #3 be designated 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.



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 5/28/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/28/2026, to consider the historical designation of the **UNION TRUST COMPANY OF SAN DIEGO SPEC HOUSE #3** (owned by Eric & Katie Singh, 3111 Kingsley Street, San Diego, CA 92106) located at **3111 Kingsley Street, San Diego, CA 92106**, APN: **450-344-0400**, further described as BLK 302 LOT 8 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 UNION TRUST COMPANY OF SAN DIEGO SPEC HOUSE #3 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 1927 period of significance. Specifically, the resource features an asymmetrical front façade, a flat crenelated parapet and a medium-pitch side gabled roof with mission barrel tile and minimal eave overhang, medium-sand stucco cladding, stucco wing walls, single-lite wood casement and fixed windows, large single-lite arched wood focal window, clay attic vents, and decorative stucco features including an arched entry-door surround, window brows, and niches.

(2) 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