



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: June 10, 2026 REPORT NO. HRB-26-027

HEARING DATE: June 25, 2026

SUBJECT: **ITEM #4 – Fred and Gertrude Aminoff/ Richard Wheeler House**

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

APPLICANT: Allen and Daniela Voigt; represented by Urbana Preservation & Planning

LOCATION: 5149 Mesquite Road, College Community, Council District 9  
APN 461-600-22-00

DESCRIPTION: Consider the designation of the Fred and Gertrude Aminoff/Richard Wheeler House located at 5149 Mesquite Road as a historical resource.

### STAFF RECOMMENDATION

Designate the Fred and Gertrude Aminoff/Richard Wheeler House located at 5149 Mesquite Road as a historical resource with a period of significance of 1956 under HRB Criteria C and D. The designation excludes the pool and pool house built outside the period of significance. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character defining features of the Custom Ranch style and retains integrity from its period of significance. Specifically, the resource features single-story massing with an asymmetrical façade and horizontal emphasis, a sprawling u-shaped plan, low-sloped hipped roof and deep overhangs, expansive window walls, multiple interior courtyard spaces, a wide attached garage, expensive exterior building materials, and a large fieldstone chimney.
2. The resource is representative of a notable work of Master Architect Richard George Wheeler and retains integrity as it relates to the original design. Specifically, the resource is representative of Wheeler's custom residential buildings in the early portion of his career and showcases custom elements such as a unique entry water feature and courtyard spaces, and his modern design intentions to integrate living areas and surroundings.

### 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 historic name of the resource, the Fred and Gertrude Aminoff/Richard Wheeler House has been identified consistent with the Board's adopted naming policy and reflects the name of Fred and Gertrude Aminoff who constructed the house as their personal residence and the name of Richard George Wheeler, a Master Architect.

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 5149 Mesquite Road is a single-story, Custom Ranch style single-family building constructed in 1956 in the College Community Planning Area. Other buildings and structures present on site include a detached pool house and in ground pool. The property is located in a residential neighborhood, Alvarado Estates. The property is in its original location.

Since its construction in 1956 the property has been modified as follows: In 1962, a swimming pool and 300 square foot pool house were designed by Richard Wilson and built by Sunset Pools. Also, in 1962 a fence was constructed. Before 1964 a small bathroom addition was added to the northwest corner of the resource. Between 2006-2008, the wood shake roof was replaced with composite shingles. At an unknown date the attached garage door was changed from a wood paneled door to a segmented two-car garage door. In 2022 and 2023, solar was added to the roof of the house. Portions of the concrete hardscape in the front and rear of the resource have been painted. A rear wooden deck was added in 2023, which was exempt from a permit. Some windows and doors, including the wood-framed doors with center lites and some aluminum sliding glass doors have been replaced with in-kind material replacements at unknown dates.

A Historical Resource Research was prepared by Urbana Preservation which concludes that the resource is significant under HRB Criteria C and D 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 property is a one-story, single-family residence with a u-shaped rectilinear plan with an entry courtyard and attached garage. It was designed in the Custom Ranch style in 1956. The resource is oriented facing west on a large lot bordered by Mesquite Road to the west and Yerba Santa Drive to the north and east. All elevations are clad in either stucco, concrete block, or painted wood board-and-batten siding. The resource has a low-pitched hipped roof clad in composition shingles with wide enclosed eaves. Windows across the home consist of steel-framed casement windows, and large fixed windows.

The west (front) elevation of the home is composed of a central primary façade with two projecting wings to the north and south, creating a U-shape. The primary entrance is accessed via a semi-circular driveway and entry court. The front doors are accessed via a half-step to a masonry patio floor and are recessed under a deep overhang formed from the recessed eave. The entryway has a corner of uncoursed fieldstone and concrete masonry block. A long concrete block planter runs north to south. The walls are clad in board-and-batten siding, concrete block, and stucco. Fixed and metal framed casement windows are present on the elevation. The south projecting wing has a two-car garage door. A full-height concrete block wall encloses a front terrace with a long rectangular water feature that leads from the front entrance to a pool beneath a concrete walkway. The terrace has concrete flooring and aluminum sliding glass doors.

The north (side) elevation is asymmetrical and clad in board-and-batten siding and stucco. Casement windows are evenly spaced with an aluminum framed sliding glass door located at the western corner.

The east (rear) elevation is largely clad in glass window walls. A large rectangular exterior chimney clad in fieldstone divides the window wall from a larger window wall with clerestory windows to the south. The center of the rear elevation has a front-gabled unit that extends out eastward from the base of the U-shaped floor plan for the building.

The south (side) elevation is asymmetrical with a metal casement window at the southeast corner, an original wood framed side door with an inset aluminum hung sash window, and a brick backyard wall that extends north south and divides the elevation in half. West of the wall, at the front of the house, the exterior siding transitions from stucco to board-and-batten with a centered wood framed side door.

In the rear yard to the east of the primary resource is a 300 square foot accessory resource, designed as a pool house. The pool house has a rectilinear floor plan with a low-pitched hipped roof with wide open eaves, composition shingles, and board-and-batten siding. Fenestration includes clerestory windows, jalousie windows, and an aluminum framed sliding glass door on the west and south elevations.

A kidney shaped pool is located in the rear yard and was designed by Landscape Architect Richard Wilson.

The Custom Ranch style of architecture was popular between 1950 and 1975. Unlike Tract Ranches of the era, Custom Ranch homes were typically custom-designed with a specific client in mind. The Ranch style became the era's most prevalent type of residential construction in San Diego. Custom Ranch Homes are generally more lavish than their tract counterparts, but like Tract Ranch housing, materials and detailing are generally traditional. Primary character defining features include horizontal massing, wide to the street; usually single-story; custom details such as wood shutters, large wood windows, or large prominent brick or stone chimneys; and prominent low-sloped gabled or hipped roofs with deep overhangs. Secondary character defining features include a sprawling floor plan frequently "L" or "U" shaped around a central courtyard; large attached carports or garages; and expensive building materials such as wood shingle roofing, wood siding, brick, stone, and adobe which are usually much more generous in materials and craftsmanship than tract homes.

The main resource displays excellent features of the custom ranch style. The pool house and pool, constructed a few years after the construction of the primary house display only minimal features of custom ranch architecture. The pool house is a simple rectangular form with a simple, shingled, hipped roof and minimal fenestration. The pool is a simple kidney shape. These features do not detract from the overall integrity of the resource, but they do not add to the character defining features identified in this report.

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 Custom Ranch style of architecture. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains the same overall design and the majority of original materials. A few window replacements have been made with appropriate period-style, in-kind materials. The high level of workmanship remains through the siting of the resource, and the use of natural materials and quality construction. The rear bathroom addition was differentiated with its use of all glass sliding doors, while the garage door replacement, and roof replacement are minor negative impacts to integrity of materials and design. The solar panels on the roof do not detract from integrity. Therefore, the property does retain integrity to its 1956 period of significance under HRB Criterion C.

Significance Statement: The house continues to convey the historic significance of the Custom Ranch style by embodying the historic characteristics associated with the style; the resource features single-story massing with an asymmetrical façade and horizontal emphasis, a sprawling u-shaped plan, low-sloped hipped roof and deep overhangs, expansive window walls, multiple interior courtyard spaces, a wide attached garage, and a large fieldstone chimney. The pool house and pool were built outside the period of significance and do not add to the Custom Ranch significance. Therefore, staff recommends designation under HRB Criterion C.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

The subject resource was designed by Master Architect Richard George Wheeler. The resource is representative of Wheeler's custom residential buildings designed during the early phase of his career. Richard George Wheeler, the son of Master Architect William Henry Wheeler, was born on June 30, 1917. Following his graduation from San Diego High School in 1935, Wheeler attended San

Diego State University (SDSU) for three years before transferring to UC Berkeley where he received a degree in architecture in 1941. Only months after his graduation, Pearl Harbor was attacked and the US entered World War II. Wheeler applied for a commission in the Navy, which was granted in 1942. After the war, Wheeler returned to work for his father at Wheeler & McGowan, Architects and Engineers. In 1947, he received his architectural license and left Wheeler & McGowan to open his own firm. The office started out with primarily residential commissions, but quickly diversified to include commercial and medical buildings. At his young firm Wheeler mentored locally acclaimed architects Tom Tucker, Hal Sadler, Ed Bennett, Gayne Wimer and Roger Matthews. In the late 1950s, the firm changed its name to Richard G. Wheeler, AIA, & Associates, A Division of Charles Luckman Associates (later the Luckman connection was dropped). The firm grew to eventually employ forty architects, engineers and support staff. Wheeler retired in January of 1989 and passed away in May of the next year. At retirement, Wheeler estimated that his firm designed approximately 400 buildings in his 41 years of practice. The breadth of Wheeler's career as an architect spanned from 1947 to 1989, beginning with the design of custom residences and evolving to include numerous modern institutional and commercial buildings. Wheeler was established as a Master Architect by the Historical Resources Board with the 2021 designation of 3551 Garrison Street, HRB #1415, which was constructed in 1955 in the Custom Ranch style. Another property at 2354 Pine Street was designated as HRB #1445 in 2022.

Wheeler designed the 5149 Mesquite Road property for Fred and Gertrude Aminoff in 1956. Wheeler's design is evident in the unique water features, creation of courtyard spaces, and integration of modern design elements such as projecting gable ends, site layout, and glass walls into the design. The resource is a great example of Wheeler's custom residential work in the early part of his career where he was focusing primarily on custom buildings.

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 D as a resource that represents the notable work of Master Architect Richard George Wheeler. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains the physical features and design quality of the original construction, and still showcases the features that illustrate its style in terms of massing, spatial relationships, proportion, window fenestration, and original materials. The pool house and pool were not designed by Wheeler and therefore do not contribute to the significance under Criterion D. Therefore, the property does retain integrity to its 1956 period of significance under HRB Criterion D.

Significance Statement: The subject resource retains excellent integrity and continues to reflect Richard George Wheeler's original design, intent and aesthetic. The house is notable as an example of Wheeler's work in the Custom Ranch style during the early phase of his career. Specifically, the resource showcases custom elements such as a unique entry water feature and courtyard spaces, and his modern design intentions to integrate living areas and surroundings. Therefore, staff recommends designation under HRB Criterion D as a notable work of Master Architect Richard George Wheeler.

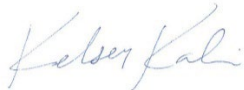
#### OTHER CONSIDERATIONS

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 Fred and Gertrude Aminoff/Richard Wheeler House located at 5149 Mesquite Road be designated with a period of significance of 1956 under HRB Criteria C as an example of the Custom Ranch style and Criteria D as a notable work of Master Architect Richard George Wheeler. The designation excludes the pool and pool house built outside the period of significance.



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Kelsey Kaline  
Associate Planner  
City Planning Department



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Suzanne Segur  
Senior Planner/ HRB Liaison  
City Planning Department

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Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 6/25/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/25/2026, to consider the historical designation of the **Fred and Gertrude Aminoff/ Richard Wheeler House** (owned by Allen & Daniela Voigt, 5149 Mesquite Road, San Diego, CA 92115) located at **5149 Mesquite Road, San Diego, CA 92115**, APN: **461-600-2200**, further described as 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 BLANK on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of the custom ranch style of architecture. Specifically, the resource features single-story massing with an asymmetrical façade and horizontal emphases, a sprawling u-shaped plan, low-sloped hipped roof and deep overhangs, expansive window walls, multiple interior courtyard spaces, a wide attached garage, expensive building materials, and a large fieldstone chimney. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of Master Architect Richard George Wheeler. Specifically, the resource is representative of Wheeler's custom residential buildings in the early portion of his career and showcases custom elements such as a unique entry water feature and courtyard spaces, and his modern design intentions to integrate living areas and surroundings. 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 pool and pool house built 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:

APPROVED: HEATHER FERBERT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
KRISTI BYERS, Chair  
Historical Resources Board

BY: \_\_\_\_\_  
LINDSEY SEBASTIAN,  
Deputy City Attorney