



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: August 12, 2026 REPORT NO. HRB-26-033

HEARING DATE: August 27, 2026

SUBJECT: **ITEM #3 – 4735 VISTA STREET**

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

APPLICANT: Phillip and Blaire Ehret; represented by Ginger Weatherford

LOCATION: 4735 Vista Street, Kensington-Talmadge Community, Council District 9
APN 465-310-1300

DESCRIPTION: Consider the designation of the property located at 4735 Vista Street as a historical resource.

STAFF RECOMMENDATION

Do not designate the property located at 4735 Vista Street under any adopted HRB Criteria.

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.

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 4735 Vista Street is a two-story, Tudor Revival style single-family residential building constructed in 1926-1927 in the Kensington-Talmadge Community Planning Area. Other buildings and structures present on site include a detached garage. The property is at the end of a cul-de-sac. The property is in its original location.

Since its construction in 1926-1927, the property has been modified as follows: In 1975, one original wood window on the east elevation and two wood windows on the south elevation were replaced with aluminum retrofits, and a south elevation opening was fitted with aluminum sliding doors. A rear yard brick/wood wall was constructed by 1995, and a rock wall at the rear yard was constructed by 1999. In 2011, pursuant to [*SDMC §143.0212*](#), Heritage Preservation staff determined that the subject property is potentially eligible for designation based upon a photographic survey and Assessors building Records, and thereafter approved a rehabilitation project as consistent with the Secretary of the Interior's Standards. The project consisted of converting the attic space to dwelling space, which included replacing non-original aluminum windows with wooden casement windows, infilling a window on the west side elevation, and installing new second-floor wooden casement windows and vents on both side elevations. Also, as part of this building permit, a two-story addition and a deck were constructed on the rear elevation, and a stucco coat was applied to match the residence's existing texture. By 2017, a front-yard vinyl picket fence had been installed. Undated changes include replacing the original wood-shingle roof with composition shingles and replacing the original garage door with steel-paneled doors.

A Historical Resource Research Report was prepared by Ginger Weatherford, which concludes that the resource is significant under HRB Criterion C as an example of the Tudor Revival style. Staff disagrees and finds that the building is not eligible under any HRB Criteria. 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 exhibits a predominantly rectilinear floor plan and massing, with a two-story rear addition. The roof is high-pitched and side-gabled and further accentuated by plain vergeboards throughout. The north elevation is the primary elevation, containing the front door, which is accessed through a small, covered entry formed by a gabled projection. This entry is accentuated by a triangular arch. Windows on this elevation are double-hung wood windows. The west elevation is the side elevation and features double-hung wood windows on the ground floor, with modern wooden casement windows above. The east elevation, also a side facade, features a combination of wooden double-hung and casement windows. Four vents are visible on the second floor of this façade. The rear elevation reveals a two-story gabled addition. Also, a high-pitched

gabled visor roof feature is present on the rear façade; its triangular arch detail resembles that of the front entry projection. All windows and doors on the rear elevation are new construction and made of wood.

A detached garage was constructed in 1926. It exhibits a high-pitched gable roof, stucco cladding, and plain vergeboards. Its original wood garage door was replaced with a steel-paneled garage door, and it also features non-original sliding glass doors on its side.

Popular in the 1920s and 1930s, Tudor Revival architecture is loosely based on a variety of late Medieval English styles and influences, but unlike some English prototypes, Tudor Revival style houses exhibit steeply pitched gable roofs that dominate the facades. Other character defining features include decorative half-timbering; tall, narrow windows, usually appearing in multiple groups and with multi-pane glazing; massive chimneys, sometimes with decorative chimney pots; entry porches with round or Tudor arches; and gable dormers. Relatively uncommon before World War I, widespread adoption of masonry veneering techniques in the 1920s accompanied a dramatic rise in the style's popularity as even the most modest examples began to closely mimic the brick and stone veneers of their English prototypes. Tudor Revival style houses usually include the use of stucco as well as wood cladding and brick or stone veneer, depending upon the subtype.

The property minimally embodies the character-defining features of the Tudor Revival style, exhibiting the following elements: high-pitched roof, stucco cladding, and plain vergeboards. Although the historical report identifies the arches at the front and rear entries as character-defining "Tudor arch inset[s]," these arches are in fact triangular arches with rigid lines and sharp corners, and not Tudor arches; Tudor arches express distinctive curves along the intrados with rounded corners. Windows on the building are single-lite, double-hung, and casement windows, unlike the character-defining tall, multi-pane glazing of the Tudor Revival style. As a composition, the character-defining features collectively express the Tudor Revival style only in a limited manner. The 2011 Heritage Preservation staff determination indicating potential eligibility for designation was preliminary based on limited documentation and was not a formal recommendation to the Historical Resources Board; such a recommendation requires submission of a Historical Resources Research Report for evaluation by Heritage Preservation Staff. As originally constructed, the property minimally embodies the Tudor Revival style through its roof form, cladding, and vergeboard elaboration, and does not rise to the level of significance to be individually eligible for designation as an example of the Tudor Revival style. Similarly, the original 1926 detached garage minimally exhibits the Tudor Revival style and is not eligible for designation under HRB Criterion C. Therefore, staff does not recommend designation under HRB Criterion C.

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 proposed Tudor Revival style. Staff does not believe the property is individually eligible for designation; however, it retains integrity with respect to HRB Criterion C. Heritage Preservation staff deemed the 2011 construction consistent with the Secretary of the Interior's Standards for Rehabilitation. Other front- and rear-yard sitework does not significantly impair integrity. Although the property retains integrity, it is the staff's position that the property does not rise to the level of significance to be individually eligible as an example of the Tudor Revival style. A property that retains integrity is not eligible for designation without first establishing

significance. Therefore, staff continues to not recommend designation under HRB Criterion C for the proposed Tudor Revival style.

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 property located at 4735 Vista Street not be designated under any HRB Criteria.



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City Planning Department



Suzanne Segur
Senior Planner/HRB Liaison
City Planning Department

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Attachment(s):

1. Applicant's Historical Report under separate cover