



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: May 9, 2019 REPORT NO. HRB-19-021

HEARING DATE: May 23, 2019

SUBJECT: **ITEM #6 – John and Augusta Kaidel House**

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

APPLICANT: Christopher and Jessica Fodor Family Trust; represented by Johnson and Johnson

LOCATION: 3430 Utah Street, North Park Community, Council District 3
APN 453-404-1000

DESCRIPTION: Consider the designation of the John and Augusta Kaidel House located at 3430 Utah Street as a historical resource.

STAFF RECOMMENDATION

Designate the John and Augusta Kaidel House located at 3430 Utah Street as a historical resource with a period of significance of 1926 under HRB Criterion C. The designation excludes the 1976 garage addition constructed 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 a good level of architectural integrity from its 1926 period of significance. Specifically, the resource exhibits an asymmetrical façade; low pitched, tile roof with little eave overhang; partial flat roof with parapet; stucco exterior; front porch with arched openings; arched focal window; clay tile vents; decorative iron grille work and wood windows.

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 consists of a two-story, single family, Spanish Colonial Revival style house located in North Park's West End subdivision.

The property was located within the boundary of the 2016 North Park Survey Report but was not identified in the survey because the property was not evaluated.

The historic name of the resource, the John and Augusta Kaidel House, has been identified consistent with the Board's adopted naming policy and reflects the name of John and Augusta Kaidel, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Johnson and Johnson, 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 two-story, stucco clad, single family home constructed in the Spanish Colonial Revival style in 1926. The property's original garage is located behind the house. The house exhibits an asymmetrical front façade and the main massing of the house is two-stories beneath a low pitched, end gable, tile roof with little eave overhang. A one-story massing covered by a flat roof with parapet is located on the north side of the house. The front porch with arched openings and sheltered by a shed tile roof is located within this smaller section of the house. The structure is accessed through an arched, heavy wooden front door. Fenestration includes wood windows with an arched focal window on the front façade. Other decorative features include clay tile vents and iron grille work at the porch and second floor windows on the street façade.

Several modifications have been made to the property since its 1926 period of construction. In 1976 an addition was added to the garage and a garden wall and arched gate were added in the backyard. According to the Assessor's Building Record, the front porch originally had a concrete floor. At an unknown date the porch floor was changed from concrete to tile and tiles were also added to the front walkway. The roof tiles are likely replacements, but it is unknown when this work was done. In 2010, solar panels were added to the flat portion of the garage's roof. These modifications do not impair integrity of design, materials, workmanship or feeling.

The Spanish Colonial Revival style uses decorative details borrowed from the entire history of Spanish architecture. Its vocabulary is influenced by Moorish, Byzantine, Gothic or Renaissance precedents. The style became popular after the Panama-California Exposition of 1915 and reached its height in the 1920's and early 1930's before rapidly declining in the 1940's. Identifying features include a low-pitched roof with little or no eave overhang, red tile roof covering, stucco exterior wall finishes, an asymmetrical façade and arches above doors and principle windows. Common decorative details are patterned tiles, carved stonework, large focal windows, wooden or iron window grilles, decorative vents and balconies.

Significance Statement: The house continues to convey the historic significance of the Spanish Colonial Revival and retains integrity from its 1926 period of construction. Specifically, the resource exhibits an asymmetrical façade; low pitched, tile roof with little eave overhang; partial flat roof with parapet; stucco exterior; front porch with arched openings; arched focal window; clay tile vents; decorative iron grille work and wood windows. Therefore, staff recommends designation of the property 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 John and Augusta Kaidel House located at 3430 Utah Street be designated with a period of significance of 1926 under HRB C as a good example of the Spanish Colonial Revival style. The designation excludes the 1976 garage addition constructed outside of the period of significance.



Suzanne Segur
Senior Planner

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 5/23/2019

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 5/23/2019, to consider the historical designation of the **John and Augusta Kaidel House** (owned by Christopher and Jessica Fodor Family 2014 Trust 05-05-14, 3430 Utah Street, San Diego, CA 92104) located at **3430 Utah Street, San Diego, CA 92104**, APN: **453-404-10-00**, further described as BLK 35 LOT 3 E 95 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 John and Augusta Kaidel House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristic associated through the retention of character defining features of the Spanish Colonial Revival style and retains a good level of architectural integrity from its 1926 period of significance. Specifically, the resource exhibits an asymmetrical façade; low pitched, tile roof with little eave overhang; partial flat roof with parapet; stucco exterior; front porch with arched openings; arched focal window; clay tile vents; decorative iron grille work and wood windows. 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 1976 garage addition.

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: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORINNE NEUFFER,
Deputy City Attorney