



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 12, 2024 REPORT NO. HRB-24-025

HEARING DATE: July 25, 2024

SUBJECT: **ITEM #6– Alice and George Kiewit House**

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

APPLICANT: Sauls Trust 12-28-98; represented by Nexus Planning & Research

LOCATION: 4414 Ampudia Street, 92103, Uptown Community, Council District 3
APN 443-061-2100

DESCRIPTION: Consider the designation of the Alice and George Kiewit House located at 4414 Ampudia Street as a historical resource.

STAFF RECOMMENDATION

Designate the Alice and George Kiewit House located at 4414 Ampudia Street as a historical resource with a period of significance of 1926 under HRB Criterion C. The designation excludes the 2007 rear addition built outside the period of significance. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains integrity to its 1926 period of significance. Specifically, the resource exhibits a combination of flat and medium pitched, side-gabled roofs with mission barrel tile and shallow eaves, an asymmetrical facade, stucco cladding, a walled entry courtyard, a wood plank door emphasized by a scalloped plaster arch, stucco chimney, and deeply inset 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 was identified in the [2016 Uptown Community Plan Area Historic Resources Survey Report](#) and given a Status Code of 5D3, "appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation."

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

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 4414 Ampudia Street is a two-story Spanish Eclectic style single-family residential building with an attached garage constructed in 1926 in the Uptown Community Planning area. It is on the west side of Ampudia Street in a residentially zoned neighborhood and is surrounded by single-family residences in a mix of architectural styles. The property is in its original location.

Since its construction in 1926, the property has been modified as follows: A workshop was added to the south elevation of the garage in 1954. In 2007, a remodel removed the 1954 workshop and a two-story addition which connected the garage to the house was constructed on the rear of the property along with a deck. In 2013, fire damage to the home prompted the restoration of the chimney, wall, and windows on the home's southwest elevation and the roof. The original French doors on the primary southeast elevation were replaced with a set of casement windows circa 2014 without a permit and were restored back to French doors in 2024. Heritage Preservation staff reviewed and approved the 2013 and 2024 projects as consistent with the Secretary of the Interior's Standards. Other modifications to the property include the removal of the wood Juliet balcony from the primary facade in 2017, the addition of a wrought iron gate to the front patio circa 2021/2022, and the addition of a wrought iron gate to the driveway at an unknown date.

A Historical Resource Research Report was prepared by Nexus Planning & Research, 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 Criterion](#), 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 resource is a two-story, single-family residence constructed in 1926 in the Spanish Eclectic style. It features a combination of flat and medium-pitched side-gabled roofs with mission barrel tile and shallow eaves. The resource has an asymmetrical front facade with a single-story wing connected to the south elevation of the two-story block and is clad in a light sand-textured stucco finish. The entryway is set under an elongated section of the tile roof and features a deeply recessed wood plank door under a scalloped plaster arch set perpendicularly to the street, as well as a pair of four-lite wood casement windows surrounded by plaster quoining. To the south of the entryway is a wood frame and sash tri-partite window accented with decorative wood features including spindles and a lintel, and comprised of a fixed center pane under two square lites flanked by single lite casement windows under single square lites. The property is accessed from the sidewalk on Ampudia Street by a curved walkway that leads to the stucco half-walled courtyard.

Other features include a stucco chimney with decorative brick accents and modern wrought iron gates at the entryway and the driveway. Windows on the original portion of the home are deeply inset and consist mostly of single-lite and divided-lite wood casement and double-hung windows. A two-story addition to the home is located at the rear, northwest elevation, and contains window frames set flush with the stucco to differentiate from the original home. The addition connected the original detached garage to the home.

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, an 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 Spanish Eclectic style. The property, which has been modified as detailed in the beginning of the analysis section of this report, retains the overall integrity of design, materials, and workmanship despite the modifications. The 2007 addition was designed consistent with the Secretary of the Interior's Standards and extends from the rear of the residence to the original garage. It is set back and does not affect the character-defining features of the original residence or the resource's ability to convey its historic significance as a Spanish Eclectic style residence. Although it is not known whether or not the Juliet balcony is original, the removal of the Juliet balcony and the addition of modern wrought iron gates do not significantly impact the overall integrity. Therefore, the property retains its integrity to its 1926 period of significance under HRB Criterion C.

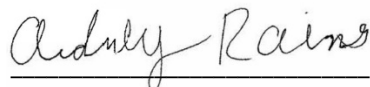
Significance Statement: The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style and retains integrity to its 1926 period of significance. Specifically, the resource exhibits a combination of flat and medium pitched, side-gabled roofs with mission barrel tile and shallow eaves, an asymmetrical facade, stucco cladding, a walled entry courtyard, a wood plank door emphasized by a scalloped plaster arch, stucco chimney, and deeply inset wood windows.

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 Alice and George Kiewit located at 4414 Ampudia Street be designated with a period of significance of 1926 under HRB Criterion C as an example of the Spanish Eclectic architectural style. The designation excludes the 2007 rear addition built outside the period of significance.



Audrey Rains
Management Intern



Suzanne Segur
Senior Planner/ HRB Liaison
City Planning Department

AR/sa/SS

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 7/25/2024

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/25/2024, to consider the historical designation of the **Alice and George Kiewit House** (owned by Sauls Trust 12-28-98, 3033 5th Avenue, #400, San Diego, CA 92103) located at **4414 Ampudia Street, San Diego, CA 92103**, APN: **443-061-21-00**, further described as LOT 17 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 Alice and George Kiewit House 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 Eclectic style and architectural integrity to its 1926 period of significance. Specifically, the resource exhibits a combination of flat and medium pitched, side-gabled roofs with mission barrel tile and shallow eaves, an asymmetrical facade, stucco cladding, a walled entry courtyard, a wood plank door emphasized by a scalloped plaster arch, stucco chimney, and deeply inset 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 2007 rear addition 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:

BY: _____
TIM HUTTER, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

4414 Ampudia Street, San Diego, CA 92103

ASSESSOR PARCEL NUMBER **443-061-21-00**

HISTORICAL RESOURCES BOARD NUMBER **0**