



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: February 9, 2023 REPORT NO. HRB-23-007

HEARING DATE: February 23, 2023

SUBJECT: **ITEM #1 – CHARLES BICKEL HOUSE**

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

APPLICANT: Linda Fitts Trust; represented by Legacy 106, Inc.

LOCATION: 4860 Biona Drive, Kensington-Talmadge Community, Council District 9
APN 465-261-06-00

DESCRIPTION: Consider the designation of the Charles Bickel House located at 4860 Biona Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Charles Bickel House located at 4860 Biona Drive as a historical resource with a period of significance of 1929 under HRB Criterion C. This recommendation is based on the following findings:

The resource embodies the distinctive characteristics through the retention of character defining features of Spanish Colonial Revival architectural style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource exhibits a predominately flat roof with a parapet; tiled cross gable roof at the front with an ornamental finial; stucco exterior and chimney, centered recessed entry porch with low stucco walls; asymmetrical primary façade, iron window grilles; and fenestration consisting of multi-lite wood and single-lite 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 contains a one-story Spanish Colonial Revival style residence constructed in 1929 located on the west side of Biona Drive in the Kensington-Talmadge community.

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 Charles Bickel House, has been identified consistent with the Board's adopted naming policy and reflects the name of Charles Bickel, who constructed the house as his personal residence.

ANALYSIS

A Historical Resource Research was prepared by Legacy 106, inc., 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 1929 in the Spanish Colonial Revival style and features a predominately flat roof with a parapet and tiled cross gable roof at the front with an ornamental finial, asymmetrical primary façade and stucco exterior. The recessed entry porch with low stucco walls is centered and accessible via concrete steps and walkway. A tripartite window is in the center of the porch and the entry door is set to the left, perpendicular to the street. To the left of the entry porch is a large rectangular focal window on the front gable. Fenestration consists primarily of multi-lite wood and single-lite wood windows. Windows on the north and south elevations have iron window grilles. The original garage is located on the southwest portion of the site and is accessible from 42nd Street.

Modifications to the property include the addition of wooden visors to various windows on the north, west, and south elevations; awnings and iron spears were added to the front porch and windows on the south, east, and west elevations; new concrete walkway on the south elevation along the house; and an aluminum garage door replacement; all at unknown dates. These modifications do not significantly impair integrity of design, materials, workmanship or feeling as it relates to Criterion C

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, wing walls, 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 style by embodying the historic characteristics associated with the style; including a predominately flat roof with a parapet; tiled cross gable roof at the front with an ornamental finial; stucco exterior and chimney; centered recessed entry porch with low stucco walls; asymmetrical primary façade, iron window grilles; and fenestration consisting of multi-lite wood and single-lite wood windows. Therefore, staff recommends designation of the subject property 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 property at 4860 Biona Drive built by Charles Bickel. Charles Bickel has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

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 Charles Bickel House located at 4860 Biona Drive be designated with a period of significance of 1929 under HRB Criterion C as a good example of the Spanish Colonial Revival style architecture and retains integrity.



Andrew Wood
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

AW/sa/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 2/23/2023

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 2/23/2023, to consider the historical designation of the **Charles Bickel House** (owned by Linda Fitts Trust 03-18-21, 4860 Biona Drive, San Diego, CA 92116) located at **4860 Biona Drive, San Diego, CA 92116**, APN: **465-261-06-00**, further described as BLK B LOT 6 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 Charles Bickel 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 Spanish Colonial Revival architectural style and retains a good level of architectural integrity from its 1929 period of significance. Specifically, the resource exhibits including a predominately flat roof with a parapet; tiled cross gable roof at the front with an ornamental finial; stucco exterior and chimney, centered recessed entry porch with low stucco walls; asymmetrical primary façade, iron window grilles; and fenestration consisting of multi-lite wood and single-lite 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 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

4860 Biona Drive, San Diego, CA 92116

ASSESSOR PARCEL NUMBER **465-261-06-00**

HISTORICAL RESOURCES BOARD NUMBER **0**