



# Save Our Heritage Organisation

*Protecting San Diego's architectural and cultural heritage since 1969*

April 18, 2024

Suzanne Segur, Senior Planner/HRB Liaison  
City San Diego Development Services Department  
1222 First Avenue, MS 401  
San Diego, CA 92101

Dear Ms. Segur,

Save Our Heritage Organisation (SOHO) is expressing our enthusiastic support for the designation of the Arnold and Choate's Addition/North Florence Heights Historic District (ACNFH).

ACNFH holds a special place in the history of San Diego, particularly as it reflects the growth and evolution of the Mission Hills community during the early 1900s. When the San Diego Electric Railway Company (SDERC) extended the streetcar line to Mission Hills it transformed the area into a thriving streetcar suburb, attracting middle-income households.

One of the most striking aspects of ACNFH is its intact architectural landscape, which showcases a diverse range of styles spanning from the late Victorian era through the Minimal Traditional period. The district boasts an impressive collection of residential, commercial, and institutional buildings, each contributing to its unique character and culture. From modest single-family homes to larger residences and small-scale commercial properties, ACNFH epitomizes the architectural richness of San Diego's early streetcar suburban neighborhoods.

ACNFH is also distinguished by the contributions of local master builders and renowned architects who left an indelible mark on its built environment. The eclectic mix of architectural styles, influenced by visionaries such as Morris B. Irvin, Louis J. Gill, Richard Requa, Alexander Scriber, William Templeton Johnson, Frank Mead, and many others, underscores the district's cultural and historical significance.

It is also noteworthy that ACNFH remains a vibrant and dynamic community, adapting to changing times while preserving the integrity of its historic fabric. The presence of multi-family residences, alongside single-family homes, reflects the district's ability to accommodate evolving housing needs without compromising its architectural heritage.

The designation of the Arnold and Choate's Addition/North Florence Heights Historic District is a commitment to safeguarding our cultural legacy for future generations. We wholeheartedly endorse this nomination for designation and urge the Historical Resources Board to recognize ACNFH as a deserving addition to the esteemed list of historic districts.

Sincerely,

Bruce Coons  
Executive Director

Scott A. Moomjian  
Attorney at Law  
5173 Waring Road, #145  
San Diego, California 92120  
Telephone (619) 230-1770  
Facsimile (619) 785-3340  
smoomjian68@yahoo.com

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April 16, 2024

Mr. Tim Hutter, Chair &  
City of San Diego, Historical Resources Board (HRB) Members  
1222 First Avenue, Fifth Floor  
San Diego, CA 92101

**Re: Draft “Arnold and Choate’s Addition-North Florence Heights Historic District”  
National Register Nomination; 4128 Ibis Street, San Diego, California (District  
Resource #108); HRB Agenda For April 25, 2024 (Item-2)**

Dear Chair Hutter & HRB Members:

I represent David and Sarah Potter, owners of the 4128 Ibis Street property (“Property”) with regard to the above-referenced Draft “Arnold and Choate’s Addition-North Florence Heights Historic District” National Register Nomination.

As detailed in my attached letter to the Office of Historic Preservation/State Historical Resources Commission, we believe that the Property should be reclassified as a “Contributor” to the Historic District.

It is important to understand that the Property was included in the *Uptown Community Plan Area, Historic Resources Survey Report*. This Survey was adopted by the City in November 2016 and specifically identified the Property as a “Minimally Altered” Craftsman bungalow that was a “Contributor” to a future “Arnold And Choate’s Historic District.”

In addition, most changes to the Property occurred a long time ago. They are minor in nature, and do not adversely impact original integrity. As discussed in the HRB Staff Report for the Item, contributing resources are those that are unaltered, or have “some alterations that are minor and do not compromise original design intent.” Alterations to district contributors “do not significantly impair integrity and include minor alterations such as window replacements in original openings....”<sup>1</sup> The Property is exactly in this class of resources.

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<sup>1</sup> City of San Diego, Report To The Historical Resources Board, *Arnold and Choate’s Addition-North Florence Heights Historic District National Register Nomination*, Report Number HRB-24-016, April 11, 2024, p.7.

On behalf of the Potter family, we request that you concur with our request for reclassification and urge the State Historical Resources Commission to act accordingly.

Sincerely,

A handwritten signature in black ink that reads "Scott A. Moomjian". The signature is written in a cursive style with a long horizontal flourish at the end.

Scott A. Moomjian  
Attorney at Law

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April 15, 2024

Ms. Julianne Polanco, State Historic Preservation Officer  
Office of Historic Preservation (OHP)  
State Historical Resources Commission (SHRC)  
1725 23<sup>rd</sup> Street, Suite 100  
Sacramento, CA 95816-7100

**Re: Draft “Arnold and Choate’s Addition-North Florence Heights Historic District”  
National Register Nomination; SHRC Agenda For May 3, 2024; 4128 Ibis Street, San  
Diego, California (District Resource #108)**

Dear Ms. Polanco, Chair Brandes & State Historical Resources Commissioners:

I represent David and Sarah Potter, owners of the property located at 4128 Ibis Street, San Diego, California, Assessor’s Parcel Number 444-382-12-00 (“Property”). This property corresponds to the Draft Arnold and Choate’s Addition-North Florence Heights National Register Historic District (“District”) Nomination, Resource Number 108 (*See Attachment #1*).

While my clients are strongly in favor of the establishment of the District, they disagree with the survey assessment that the Property is a “Non-Contributor” to the significance of the District. To the contrary, based upon the information and documentation herein presented, we respectfully request that the SHRC (1) formally determine the Property to be a “Contributor” to the District; (2) amend that Draft Nomination to reflect such reclassification, and (3) forward the amended Nomination to the Keeper for inclusion within the National Register of Historic Places.

Historical research indicates that the Property was constructed as a one-story, Craftsman style, single-family residence for original owner/builder, J.S. Graves in 1920 (*See Attachment #2*). Graves is known to have been an active builder within the Mission Hills community during this period. The 1920 date of construction is also supported by the Residential Building Record. Modifications made to the structure over the years include the replacement of some windows and the front entry door, as well as the introduction of metal porch railings along the main (east) elevation. In addition, while the exterior is largely composed of original stucco, a section of non-original horizontal siding exists along the northeast elevation. Review of the Residential Building Record indicates that the home featured a stucco exterior with wood clapboard siding

Ms. Julianne Polanco, OHP  
April 15, 2024

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*“on the front only.”* (Italics added). Because this observation was made in 1956 (the first year the Property was assessed), and the Record notes that a “Remodel” occurred in 1950, it is believed that the wood siding was added to the Property at this time as part of the remodeling effort (*See Attachment #3*).

It is important to note that in November 2016, the Property was included as part of the *Uptown Community Plan Area, Historic Resources Survey Report* as a “Minimally Altered” Craftsman bungalow which was a “Contributor” to a future “Arnold And Choate’s Historic District,” and therefore, eligible for local historical designation (*See Attachment #4*). However, despite this determination, the National Register District survey inexplicably and curiously reaches a different conclusion. While the Nomination identifies changes to the Property, including “primary door replaced, railings added/replaced, some windows replaced, and wall cladding replaced,” our review of the Nomination has identified many other properties which have been determined to be contributors to the District with similar changes to primary doors, railings, and windows.<sup>1</sup>

*Thus, it appears that the only plausible explanation as to why the Property was not classified as a Contributor to the National Register District must be based upon the belief that the introduction of non-original wood cladding which replaced stucco along the northeast elevation, resulted in a substantial, adverse impact to the home’s original integrity.*

In an effort to determine whether original construction material presently exists underneath the wood clapboard, an experienced stucco contractor was retained. According to Mr. Paul Burgio (President of Burgio Stucco), there exists intact, minimally damaged, and “rather smooth stucco” underneath the wood clapboard along the northeast elevation. The presence of the stucco is evidenced by Mr. Burgio’s letter and accompanying photographs (*See Attachment #5*). Moreover, in Mr. Burgio’s professional opinion, “the stucco underneath the clapboard is original, and that the wood siding was added in later years as a way to defer maintenance, and/or change the appearance of the home....” As a result, since the wood clapboard merely obscures the underlying historic stucco material, a condition which the property owners intend to soon remedy through restoration efforts, we submit that the Property has a high degree of original integrity and must be reclassified as a resource which contributes to the significance of the District.

In conclusion, on behalf of the Potter family, we thank you for consideration of our request and look forward to a proper determination of District inclusion.

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<sup>1</sup> A cursory review of the Nomination, for example, reveals several examples of other properties deemed to be “Contributors” with these same changes, including but not limited to, homes located at 1212 West Arbor Drive (Resource #5); 1225 West Arbor Drive (Resource #8); 905 Barr Avenue (Resource #10); 4074 Eagle Street (Resource #15); and 4094 Eagle Street (Resource #20).

Ms. Julianne Polanco, OHP  
April 15, 2024

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Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Scott A. Moomjian", with a long horizontal flourish extending to the right.

Scott A. Moomjian  
Attorney at Law

# Attachment #1

United States Department of the Interior  
National Park Service / National Register of Historic Places Registration Form  
NPS Form 10-900 OMB Control No. 1024-0018

Arnold and Choate's Addition-North Florence Heights Historic District  
Name of Property

San Diego, CA  
County and State

A one-story single-family residence in a vernacular idiom. It has an irregular plan and its cladding is wood shingles. Details include a projecting porch. The roof is side gabled and hipped with open eaves, surfaced with composition shingle. Related features include ancillary building(s) and a carport. Alterations: rear addition, some windows replaced, and carport added.

107. 4125-4129 Ibis Street APN: 4443950300 Contributor 1926  
Builder: G.F. Stone

A one-and-a-half story multiple-family residence (triplex) in the Spanish Colonial Revival style. It has an irregular plan and its cladding is textured stucco. Details include applied decoration, arch(es), and a stoop. The roof is cross gabled and flat with clay tile coping, a flat parapet, and vents, surfaced with clay tile and a material not visible. Related features include an attached garage. Alterations: restuccoed (compatible).

108. 4128 Ibis Street APN: 4443821200 Non-contributor 1920  
Builder: J.S. Graves

A one-story single-family residence in the Craftsman style. It has an irregular plan and its cladding is wood vertical board and engineered wood siding. Details include a recessed porch. The roof is front gabled with open eaves, exposed rafter tails, exposed purlins, and decorative vents, surfaced with composition shingle. Related features include a detached garage. Alterations: primary door replaced, railings added/replaced, some windows replaced, and wall cladding replaced.

109. 4135 Ibis Street APN: 4443950200 Contributor 1914

A one-story single-family residence (now a duplex) in the Craftsman style. It has an irregular plan and its cladding is wood shingles. Details include decorative wood elements and a projecting porch. The roof is front gabled with bargeboards, brackets, decorative vents, and exposed rafter tails, surfaced with composition shingle. Related features include an attached garage. Alterations: side addition, rear addition, and conversion of single-family to multi-family.

110. 4136 Ibis Street APN: 4443821300 Non-contributor c. 1914

A two-story single-family residence with no identifiable architectural style. It has an irregular plan and its cladding is smooth stucco and stacked stone. Details include a stoop. The roof is hipped and pent with open eaves and exposed rafter tails, surfaced with composition shingle. Related features include an attached garage. Alterations: completely altered.

# PERMITS ARE ISSUED FOR NEW COTTAGES

Among permits issued by the city building department yesterday afternoon was one to Nat Sebastian for a flat building and garage at 3611 Park Row, La Jolla, to cost \$15,000.

Other permits were issued yesterday and this morning as follows:

To N. Z. Thornhill for M. Lainson 5-room cottage at 3776 Pioneer place; rooms at 3766 Kite, to cost \$5000; 1 rooms at 3766 Kite, to cost \$5000; to W. J. Calloway, 3 rooms at 273 Lincoln, to cost \$2500; to Charlotte Orr, 6 rooms at 1349 Park Row, to cost \$2500; to J. C. Fraas, 5 rooms at 4073 Hibertieth, to cost \$4500; to J. S. Graves, 5 rooms at 4128 Ibis, to cost \$5000.

*San Diego Evening Tribune*  
September 16, 1920



RESIDENTIAL BUILDING RECORD

ADDRESS 4728 1815

PARCEL 9-103-26  
SHEET 444-382-12 OF 1 SHEET 7

CLASS & SHAPE		CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	LIGHTING	AIR CONDITION	ROOM AND FINISH DETAIL								
TYPE	Use	Design	FOUNDATION	ADOBES	Shingle	Shake	X Raft. 2x4 2x6	Many	Special	Zone Unit	Central	ROOMS	FLOORS	FLOOR FINISH	TRIM	INTERIOR FINISH
Single	Double	Duplex	Apartment	Flat-Court	Motel	1 Units	Light	Heavy	Insulated Walls	X Screens	X Compo. Shingle	Water - Softner	Drain Bd.	Material: FOLGT	Lgth: 8 Ft	Splash: FOEM
D6.0+2			X	X	X	X	X	X	X	X	X					
DL & EBR			X	X	X	X	X	X	X	X	X					
ARCHITECTURE			X	X	X	X	X	X	X	X	X					
1 Stories			X	X	X	X	X	X	X	X	X					
Plumbing																
Windows																
Special Features																

CONSTRUCTION RECORD		EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD	RATING (E, G, A, F, P)												BATH DETAIL									
Permit No.	For	Amount	Date	Age	Remaining Life	Table	%	Cond.	Arch. Attr.	Func. Plan	Con- form	Storage	Space	Work- manship	Fl. No.	No.	FINISH	FIXTURES	SHOWER							
																	Floors	Walls	Wc. La. Tub	Type	Grade	ST. Q.T. G.D.	Finis.			
REMARK			1920	1925	1959	33	30	R60	60	G	G	G	G	E	E	E	1	1	LINO SOAP STONE	P-ENDBL	1	1	D+O	A	X	ALUM
			1922	1965	43	24	39	R60	49	A	A	A	A	G	A	A										
			1925	1974	48	19	44	R60	44	G	A	-	A	-	-	A	X	Book Cases	Built in Rerrig.	X	Venetian Blinds					
																		Shutters	" " Oven & Plate	X	BUFFET					
																		Vent Fan	" " Dishwasher							

Appraiser & Date		F. McPHERTERS 9-11-80		E.P. ROSEN 9/4/58		J. J. GANNON 7-9-64		1979									
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
RES	13.55	7.20	10433	8.30	11246	8.60	11653	10.40	14092								
GAR II	216	2.50	540	2.80	605	2.30	497	4.80	1037								
C.C.P. 3/4	84	5.80	487	4.00	336	3.20	269										
A.C.			170		170		280		280								
F.A.			350		350		350		380								
FLAT	4500	40	80	40	80	35	157		157								
TOTAL			12060		12787		13206		16215								
NORMAL % GOOD			60		59		49		44								
R.C.L.N.D			7240		7544		6470		7135								



9 & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF
1 + 2		Light	<input checked="" type="checkbox"/>	Frame	<input checked="" type="checkbox"/>	Stucco on H. + 1		Flat
<i>EBR</i>		Sub-Standard	<input checked="" type="checkbox"/>	4 x 4" - 1 6"				<input checked="" type="checkbox"/> Gable
ARCHITECTURE	<input checked="" type="checkbox"/>	Standard		Sheathing		<input checked="" type="checkbox"/> Siding <i>Front only</i>		<input checked="" type="checkbox"/> Hip
		Above-Standard		Concrete Block				Shed
Stories		Special		B. & B.		T. & G.		Cut L
TYPE				Brick		Shingle		Dorm
Design		FOUNDATION		Adobe		Shake		<input checked="" type="checkbox"/> Roff.
Tile	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/>	Floor Joist:		B. & B.		T. & G.
ble		Reinforced	<input checked="" type="checkbox"/>	1 <sup>st</sup> : 7" x 6" - 7"				
lex		Brick		2 <sup>nd</sup> : " x " - "		Brick		Shing
rtment		Wood	<input checked="" type="checkbox"/>	Sub-Floor		Stone		Shak
t-Court		Piers		Concrete Floor		WINDOWS		Tile
al						<input checked="" type="checkbox"/> D.H.	<input checked="" type="checkbox"/> Casement	Tile
				Insulated Ceilings		Metal Sash		Comp
/	Units	Light		Heavy		Insulated Walls	<input checked="" type="checkbox"/>	Screens

CONSTRUCTION RECORD			EFFEC.	APPR.	NORMAL % G		
Permit	Amount	Date	YEAR	YEAR	Age	Remain'g Life	Table
		1950					
REMOVAL		1950	1955	1957	3 ✓	30	R60
			1925	1959	33	30	R-60
			1922	1965	43	24	R60
				1970	48	19	R60
			1925	1974/78			

**Uptown  
Community Plan Area  
Historic Resources Survey Report**



Prepared by  
City of San Diego Planning Department

*Final Document  
November 2016*

<b>ARNOLD AND CHOATE'S HISTORIC DISTRICT CONTRIBUTING AND NON-CONTRIBUTING RESOURCES</b>							
<b>APN</b>	<b>NUM</b>	<b>DIR</b>	<b>STREET</b>	<b>STATUS CODE</b>	<b>ARCHITECTURAL STYLE</b>	<b>DESCRIPTION</b>	<b>DATE</b>
44331036	1219		Hunter St	7R			c.1985
44331005	1220		Hunter St	5D3	Prairie	Minimally Altered	1922
44438309	4066		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1916
44438310	4070		Ibis St	7R	Craftsman Bungalow	Heavily Altered	1918
44438311	4078		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1918
44438312	4086		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1912
44438313	4096		Ibis St	7R	Craftsman Bungalow	Heavily Altered	c.1910
44438209	4102		Ibis St	5D3	Victorian Vernacular	Minimally Altered	c.1905
44439505	4109		Ibis St	5D3	Spanish Colonial Revival	Unaltered	1926
44438210	4114		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1914
44439504	4117		Ibis St	5D3	Spanish Colonial Revival	Minimally Altered	1926
44438211	4124		Ibis St	5D3	Craftsman Bungalow	Heavily Altered	1914
44439503	4125		Ibis St	5D3	Spanish Colonial Revival	Minimally Altered	c.1930
44438212	4128		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1925
44439502	4135		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1914
44438213	4136		Ibis St	7R	No Longer Apparent	Altered Beyond Recognition	1914
4443821402	4144		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1922
44439501	4145		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1914
44439108	4152		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1918
44439109	4164		Ibis St	5D3	Craftsman Bungalow w/Classical elements	Minimally Altered	c.1915
44439202	4171		Ibis St	5D3	Craftsman/Swiss Chalet Bungalow	Minimally Altered	1912
44439113	4176		Ibis St	5D3	Queen Anne Free Classic/Contemporary	Minimally Altered	c.1900
44439201	4179		Ibis St	7R	Ranch	Heavily Altered	1960
44426409	4220		Ibis St	7R	Ranch	Minimally Altered	1951
44426309	4227		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1915
44426410	4230		Ibis St	5D3	Craftsman Bungalow	Unaltered	1923
44426310	4233		Ibis St	7R	No Longer Apparent	Altered Beyond Recognition	1956
44426412	4236		Ibis St	5D3	Mission Revival	Minimally Altered	1926
44426205	4251		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1911
44426204	4261		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1911
44426107	4268		Ibis St	7R	No Longer Apparent	Altered Beyond Recognition	1940
44426203	4269		Ibis St	5D3	Mission Revival	Minimally Altered	1928
44426108	4270		Ibis St	5D3	Craftsman Bungalow	Minimally Altered	1919
44426109	4276		Ibis St	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Heavily Altered	c.1900
44426202	4277		Ibis St	5D3	Minimal Traditional	Unaltered	1937
44368410	4020		Ingalls St	7R	Vernacular Bungalow	Heavily Altered	1920
44368411	4024		Ingalls St	5D3	Craftsman Bungalow	Minimally Altered	c.1915
44368303	4027		Ingalls St	5D3	Victorian Vernacular/transitional Craftsman Bungalow	Minimally Altered	c.1905
44368412	4028		Ingalls St	5D3	Craftsman Bungalow	Minimally Altered	c.1915



453 Vernon Way  
El Cajon, CA 92020  
619.448.9900  
Lic #528441

4/11/24

Mr. David Potter  
4128 Ibis Street  
San Diego, CA 92103

**Re: Forensic Inspection - Presence Of Original Stucco Underneath Non-Original Wood Clapboard**

Dear Mr. Potter:

At your request, I conducted a site visit of your home, located at 4128 Ibis Street, San Diego, to determine whether original construction material exists underneath the wood clapboard along the northeast elevation.

In terms of my experience, I've been licensed and operating since 1988 when I started Burgio Stucco and have completed over 16,000 projects. I specialize in residential projects, lath and stucco of exterior homes and re-stucco of historical homes for historical designation and was the past president of the APLC (Associated Plastering and Lathing Contractors). As you know, your home was designed in the Craftsman architectural style.

I understand that it was built in 1920 by its original owner, J.S. Graves. While most of the exterior is composed of stucco, horizontal clapboard siding exists along the northeast elevation. I further understand that historical documentation strongly suggests that the clapboard was added to the residence around 1950. However, forensic inspection of the area was necessary to confirm or dispel this belief.

During my site visit, I carefully pulled a clapboard upward to reveal the presence of rather smooth stucco underneath (See Photographs #1-4). Overall, while the stucco was found to have been cracked, the damage appears to be minimal and can easily be repaired through patching efforts or a re-stuccoing of the entire affected area.

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Based upon the above, in my professional opinion, I believe that the stucco exterior underneath the clapboard is original, and that the wood siding was added in later years as a way to defer maintenance, and/or change the original appearance of the home based upon the taste of the property owner at that time.

If you have any questions regarding my site inspection or which to discuss proposed restorative work, please contact me at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "Paul Burgio".

Paul Burgio  
President, Burgio Stucco, Inc.

Photograph #1





Photograph #2



Photograph #3



Photograph #4

