

MISSION HILLS DISTRICT EXPANSION AMENDMENT
INITIAL PROPERTY CLASSIFICATIONS - SUBJECT TO FINAL REVIEW BY HISTORICAL RESOURCES BOARD

Street Number	Street Name	APN	Year Built	Style	Individually Designated	Applicant's Recommended Status	Reason If Non-Contributing	Staff's Preliminary Recommended Status	Reason If Non-Contributing	Preliminary Recommended Status Code
4204	Arden Way	44342111	1919	Prairie		Contributing		Non-Contributing	Lacks Integrity: Original porch enclosed, front door relocated, new wrap-around porch constructed, non-historic stucco.	6L
4205	Arden Way	44342212	1920	Prairie	HRB 618	Contributing		Contributing		5B
4208	Arden Way	44342112	1914	Craftsman		Contributing		Non-Contributing	Lacks Integrity: Original porch enclosed, front door relocated, brick entry and steps added.	6L
4211	Arden Way	44342211	1920	Craftsman		Contributing		Contributing		5D1
4212	Arden Way	44342113	1923	Craftsman		Contributing		Non-Contributing	Lacks Integrity: Original porch enclosed, front door relocated.	6L
4214	Arden Way	44342114	1913	Craftsman		Non-Contributing	"This house appears to have been rebuilt with modern materials."	<i>More research needed.</i>	<i>What is the basis for determination that materials are modern?</i>	
4215	Arden Way	44342210	1920	Spanish		Contributing		Non-Contributing	Lacks Integrity: Based on the 1921 Sanborn Map and historic photographs dating to 1927, the house was originally constructed with an open front porch, which has been enclosed. The entry walkway has also been altered. Based on the photo and the association with Schreiber, the house was likely constructed in the Craftsman style and then remodeled into a Spanish design. This is also supported by aerial photographs, which show a grey roof in 1989 and 1990. The remodel likely occurred in 1993 under construction permit C-00557-93.	6Z
4217	Arden Way	44342209	1920	Prairie		Contributing		Contributing		5D1
4220	Arden Way	44342115	1913	Prairie	HRB 947	Contributing		Contributing		5B
4221	Arden Way	44342208	1913	Craftsman		Contributing		Non-Contributing	Lacks Integrity: The house is clad in asbestos shingle siding; and a one story addition constructed sometime after 1950 is present on the front façade to the north of the porch.	6L
4224	Arden Way	44342116	1923	Spanish Eclectic		Contributing		Non-Contributing	Lacks Integrity: The side gable roof at the front was added sometime between 1927 and 1953, based on historic aerial photos and evidence on the building.	6L

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4225	Arden Way	44342207	1913	Craftsman		Non-Contributing		Non-Contributing	Lacks integrity: vinyl siding was added to the exterior. The porch was extended to the north through the addition of an additional column and a very low pitch shed roof. The entire porch, including the expansion, was then enclosed with glass and the entry door moved forward.	6L
4229	Arden Way	44342206	1921	Craftsman		Contributing		Contributing		5D1
4230	Arden Way	44342117	1912	Craftsman	HRB 748	Contributing		Contributing		5B
4232	Arden Way	44342118	1913	Craftsman		Non-Contributing	"Substantially altered with modern materials."	Non-Contributing	Lacks Integrity: The entry porch was completely framed-in and enclosed, windows have been replaced, possibly in altered openings; and the house has been resided with vinyl siding on the front and stucco at the sides.	6Z
4235	Arden Way	44342205	1921	Craftsman		Contributing		Contributing		5D1
4238	Arden Way	44342119	1912	Craftsman		Contributing		Contributing		5D1
4239	Arden Way	44342204	1913	Craftsman		Contributing		Contributing		5D1
4240	Arden Way	44342120	1913	Craftsman		Contributing		Non-Contributing	Lacks Integrity: The house has been clad in asbestos shingle siding.	6L
4241	Arden Way	44342203	1919	Craftsman		Contributing		Contributing		5D1
4244	Arden Way	44342121	1912	Craftsman		Contributing		Contributing		5D1
4247	Arden Way	44342202	1919	Craftsman	HRB 495	Contributing		Contributing		5B
4248	Arden Way	44342122	1912	Mission Revival		Contributing		Contributing		5D1
4203	Arguello Street	44342109	1924	Spanish Eclectic		Non-Contributing	"Extensive Remodeling in the 1960s enclosed an original deck across the entire upper front of the house."	Non-Contributing	Lacks integrity: Extensive remodeling in the 1960s enclosed an original deck across the entire upper front of the house; a second floor addition was added over the one story wing; and the windows have been replaced with vinyl.	6Z
4227	Arguello Street	44342108	1915	Prairie		Non-Contributing	"The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The existing entry porch has been added, as has the small pop-out in which the entry door is set. Vertical wood paneling has been added to the front façade; and the stucco is a non-historic Spanish Lace texture.	6L
4230	Arguello Street	44340221	1928	Colonial Revival	HRB 523	Contributing		Contributing		5B

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4233	Arguello Street	44342107	1925	Spanish Eclectic		Non-Contributing	"The house was extensively remodeled in the early 2000s. The resource appears to be substantially altered on the right façade and lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The house, which was originally constructed as one story house with an asymmetrical "U"-shape, was substantially altered with the construction of additions at the first and second floors, including the entry. The building appears as a contemporary Spanish style residence.	6Z
4240	Arguello Street	44340222	1917	Prairie	HRB 1018	Contributing		Contributing		5B
4241	Arguello Street	44342106	1918	Prairie		Contributing		Contributing		5D1
4250	Arguello Street	44340223	1917	Prairie		Contributing		Contributing		5D1
4251	Arguello Street	44342105	1918	Prairie		Contributing		Contributing		5D1
4255	Arguello Street	44342104	1913	Craftsman		Contributing		Contributing		5D1
4258	Arguello Street	44340224	1913	Prairie		Contributing		Contributing		5D1
4265	Arguello Street	44342103	1913	Craftsman		Contributing		Contributing		5D1
4266	Arguello Street	44340225	1926	Spanish Eclectic		Contributing		Contributing		5D1
4274	Arguello Street	44340226	1924	Modified		Non-Contributing	"The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: A two story addition was approved in 1999. Based on the remaining original features, it appears that the home was remodeled from a Craftsman to appear more like a contemporary Spanish building.	6Z
4275	Arguello Street	44342102	1913	Craftsman		Contributing		Contributing		5D1
4280	Arguello Street	44340227	1922	Spanish Eclectic		Non-Contributing	"The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: Based upon the 1950 Sanborn Map, it appears that modifications include not only a rear second floor addition, but also modifications to the front that included (at a minimum) pulling the southern half of the front façade out toward the street, flush with the northern projecting bay. Windows have also been altered.	6Z

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4288	Arguello Street	44340228	1919	Prairie		Non-Contributing	"In 1969 there was a remodel of the front of the residence without a building permit that was resolved with the issuance of a building permit. Because of substantial alterations/modifications the resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The stucco texture is not historically appropriate; it appears that windows have been replaced; and the front porch appears to have been altered.	6L
4294	Arguello Street	44340229	1925	Spanish Eclectic		Contributing		Contributing		5D1
2022	Hickory Street	44325120	1921	Spanish Eclectic		Contributing		Contributing		5D1
2038	Hickory Street	44325121	1921	Spanish Eclectic		Contributing		Contributing		5D1
2053	Hickory Street	44342101	1947	Ranch		Non-Contributing	"The resource lacks significant integrity and character defining features."	Non-Contributing	Built Outside the District's 1908-1942 Period of Significance	6Z
2106	Hickory Street	44325122	1921	Spanish Eclectic		Contributing		Contributing		5D1
2110	Hickory Street	44325123	1923	Modified		Non-Contributing	An extensive remodel in 1994-1995 went down to the studs, replumbed to the street, replaced all electrical and installed a new heating system. The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: Review of the 1950 Sanborn Map reveals the extend of the remodeling and reconfiguration that occurred in 1994-1995.	6Z
2120	Hickory Street	44325124	1916	Prairie	HRB 625	Contributing		Contributing		5B
2124	Hickory Street	44325125	1913	Prairie		Contributing		Contributing		5D1
2138	Hickory Street	44325126	1914	Craftsman	HRB 559	Contributing		Contributing		5B
2141	Hickory Street	44340203	1924	Craftsman		Contributing		Contributing		5D1
2142	Hickory Street	44325127	1924	Modified		Non-Contributing	"In 2002 there was Building permit no. C-06712-01 to demolish the existing garage and build a new 2-car garage. In 2005 there was Building permit no. C-301907-01 for a remodel and addition to the first floor and addition to the second floor with 2 bedrooms and 2 baths, a study and deck, and to reroof. The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: A remodel permitted in 2001/2002 included additions at the first floor and the addition of the second floor, as well as demolition of the garage and construction of a new garage.	6Z

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2147	Hickory Street	44340202	1921	Spanish Eclectic		Contributing		Contributing		5D1
2150	Hickory Street	44325128	1913	Craftsman		Contributing		Non-Contributing	Lacks Integrity: Based on 1921 and 1950 Sanborn Maps, the house originally featured a wrap-around porch at the southwest corner. At the time the property was surveyed in 2010, the building wall that had been set back to accommodate the wrap-around porch had been pulled forward, eliminating the wrap-around porch, and a grouping of three short windows were set in the building wall.	6L
2160	Hickory Street	44325129	1925	Modified		Non-Contributing	"In 1990 there was Building permit no. C-008085-90 for a second story addition with a master bedroom, sitting room, balcony, fireplace, and bathroom. Nothing of the original house remains apparent. The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The house has been substantially altered by one and two story additions, as well as remodeling, and no longer retains integrity to the period.	6Z
4210	Ingleside Avenue	44340113	1923	Italian Renaissance		Contributing		Non-Contributing	Lacks Integrity: Based on the 1950 Sanborn Maps, the house originally featured a primary two story massing with one story wings flanking it to the north and south. The north wing featured a garage and the south wing featured habitable area. This created a generally symmetrical appearance, with the fenestration of the main two story massing perfectly symmetrical, and the one story wings at the north and south creating generally symmetry to massing. At an unknown date, a second floor was added above the one story wing, directly in front of the original two story portion of the home. This addition is highly prominent and disrupts the symmetry of the original design.	6L
4215	Ingleside Avenue	44340216	1923	Spanish Eclectic		Contributing		Contributing		5D1

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4224-26	Ingleside Avenue	44340114	1923	Spanish Eclectic		Non-Contributing	"The resource lacks significant integrity and character defining features."	Contributing		5D1
4225	Ingleside Avenue	44340215	1925	Modified		Non-Contributing	"The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The construction of additions, including a rounded tower at the front of the building (possibly in 2005) has adversely impacted the building, which no longer retains integrity to the period.	6Z
4231	Ingleside Avenue	44340214	1928	Spanish Eclectic		Contributing		Contributing		5D1
4241	Ingleside Avenue	44340213	1937	Minimal Traditional		Non-Contributing		<i>More research needed.</i>	<i>If stuccoed originally, should be contributing.</i>	
4247	Ingleside Avenue	44340212	1924	Spanish Eclectic		Contributing		Contributing		5D1
4257	Ingleside Avenue	44340211	1924	Spanish Eclectic		Contributing		<i>More research needed.</i>	<i>Full extent of the modifications unclear.</i>	
4258	Ingleside Avenue	44340102	1926	Spanish Eclectic		Non-Contributing		Contributing		5D1
4265	Ingleside Avenue	44340210	1926	Spanish Eclectic		Contributing		<i>More research needed.</i>	<i>Sanborns show a flush façade. Entry and treatment at the top of the parapet feels contemporary.</i>	
4275	Ingleside Avenue	44340209	1924	Spanish Eclectic		Non-Contributing		<i>More research needed.</i>	<i>Has the front façade been altered?</i>	
4281	Ingleside Avenue	44340208	1926	Spanish Eclectic		Contributing		Contributing		5D1
4289	Ingleside Avenue	44340207	1926	Spanish Eclectic		Non-Contributing	"In 2005 Building permit no. 126143 was issued to reduce the front yard setback to accommodate a garage with roof deck. Permit No. C-302492-02 was issued in 2002 to extend a bedroom and family room, add a bathroom, remodel the kitchen on the first floor, add a second story to include a bedroom, bath, master bedroom with bath, a laundry, and deck. The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The house has been substantially altered by one and two story additions, as well as remodeling, and no longer retains integrity to the period.	6Z
4204	St. James Place	44342216	1925	Tudor Revival		Contributing		Contributing		5D1

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4219	St. James Place	44343206	1922	Spanish Eclectic		Contributing		Non-Contributing	Lacks Integrity: An addition was approved in 2001 which added a second story to the house, which was originally one story. It appears that at this time the windows were also replaced, and tile was introduced at the walkway and porch. The house has been substantially altered by a second story addition and window replacements, and no longer retains integrity to the period.	6Z
4220	St. James Place	44342217	1935	Spanish Eclectic		Non-Contributing	"The resource is heavily obscured behind landscaping and patio walls and lacks significant integrity and character defining features. Landscaping significantly obscures views and details of the house."	More research needed.	Extent of modifications unclear.	
4224	St. James Place	44342218	1933	Prairie		Non-Contributing	There is a full combo building permit no. C 304915-00 from 2000 and 2001 to add a new detached garage with a second story home office, a 1/2 bath and deck to the existing single family residence, and demolish the old garage. The resource lacks significant integrity and character defining features."	More research needed.	Extent of modifications unclear, massing and footprint is consistent with Sanborns. Fenestration seems appropriate. Is siding material original?	
4227	St. James Place	44343204	1911	Colonial Revival		Contributing		Contributing		5D1
4228	St. James Place	44342219	1915	Prairie		Contributing		More research needed.	1921 Sanborn Map indicates the presence of a full width porch. Is siding material original?	
4230	St. James Place	44342220	1915	Mission Revival		Contributing		Contributing		5D1
4236	St. James Place	44342221	1913	Craftsman		Contributing		Contributing		5D1
4239	St. James Place	44343203	1922	Spanish Eclectic	HRB 1044	Contributing		Contributing		5B
1912	Sunset Boulevard	44342215	1924	Spanish Eclectic		Contributing		Contributing		5D1
1918	Sunset Boulevard	44342214	1924	Spanish Eclectic		Contributing		Contributing		5D1

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1930	Sunset Boulevard	44342213	1924	Spanish Eclectic		Contributing		Contributing		5D1
1978	Sunset Boulevard	44342110	1921	Spanish Eclectic		Contributing		Contributing		5D1
2004	Sunset Boulevard	44340220	2003	Modern		Non-Contributing	"The resource was not built during the period of significance and lacks significant integrity and character defining features."	Non-Contributing	Built Outside the District's 1908-1942 Period of Significance	6Z
2030	Sunset Boulevard	44340219	1960	Contemporary		Non-Contributing	"The resource lacks significant integrity and character defining features from the period of significance 1910-1940. The home may be significant for its association with San Diego Architect Lloyd Ruocco and Homer Delawie and for its significance as an example of post war modern architecture."	Non-Contributing	Built Outside the District's 1908-1942 Period of Significance	6Z
2034	Sunset Boulevard	44340218	1954	Contemporary		Non-Contributing	"The resource lacks significant integrity and character defining features from the period of significance 1910-1940."	Non-Contributing	Built Outside the District's 1908-1942 Period of Significance	6Z
2044	Sunset Boulevard	44340217	1923	Spanish Eclectic		Contributing		Contributing		5D1
2124	Sunset Boulevard	44340112	1913	Craftsman	HRB 593	Contributing		Contributing		5B
2140	Sunset Boulevard	44340111	1924	Spanish Eclectic		Contributing		Contributing		5D1
2150	Sunset Boulevard	44340110	1925	Tudor Revival	HRB 429	Contributing		Contributing		5B
4231	Witherby Street	44340109	1926	Spanish Eclectic	HRB 476	Contributing		Contributing		5B
4245	Witherby Street	44340108	1924	Spanish Eclectic	HRB 673	Contributing		Contributing		5B
4249	Witherby Street	44340107	1924	Modified		Non-Contributing	"The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks integrity. Based on the 1950 Sanborn Map, it is clear that the building has been substantially altered from its original one story configuration. This work appears to have occurred in 1999, based on building permit records.	6Z
4259	Witherby Street	44340106	1925	Spanish Eclectic		Contributing		Contributing		5D1

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4267	Witherby Street	44340105	1924	Spanish Eclectic		Non-Contributing	"Because its front façade and window openings have most likely been altered the resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The windows have been replaced, with evidence of stucco repair/patching around the windows. This patching, taken together with the contemporary nature of the window styles and sizing, indicates that the windows were replaced in altered openings, and the building no longer retains integrity to the period.	6L
4275	Witherby Street	44340104	1925	Spanish Eclectic		Contributing		Contributing		5D1
4281	Witherby Street	44340103	1925	Tudor Revival		Contributing		Contributing		5D1
4295	Witherby Street	44340101	1938	Ranch		Non-Contributing	"The resource lacks significant integrity and character defining features."	Contributing		5D1
4303	Witherby Street	44340206	1923	Modified		Non-Contributing	There is a 1992 building permit no. 065758-92 to rebuild a portion of the existing single family dwelling and replace walls, roof, add new windows, a deck at the garage and plaster outside. The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The house has been substantially altered by one and two story additions, as well as remodeling, and no longer retains integrity to the period.	6Z
4309	Witherby Street	44340205	1927	Spanish Eclectic		Contributing		Contributing		5D1
4319	Witherby Street	44340204	1921	Spanish Eclectic		Non-Contributing	"This is a Craftsman that has been made into a faux Spanish Eclectic. The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The house has been substantially altered by remodeling, and no longer retains integrity to the period.	6Z
4329	Witherby Street	44340201	1924	Spanish Eclectic		Contributing		Contributing		5D1
4369	Witherby Street	44325130	C. 1921	Craftsman		Contributing		Contributing		5D1
TOTAL CONTRIBUTING PROPOSED BY APPLICANT						70 (71%)	TOTAL CONTRIBUTING PROPOSED BY STAFF	60 (61%)		
TOTAL NON-CONTRIBUTING PROPOSED BY APPLICANT						29 (29%)	TOTAL NON-CONTRIBUTING PROPOSED BY STAFF	31 (31%)		
							MORE RESEARCH NEEDED	8 (8%)		

