



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: May 8, 2014 REPORT NO. HRB-14-037

ATTENTION: Historical Resources Board
Agenda of May 22, 2014

SUBJECT: **ITEM 5 – Mission Hills Historic District Expansion Amendment
(1st Hearing)**

APPLICANT: Deborah Quillin

LOCATION: Various addresses within the expansion area boundaries, bounded by a point beginning at Witherby Street and the alley between Hickory Street and Fort Stockton Drive; proceeding southeast down the alley to Hickory Street; continuing down the property line between 4247 Arden Way and 4249 Arden Way; turning south down the alley and then east down the property line between 4236 St. James Place and 1903 Fort Stockton Drive to a point intersecting with the mid-line of St. James Place; continuing briefly down St. James Place before turning east down the property line between 4247 St. James Place and 4239 St. James Place and continuing to the alley behind; turning south down the alley behind 4239 St. James Place down to the intersecting alley two lots to the south; turning west and continuing briefly down the intersecting alley to the rear property line of 4219 St. James Place; turning south down the rear property line of 4219 St. James Place to the southern property line; turning west down the southern property line of 4219 St. James Place to a point intersecting with the mid-line of St. James Place; continuing south on St. James Place to Sunset Boulevard; then continuing west down the mid-line of Sunset Boulevard to Witherby Street; then continuing northeast down the mid-line of Witherby Street back to the beginning point; Uptown Community; Council District 3 (Attachment 1)

DESCRIPTION: Review the nomination of the Mission Hills Historic District expansion amendment; take public testimony; consider the level of owner support for the amendment of the district and designation of the expansion area; provide direction to staff regarding the content of the nomination, including the revised district boundary and classification of all contributing and non-contributing resources; determine whether the district nomination is complete based upon this direction; and forward to a second HRB hearing for amendment and inclusion of the expansion area in the Mission Hills Historic District. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

STAFF RECOMMENDATION

At this time, staff recommends that the Board:

1. Accept the proposed revision of the official District name from Mission Hills Geographic/Traditional Historic District to Mission Hills Historic District, consistent with the current District Policy;
2. Accept the proposed revised District Boundary, with or without further direction;
3. Consider the classification of the following 61 properties as Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4205	Arden Way	44342212	5B	4215	Ingleside Avenue	44340216	5D1
4211	Arden Way	44342211	5D1	4231	Ingleside Avenue	44340214	5D1
4217	Arden Way	44342209	5D1	4241	Ingleside Avenue	44340213	5D1
4220	Arden Way	44342115	5B	4247	Ingleside Avenue	44340212	5D1
4229	Arden Way	44342206	5D1	4258	Ingleside Avenue	44340102	5D1
4230	Arden Way	44342117	5B	4265	Ingleside Avenue	44340210	5D1
4235	Arden Way	44342205	5D1	4281	Ingleside Avenue	44340208	5D1
4238	Arden Way	44342119	5D1	4224-26	Ingleside Avenue	44340114	5D1
4239	Arden Way	44342204	5D1	4204	St. James Place	44342216	5D1
4241	Arden Way	44342203	5D1	4227	St. James Place	44343204	5D1
4244	Arden Way	44342121	5D1	4230	St. James Place	44342220	5D1
4247	Arden Way	44342202	5B	4236	St. James Place	44342221	5D1
4248	Arden Way	44342122	5D1	4239	St. James Place	44343203	5B
4230	Arguello Street	44340221	5B	1912	Sunset Boulevard	44342215	5D1
4240	Arguello Street	44340222	5B	1918	Sunset Boulevard	44342214	5D1
4241	Arguello Street	44342106	5D1	1930	Sunset Boulevard	44342213	5D1
4250	Arguello Street	44340223	5D1	1978	Sunset Boulevard	44342110	5D1
4251	Arguello Street	44342105	5D1	2044	Sunset Boulevard	44340217	5D1
4255	Arguello Street	44342104	5D1	2124	Sunset Boulevard	44340112	5B
4265	Arguello Street	44342103	5D1	2140	Sunset Boulevard	44340111	5D1
4266	Arguello Street	44340225	5D1	2150	Sunset Boulevard	44340110	5B
4275	Arguello Street	44342102	5D1	4231	Witherby Street	44340109	5B
4294	Arguello Street	44340229	5D1	4245	Witherby Street	44340108	5B
2022	Hickory Street	44325120	5D1	4259	Witherby Street	44340106	5D1
2038	Hickory Street	44325121	5D1	4275	Witherby Street	44340104	5D1
2106	Hickory Street	44325122	5D1	4281	Witherby Street	44340103	5D1
2120	Hickory Street	44325124	5B	4295	Witherby Street	44340101	5D1
2124	Hickory Street	44325125	5D1	4309	Witherby Street	44340205	5D1
2138	Hickory Street	44325126	5B	4329	Witherby Street	44340201	5D1
2141	Hickory Street	44340203	5D1	4369	Witherby Street	44325130	5D1
2147	Hickory Street	44340202	5D1				

4. Consider the classification of the following 35 properties as Non-Contributing Resources:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4204	Arden Way	44342111	6L	2142	Hickory Street	44325127	6Z
4208	Arden Way	44342112	6L	2150	Hickory Street	44325128	6L
4212	Arden Way	44342113	6L	2160	Hickory Street	44325129	6Z

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4214	Arden Way	44342114	6L	4210	Ingleside Avenue	44340113	6L
4215	Arden Way	44342210	6Z	4225	Ingleside Avenue	44340215	6Z
4221	Arden Way	44342208	6L	4257	Ingleside Avenue	44340211	6Z
4224	Arden Way	44342116	6L	4275	Ingleside Avenue	44340209	6L
4225	Arden Way	44342207	6L	4289	Ingleside Avenue	44340207	6Z
4232	Arden Way	44342118	6Z	4219	St. James Place	44343206	6Z
4240	Arden Way	44342120	6L	4228	St. James Place	44342219	6L
4203	Arguello Street	44342109	6Z	2004	Sunset Boulevard	44340220	6Z
4227	Arguello Street	44342108	6L	2030	Sunset Boulevard	44340219	6Z
4233	Arguello Street	44342107	6Z	2034	Sunset Boulevard	44340218	6Z
4274	Arguello Street	44340226	6Z	4249	Witherby Street	44340107	6Z
4280	Arguello Street	44340227	6Z	4267	Witherby Street	44340105	6L
4288	Arguello Street	44340228	6L	4303	Witherby Street	44340206	6Z
2053	Hickory Street	44342101	6Z	4319	Witherby Street	44340204	6Z
2110	Hickory Street	44325123	6Z				

5. Direct staff to continue investigation of the following 3 properties and provide a recommendation regarding contributing and non-contributing status at the next hearing:

St #	Street Name	APN	Status Code	St #	Street Name	APN	Status Code
4258	Arguello Street	44340224		4224	St. James Place	44342218	
4220	St. James Place	44342217					

6. Find that the nomination is complete based upon this direction, and direct staff to docket the nomination of the Mission Hills Historic District expansion amendment for a second HRB hearing for designation. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.

BACKGROUND

This nomination to amend the Mission Hills Historic District by revising its boundaries to include a previously identified expansion area is being brought before the Historical Resources Board (HRB) by Deborah Quillin, a property owner within the proposed expansion area, consistent with SDMC Section 123.0205 and HRB Policy 4.1, last amended on October 27, 2011.

In July 2007 the Historical Resources Board designated the Mission Hills Historic District, which was nominated by property owners Janet O’Dea and Alan Hazard, under HRB Criteria A, C and D with a period of significance of 1908-1942, as detailed in the designation resolution (Attachment 2). The Mission Hills Historic District as designated is a portion of the larger Mission Hills Subdivision, Map 1115. The smaller boundary proposed by O’Dea and Hazard was agreed upon by staff and the applicant in 2002 as a way to begin the intensive survey effort of a subdivision map which includes nearly 500 parcels. With a subdivision as large as Mission Hills Map 1115, it was infeasible to expect a neighborhood-coordinated effort to complete the entire intensive survey at once due to limited experience, resources and time. Therefore, staff

worked with the applicant and two other interested groups to divide the area into several districts with additional areas of future intensive survey to be completed at a later date.

As a result, the Mission Hills Historic District as currently designated was acknowledged at the time of designation as the first phase of a larger district effort based on Map 1115, with three areas of future expansion identified to the northwest, north and east/southeast (Attachment 3). It was anticipated that as resources became available, either to the City or the community, that these three areas of future intensive survey would be surveyed and incorporated into the Mission Hills District through a district amendment which would require a boundary modification and possibly a modification of the period of significance, depending upon the results of the intensive survey. The process for amending the district would be established by the District Policy in effect at the time the district is amended, and would include public workshops, noticing and public hearings before the Board.

Processing

The proposed expansion amendment consists of the northwestern expansion area identified at the time the Mission Hills District was designated. San Diego Municipal Code (SDMC) Section 123.0205 states that “The Historical Resources Board may amend or rescind any designation of a historical resource in the same manner and procedure as was followed in the original designation. This action may be taken only if there is new information, the discovery of earlier misinformation, or a change in circumstances surrounding the original designation.” The completion of the intensive survey for the proposed expansion area constitutes new information, and the amendment shall be processed consistent with HRB Policy 4.1, “Procedure on Establishing Historic Districts” adopted January 7, 1977 and amended most recently by the HRB on October 27, 2011 (Attachment 4).

The Policy requires that a nomination for a Historic District provide the following: Geographic Boundaries; a Statement of Significance establishing the historical significance of the district under adopted Board criteria; Site Surveys of all properties within the district boundaries (DPR-523 forms); identification of Contributing Sites and Non-contributing Sites; and identification of District Features deemed essential to the maintenance of the district’s architectural and/or historic integrity. The Statement of Significance was established with the designation of the Mission Hills Historic District in 2007 (Attachment 5), as was the boundary for the northwestern expansion area. The applicant has provided an intensive level survey of all properties within the expansion area, and has provided recommendations on classification of contributing and non-contributing resources.

In addition, the District Policy states that a request for historical district designation should include a petition signed by a “substantial number or a majority” of the property owners in support of the district nomination. In September 2008, staff polled property owners on their level of interest in designating the expansion area as part of the Mission Hills Historic District. Property owners were given self-addressed stamped postcards, and were asked to state whether they were interested in the establishment of the district, not interested in the establishment of the district, or whether they needed additional information. Of the 99 property owners within the

expansion area, 59 (60%) responded, with 29 respondents (49%) stating interest, 19 (32%) stating no interest, and 11 (19%) needing more information.

The HRB's District Policy requires review by the Policy Subcommittee and two hearings by the full HRB. On July 8, 2013 staff presented the nomination to the Policy Subcommittee for comment and direction. The meeting was largely a formality, as the context, boundary and period of significance – which are typically the focus of the Subcommittee review and comment – were already established with the 2007 designation of the Mission Hills District and identification of the three expansion areas. The Subcommittee had no significant questions or concerns regarding the nomination.

The first hearing before the HRB is intended to allow the Board to “evaluate the completeness and adequacy of the information submitted establishing the significance of the proposed historical district at a regularly scheduled Board meeting. If the information submitted is found adequate, a second noticed public hearing shall be scheduled for the next available Board hearing”. At the second hearing, the Board will “hear public testimony on the establishment of the historical district, and take appropriate action.” While public noticing is required only for the second hearing when the designation action is taken, staff has notified all property owners 10 business days in advance of the first hearing on May 6, 2014.

Lastly, the District Policy requires staff to solicit the level of support and opposition from property owners within the proposed district boundary and provide that information to the Board. On Saturday, April 5, 2014, staff hosted a community workshop for property owners within the proposed district to present the history of the District and why it is historically significant; the process of expanding the District and associated timelines; and how being within a Historic District will affect their property, including the responsibilities and benefits. Staff was available during and after the presentation to answer questions. The workshop was fairly well attended with 20 of the 99 properties from the District represented. Following the property owner workshop on April 5th and the posting and distribution of materials related to the district and designation, self-addressed stamped ballots were mailed to property owners on April 22nd. Owners were asked to respond by May 17th. Results of the balloting will be provided to the Board at the first hearing.

ANALYSIS

As stated previously, when the Mission Hills District was designated in 2007, it was envisioned that the three areas of future intensive survey would be surveyed and incorporated into the Mission Hills District through a district amendment which would require a boundary modification and possibly a modification of the period of significance, depending upon the results of the intensive survey. Based upon the extant resources within the expansion area, it appears that the 1908-1942 period of significance remains appropriate, and there is no reason to recommend amending the District's period of significance based upon the results of the intensive survey. The properties within the proposed expansion area were built largely within this period, and reflect the District's significance. Therefore, the only actions required for the amendment are to 1) revise the official District name consistent with the current District Policy; 2) amend the boundary to include the northwestern expansion area; and 3) classify and designate the 99 properties within the expansion area as either contributing or non-contributing resources.

District Name

The Mission Hills District was designated in 2007 when the Board's District Policy 4.1 included different district types, including Geographic/Traditional, Voluntary/Traditional, Thematic, Emerging and Archaeological. The Mission Hills Historic District was designated as a Geographic/Traditional Historic District, meaning it had a defined, concentrated geographic boundary and all properties within the boundary were included in the District and regulated by the City. In 2011 the Board revised the District Policy to remove the various District types and provide for only a standard, geographic historic district. This eliminates the need for district type names, such as "Geographic/Traditional." Therefore, consistent with the current District Policy, it is recommended that the official name of the district be revised with this amendment action from "Mission Hills Geographic/Traditional Historic District" to simply "Mission Hills Historic District." The revised name should not cause any issues, as the "Geographic/Traditional" was not commonly used, and is not found on any existing signs or historic plaques.

Boundary Amendment

When designated in 2007, the Mission Hills Historic District included only a portion of the original Mission Hills Subdivision, limited to the properties fronting on Sunset Boulevard (inclusive of 1814 Sunset Blvd through 1898 Sunset Blvd) to the north; the homes fronting Sheridan Avenue to Lyndon Road (inclusive of 1801 Sheridan Ave through 1896 Lyndon Rd and 4107 Saint James Place) to the east and south; and the properties on the east side of Saint James Place to the west. The amended boundary would include the proposed expansion area as shown in Attachment 1. A map showing the amended boundary is included in Attachment 6.

Classification and Designation of Contributing and Non-Contributing Resources

When conducting the survey, the applicant surveyed each house with the assistance of a consultant, who evaluated the houses and advised the applicants on which properties to recommend as contributors. The desire of the applicant was to classify as many houses as contributors as possible. In completing our review of the nomination of the Mission Hills Historic District expansion amendment, staff reviewed each resource within the district - physically visiting each site, referencing the DPR forms and Sanborn Maps, and utilizing our own professional experience in assessing architectural integrity to determine whether or not we concurred with the assessment of the buildings, their integrity and the classification of contributing and non-contributing resources. In some instances staff identified modifications not identified by the applicant. To address these previously unidentified modifications and changes in the condition of the sites in the years between the applicant's survey work and staff's field check, Continuation Sheets were prepared by staff for all properties in the district. In addition, staff's determination regarding the impact of modifications on a resource's ability to convey the significance of the district differed from that of the applicants' and resulted in additional non-contributing resources identified by staff.

Of the 99 properties within the Mission Hills Historic District expansion area, the applicant proposed 70 properties as contributing and 29 properties as non-contributing. In our review of the district nomination, staff reevaluated each resource within the proposed expansion area and

assessed how singular and cumulative modifications impact the integrity of a resource and the resource's ability to convey the significance of the district. The District Policy defines contributing resources as those resources "that meet the significance characteristic of the District" and non-contributing resources as those resources "that have been substantially modified so that they no longer contribute to the historical integrity of the district, or sites that were developed subsequently and have no inherent historical significance or features." In other words, if a resource was built within the District's period of significance, it must retain sufficient integrity to convey why the district is significant. The Mission Hills District's significance is grounded in quality architecture that embodies distinctive characteristics of a given style, type or period of construction which is related to streetcar suburb development. Therefore, a resource cannot be so altered that it no longer exhibits the distinctive characteristics or quality of a given architectural style.

The significance of the resources as contributing as opposed to individually significant resources was taken into consideration when conducting this analysis. Modifications which may not be acceptable on an individually significant resource may be acceptable on a contributing resource. Examples may include enclosing a porch with windows and leaving the original framing of the porch intact and evident, or replacing one or more windows with non-historic wood or vinyl windows. However, resources which have undergone significant singular or cumulative minor to moderate modifications, such as a porch enclosure coupled with window replacements and a minor addition, or a porch enclosure which does not leave the original framing intact, may no longer be eligible as a contributor to the district because the quality and character of the architecture is impaired to such an extent that the resource no longer conveys the significance of the district.

When evaluating each resource for its ability to convey this significance as part of a larger whole, staff ultimately disagreed with the classification of 13 resources identified by the applicant as contributing and is recommending classification of these properties as non-contributing resources due to cumulative or substantial modifications. In addition, staff also disagreed with the classification of 4 resources identified by the applicant as non-contributing and is recommending classification of these properties as contributing resources. The discrepancies between the applicant's proposed classification of resources and staff's recommendations regarding classification of resources were called out in grey on the spreadsheet in Attachment 7. In addition, Continuation Sheets prepared by staff and included with the applicant's Primary and Building, Structure and Object Records in Attachment 8 elaborate on the modifications and level of integrity identified that resulted in the recommended classifications. Additionally, there are three properties, two of which were identified by the applicant as non-contributing and one identified by the applicant as contributing, that staff is currently evaluating. Additional research is required in order for staff to provide a final recommendation regarding contributing and non-contributing status, which will be provided to the Board at the next hearing.

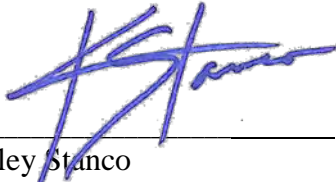
Staff is recommending that, of the 99 properties within the Mission Hills Historic District expansion area, 61 properties be classified as contributing and 35 properties as non-contributing, with the remaining 3 properties still under evaluation by staff, as discussed above. This results in 62% (percent) of the resources in the proposed expansion area and 69% (percent) of the resources in the district as a whole identified as contributing to the significance of the district. Staff is requesting that the Board review all recommendations regarding classification of contributing and non-contributing resources and provide direction regarding changes to those classifications at the

first hearing. This will allow time to make changes to the document and notify property owners of the likely status of their property prior to the second hearing. The decision to designate the district and all identified contributors at the second hearing will require the vote of six Boardmembers, consistent with any designation action.

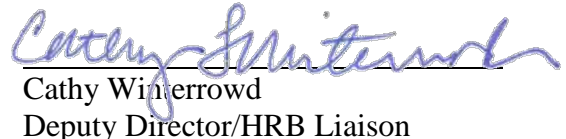
CONCLUSION

At this time, staff recommends that the Board:

1. Accept the proposed revision of the official District name from Mission Hills Geographic/Traditional Historic District to Mission Hills Historic District, consistent with the current District Policy;
2. Accept the proposed revised District Boundary, with or without further direction;
3. Consider the classification of the 61 properties identified by staff as Contributing Resources;
4. Consider the classification of the 35 properties identified by staff as Non-Contributing Resources;
5. Direct staff to continue investigation of the 3 properties identified and provide a recommendation regarding contributing and non-contributing status at the next hearing; and
6. Find that the nomination is complete based upon this direction, and direct staff to docket the nomination of the Mission Hills Historic District expansion amendment for a second HRB hearing for designation. If the Board cannot find that the nomination is complete, it should be returned to staff with direction.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

KS/cw

Attachments:

1. Map of the Proposed Expansion Area
2. Adopted Resolution for the Mission Hills Historic District
3. Map Showing Original Mission Hills District and Three Expansion Areas
4. Adopted Board Policy 4.1 on the Establishment of Historic Districts
5. Adopted Mission Hills Historic District Context and Statement of Significance
6. Map Showing Proposed Amended Boundary for Mission Hills Historic District
7. Spreadsheet Listing of Contributing and Non-Contributing Resources as Proposed by Both the Applicants and Staff (Under Separate Cover)
8. Primary Records and Building, Structure and Object Records Prepared by the Applicant, and Continuation Sheets Prepared by Staff, As Needed (Under Separate Cover)

Boundary for Expansion of the Mission Hills Historic District



The expansion area is bounded by a point beginning at Witherby Street and the alley between Hickory Street and Fort Stockton Drive; proceeding southeast down the alley to Hickory Street; continuing down the property line between 4247 Arden Way and 4249 Arden Way; turning south down the alley and then east down the property line between 4236 St. James Place and 1903 Fort Stockton Drive to a point intersecting with the mid-line of St. James Place; continuing briefly down St. James Place before turning east down the property line between 4236 St. James Place and 4239 St. James Place and continuing to the alley behind; turning south down the rear alley behind 4239 St. James Place down to the intersecting alley two lots to the south; turning west and continuing briefly down the intersecting alley to the rear property line of 4219 St. James Place; turning south down the rear property line of 4219 St. James Place to the southern property line; turning west down the southern property line of 4219 St. James Place to a point intersecting with the mid-line of St. James Place; continuing south on St. James Place to Sunset Boulevard; then continuing west down the mid-line of Sunset Boulevard to Witherby Street; then continuing northeast down the mid-line of Witherby Street back to the beginning point.

RESOLUTION NUMBER R-07071601
ADOPTED ON July 16, 2007

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on July 16, 2007, to consider the historical designation of the Mission Hills Geographic/Traditional Historic District (with various property owners) located at various addresses within the Mission Hills neighborhood, bounded by the properties fronting on Sunset Boulevard (inclusive of 1814 Sunset Blvd through 1898 Sunset Blvd) to the north; the homes fronting Sheridan Avenue to Lyndon Road (inclusive of 1801 Sheridan Ave through 1896 Lyndon Rd and 4107 Saint James Place) to the east and south; and the properties on the east side of Saint James Place to the west; 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. 821**, and

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Mission Hills Geographic/Traditional Historic District on the following findings:

1. The Mission Hills Geographic/Traditional Historic District is significant under HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
 - a. reflecting an association with San Diego Progressive Era civic politics, attracting many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists.
 - b. reflecting the influence of the 1908 Nolen Plan through the use of progressive planning techniques, including broad main streets, a hierarchy of road widths, respect for the natural topography, the first use of curvilinear streets in the City, and the protection of deep ravines for recreation and scenic enjoyment.
 - c. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
2. The Mission Hills Geographic/Traditional Historic District is significant under HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
 - a. The District's period of significance, 1908-1942, represents two distinct architectural phases. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the Minimal Traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the Great Depression.
3. The Mission Hills Geographic/Traditional Historic District is significant under HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders including: Emmor Brooke Weaver, Henry Harms Preibisius, Requa and Jackson,

Frank P. Allen, William F. Wahrenberger, Nathan Rigdon, Martin Melhorn, H.J. Lang, Charles Tifal, David O. Dryden, Brawner & Hunter and the Pacific Building Company.

BE IT FURTHER RESOLVED, that the following properties have been identified as Contributing Resources to the Mission Hills Geographic/Traditional Historic District and shall be designated under HRB Criterion F. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Contributing Resources, and will be eligible for all benefits of historic designation:

HRB Site #	St #	Street Name	APN	Status Code
821-01	1808	Lyndon	443-612-08-00	5B
821-02	1812	Lyndon	443-612-09-00	5D1
821-03	1819	Lyndon	443-650-24-00	5D1
821-04	1820	Lyndon	443-612-10-00	5D1
821-05	1831	Lyndon	443-650-25-00	5D1
821-06	1833	Lyndon	443-620-10-00	5D1
821-07	1840	Lyndon	443-612-11-00	5B
821-08	1841	Lyndon	443-620-02-00	5B
821-09	1849	Lyndon	443-620-04-00	5B
821-10	1850	Lyndon	443-612-13-00	5D1
821-11	1853	Lyndon	443-620-05-00	5B
821-12	1876	Lyndon	443-612-15-00	5D1
821-13	1877	Lyndon	443-620-17-00	5B
821-14	1884	Lyndon	443-612-16-00	5D1
821-15	1896	Lyndon	443-612-17-00	5D1
821-16	4107	Saint James	443-611-24-00	5D1
821-17	1801	Sheridan	443-650-13-00	5B
821-18	1807	Sheridan	443-650-15-00	5D1
821-19	1815	Sheridan	443-650-17-00	5B
821-20	1816	Sheridan	443-611-13-00	5B
821-21	1819	Sheridan	443-650-18-00	5D1
821-22	1824	Sheridan	443-611-14-00	5B
821-23	1825	Sheridan	443-650-20-00	5D1
821-24	1834	Sheridan	443-611-15-00	5D1
821-25	1840	Sheridan	443-611-16-00	5B
821-26	1844	Sheridan	443-611-17-00	5D1
821-27	1845	Sheridan	443-612-07-00	5B
821-28	1852	Sheridan	443-611-18-00	5B
821-29	1859	Sheridan	443-612-06-00	5D1
821-30	1860	Sheridan	443-611-19-00	5B
821-31	1867	Sheridan	443-612-05-00	5D1
821-32	1870	Sheridan	443-611-20-00	5D1
821-33	1875	Sheridan	443-612-04-00	5B
821-34	1876	Sheridan	443-611-21-00	5D1
821-35	1882	Sheridan	443-611-22-00	5D1
821-36	1885	Sheridan	443-612-03-00	5D1
821-37	1899	Sheridan	443-612-01-00	5B

HRB Site #	St #	Street Name	APN	Status Code
821-38	1815	Sunset	443-611-12-00	5D1
821-39	1818	Sunset	443-432-20-00	5D1
821-40	1824	Sunset	443-432-18-00	5B
821-41	1826	Sunset	443-432-17-00	5B
821-42	1829	Sunset	443-611-10-00	5B
821-43	1830	Sunset	443-432-15-00	5D1
821-44	1835	Sunset	443-611-09-00	5B
821-45	1836	Sunset	443-432-14-00	5B
821-46	1845	Sunset	443-611-08-00	5B
821-47	1848	Sunset	443-432-13-00	5D1
821-48	1850	Sunset	443-432-12-00	5B
821-49	1851	Sunset	443-611-07-00	5B
821-50	1863	Sunset	443-611-06-00	5B
821-51	1864	Sunset	443-432-11-00	5B
821-52	1870	Sunset	443-432-10-00	5B
821-53	1871	Sunset	443-611-05-00	5B
821-54	1875	Sunset	443-611-04-00	5B
821-55	1883	Sunset	443-611-03-00	5B
821-61	1884	Sunset	443-432-08-00	5D1
821-56	1889	Sunset	443-611-02-00	5B
821-57	1890	Sunset	443-432-07-00	5D1
821-58	1895	Sunset	443-611-01-00	5B
821-59	1898	Sunset	443-432-05-00	5B
821-60	Hitching Post in PROW in front of 1868 Lyndon			5D1

BE IT FURTHER RESOLVED, that the following properties have been identified as Non-Contributing Resources to the Mission Hills Geographic/Traditional Historic District. These properties will be subject to the U.S. Secretary of the Interior's Standards, the City of San Diego Historic Resources Regulations, and any applicable development and design guidelines as they relate to Non- Contributing resources:

St #	Street Name	APN	Status Code
1801	Lyndon	443-650-21-00	6Z
1805	Lyndon	443-650-22-00	6L
1811	Lyndon	443-650-23-00	6L
1845	Lyndon	443-620-03-00	6Z
1848	Lyndon	443-612-12-00	6Z
1855	Lyndon	443-620-06-00	6Z
1868	Lyndon	443-612-14-00	6Z
1875	Lyndon	443-620-18-00	6Z
1811	Sheridan	443-650-16-00	6Z
1823	Sheridan	443-650-19-00	6Z
1889	Sheridan	443-612-02-00	6L
1890	Sheridan	443-611-23-00	6L
1814	Sunset	443-432-23-00	6L
1821	Sunset	443-611-11-00	6Z
1874	Sunset	443-432-09-00	6Z

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 historic district. The designation includes the entire boundary of the district as Designated Historical Resource Site No. **821**.

BE IT FURTHER RESOLVED, that the boundaries of the district and the location of all contributing resources within that district will be identified in the City's Geographic Information Systems (GIS) database for the information and use of other City departments when considering projects which will impact the proposed district.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall include this resolution in the designation file for the Mission Hills District as part of the official designation record.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall prepare a resolution for each contributing resource within the District and cause a certified copy of said resolutions 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: 7-0-0

BY:
ROBERT VACCHI, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: MICHAEL AGUIRRE,
CITY ATTORNEY

BY:
MARIANNE GREENE
Deputy City Attorney



POTENTIAL EXPANSION OF THE MISSION HILLS DISTRICT

CITY OF SAN DIEGO • CITY PLANNING & COMMUNITY INVESTMENTS



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THE CITY OF SAN DIEGO
Historical Resources Board

POLICY 4.1 - ADOPTED BY HSB ON JANUARY 7, 1977
AMENDED BY HRB ON AUGUST 28, 2000
AMENDED BY HRB ON APRIL 25, 2002
AMENDED BY HRB ON OCTOBER 27, 2011

PROCEDURE ON ESTABLISHING HISTORIC DISTRICTS

1. PURPOSE AND INTENT

This policy is intended to guide the designation of historical districts within the City of San Diego. A *Historical District* is a significant concentration, linkage, or continuity of sites, buildings, structures, or objects that are united historically, geographically, or aesthetically by plan or physical development and that have a special character, historical interest, cultural or aesthetic value, or that represents one or more architectural periods or styles in the history and development of the City (SDMC 113.0103.) Designated historic districts are those districts designated by the Historical Resources Board pursuant to Land Development Code Chapter 12, Article 3, Division 2, and included in the City of San Diego Historical Resources Board Register, or listed in or determined to be eligible for listing in the California Register of Historic Resources or the National Register of Historic Places. Individuals or groups interested in submitting a historic district nomination for designation should review the *Guidelines for Preparing a Historic District Nomination in Consultation with Staff* (District Nomination Guidelines) for direction on how to proceed.

2. BACKGROUND

The City of San Diego Historical Resources Board (previously the Historical Sites Board) adopted its first policy on historical districts on January 7, 1977. The original policy did not distinguish different district types and provided twelve guidelines that were to be used in assessing a district's historical significance. The policy was updated on August 28, 2000, and it was at this time that districts were first separated into distinct categories. These categories included Geographic, Thematic, and Emerging. On April 25, 2002 the district policy was revised again to include the Archaeological District and the Voluntary/Traditional Historical District types.

Since the policy revision in 2002 that resulted in five district types, several issues with the district policy have been identified. Among these issues are the confusion created by different district types; the difficulty in regulating the various district types with the existing Historical Resources Regulations; the difficulty in establishing some district types; the difficulty in preserving the integrity of other district types; and the fact that the existing policy accommodated too many varying levels of community support and degrees of research and survey work. In addition, while the City is permitted to adopt its

own district policy based on local preservation needs, the existing policy was not consistent with State and National Register district policies and procedures.

As a result of these issues, the District Policy was amended in 2011 with the goal of simplifying the designation and regulation of historical districts. The district types were reduced from five to one, a standard geographic historical district. Resources that are thematically related but not located within a geographically limited and defined boundary shall be addressed through a Multiple Property Submission, consistent with National Park Service Bulletin 16B, *How to Complete the National Register Multiple Property Documentation Form*. Archaeological districts will now be processed as a standard geographical historic district under this policy.

3. EXISTING DISTRICTS

All but one of the existing districts were established as standard geographic districts, meaning they were confined to a defined geographic area, and all identified contributing properties were designated at the time the district was established. This amended district policy will not impact the way these districts are regulated. However, the Ocean Beach Cottage Emerging Historical District was established with only a context statement and period of significance to establish the significance of the district, as well as a few properties which fell within that context and period of significance that were eligible for designation under HRB Criterion F. A complete intensive survey was never completed, and therefore all eligible contributing properties are not known. Owners of properties which fall within the context statement and period of significance may bring their properties forward for designation as contributors to the district. Only those properties identified and designated as contributors are currently regulated.

Because the Ocean Beach Cottage district does not have a full intensive survey, is based on a context statement and period of significance, and is limited to those properties that fall within the context and period that are volunteered by the property owner for designation, conversion of this district to a standard geographic district is not feasible. In addition, the district's long history as a historic district precludes conversion to a Multiple Property Submission. Therefore, the district will continue to be regulated under the prior policy. Property owners may continue to bring properties forward for designation under the established context and period of significance, and the district shall remain voluntary in nature. However, no new districts will be processed under this district type.

4. CRITERIA

The district must be evaluated and determined to be significant under one or more of the adopted Designation Criteria A-E. Contributing resources are designated under Criterion F. The Board's adopted *Guidelines for the Application of Historical Resources Board Designation Criteria* provides guidance on the proper application of the designation criteria:

Criterion A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

Criterion B - Is identified with persons or events significant in local, state or national history.

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.

Criterion D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Criterion E - Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

Criterion F - Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

Research Considerations: When evaluating the district under the adopted designation criteria above, the following research considerations may be useful in developing a context and establishing significant themes:

Common Heritage: An area associated with groups of existing or former residents who, because of their common employment or heritage have contributed significantly to the City's development. Such an area will usually contain structures of architectural interest identified with common heritage and traditional functions.

Traditional Activity: An area or district associated with traditional activity, such as a central market, an educational or transportation facility, wharves, or warehousing. Such an area may also be remarkable for the particular architectural styles or method of construction associated with its original or traditional activity. Often a traditional activity has significantly shaped the history of the community which it served adding to its historic significance. If the traditional function exists in the present, it serves to illustrate the similarities and differences between past and present.

Rare Past: A district which was once representative of common existence during a specific historic era but is now rare or unusual. Such as: an example of architecture, artistry, or design once common, now rare, or a function or use once common, now rare.

Development Progression: Neighborhoods or districts illustrating the progressive development of style and changes in architectural and cultural taste.

Consistent Plan: Districts illustrating the development of coherent or consistent planning and design, or innovations in planning philosophy.

Public Works: Districts which illustrate the development of public works and other significant engineering achievements. During all historical periods structural aspects have been important, but after 1850, systems or construction employing steel and masonry contributed greatly to the evolution of commercial, industrial, and public buildings and therefore take a large part in the study of architecture of late periods.

Features of Daily Living: Districts which illustrate the details of daily living during a previous period. Equipment or mechanical devices such as call bells, speaking tubes, dumbwaiters, fans, or similar systems are examples.

Industrial Evolution: Districts which illustrate the evolution of an industrial era and its effects on humanity. Examples include company towns, glassworks, factories, manufacturing processes, and marketing developments. Aspects of these which have been instrumental in changing modes of work, altering working conditions, improving living standards, and generally affecting the social order may also manifest significance.

Craftsmanship: Examples of workmanship, craftsmanship, artistry, or design which would today be economically infeasible or difficult to reproduce and/or are of benefit to the contemporary community as significant reminders of the past.

Building Groupings: Building groupings where the significance and importance of the individual structures is increased because of their relationship to a grouping or row of other significant structures, which may or may not be of a similar period or design style.

Landmark Supportive: District of quality buildings or sites, often made up of individual landmark structures supported by other structures of somewhat lesser importance. Such districts are normally easily definable and have a significance over and above the sum of the values of each historic site because of the total historic environment.

5. OBJECTIVE

The objective of a District is to maintain the scale and basic character of the subject district and other designated historic districts through:

- a. Protection and preservation of the basic characteristics and salient architectural details of structures insofar as these characteristics and details are compatible with the historical district, as defined by the Board in the Statement of Significance adopted for each district.
- b. Affording the widest possible scope for continuing vitality through private renewal and architectural creativity, within appropriate controls and standards. The Board intends to foster a climate in which each district may continue to exist as a living, changing neighborhood and not a static museum.
- c. Encouraging development of vacant property and redevelopment of incompatibly developed properties in accordance with the character of the area.
- d. Encouraging continuous research into San Diego's human past and culture for the benefit of future generations.

6. DOCUMENTATION

The following information is required to designate a historical district. These requirements are discussed in greater detail in the District Nomination Guidelines.

Geographic Boundaries: Specific geographic boundaries are established to encompass the historically significant area, sites and features.

A Context and Statement of Significance: Historic contexts are those patterns or trends in history by which a specific occurrence, property, or site is understood and its meaning (and ultimately its significance) within history or prehistory is made clear. The nomination must place the district within its historic context and develop a statement of significance that describes how the district is significant within that context under one or more of the adopted HRB Criteria A-E. [For a more detailed discussion regarding historic contexts, refer to the District Nomination Guidelines.](#)

Site Surveys: All properties within the district boundaries are evaluated and identified as contributing to the historical significance of the district, or as non-contributing sites. State of California Department of Parks and Recreation Forms (DPR-523 Forms) are provided for all properties within the District boundaries.

Contributing Sites: Contributing sites are those that meet the significance characteristic of the District and are specifically designated historical resources. These sites shall be eligible for all the benefits and responsibilities of historic designation, including the application of the Historical Building Code, Tax Code Incentives, and US Secretary of Interior Standards for development.

Non-contributing Sites: Non-contributing sites are those that have been substantially modified so that they no longer contribute to the historical integrity of the district, or sites that were developed subsequently and have no inherent historical significance or features. These sites are not eligible for benefits resulting from historical designation, except if the owner subsequently restores original historic fabric and features making it a contributing site to the district. In these cases, the Board shall hold a public hearing where the status of the site from non-contributing to contributing can be assessed and approved.

Vacant Parcels: Vacant parcels within the boundaries of a District will be deemed to have significance if they relate to the quality and character of the district, otherwise they will be classified as non-contributing sites. Alteration of vacant sites will be reviewed in a manner consistent with the applicable historical district's approved development guidelines.

District Features: The Board will determine upon designation of a Historic District those features and characteristics deemed essential to the maintenance of the district's architectural and/or historic integrity.

Development Guidelines: If deemed necessary to maintain the historical and/or architectural integrity of a historical district the Board will prepare and adopt a set of development guidelines to be used in development project review for contributing and non-contributing sites, and other district features such as streets, etc., to provide an appropriate context for the application of US Secretary of Interior Standards.

Demolition and Alteration: Alteration to a contributing site within a historical district must comply with the applicable provisions of the San Diego Land Development Code. For example, a Site

Development Permit is required for substantial alteration within historical districts and a recommendation of the Historical Resources Board is required prior to Planning Commission decision on a Site Development Permit. Furthermore, if a deviation for demolition or removal of a contributing structure within a historical district is approved, the applicant must obtain approval for new development before the issuance of a Demolition/Removal Permit. (San Diego Land Development Code sections 126.0502, 126.0503, 143.0250, and 143.0260(c).

Inter-Department and Agency Support: Participation of appropriate City departments will be sought to assist with the preparation of a historical district. Upon designation of a historical district, actions of Departments which could affect said district, including proposed changes in land use, changes in traffic patterns and street closing, public improvements, encroachment permits, etc. should be forwarded to the Board for review and recommendation, consistent with the applicable historical district development guidelines and Section 111.0206d(4) of San Diego Land Development Code which empowers the Board *“To adopt standards and guidelines to be used by the Board in reviewing applications for development permits involving designated historical resources.”*

7. BOARD ACTION

The following actions are required for the City of San Diego Historical Resources Board to establish a historical district:

- a. **Designation request:** Any organization, or individual can bring forth a request for historical district designation, as detailed in the District Nomination Guidelines. The request should also include a petition endorsed by a substantial number or a majority of the affected property owners. If the request is brought forth by the City, based on comprehensive historical studies available to the City, staff shall include information showing the extent of community support and involvement in the preparation of the Historic District Document. For all nominations, staff will solicit the level of support and opposition from property owners within the proposed district boundary consistent with the process outlined in the District Nomination Guidelines, and shall provide that information to the Board.
- b. **Historical Report:** The request shall include a Historical Report with information about the proposed historical district, including a Methods section, Context, Statement of Significance, Period of Significance, boundaries or area of effect, DPR-523 Forms, and Development Guidelines as needed. Information will be submitted to staff of the Historical Resources Board for review.
- d. **Board Review:** Two meetings of the Board are required to establish a historical district. Upon receipt of a complete historical district designation package, the Historical Resources Board staff shall schedule the item for review by the Board. At this time the Board shall evaluate the completeness and adequacy of the information submitted establishing the significance of the proposed historical district at a regularly scheduled Board meeting. If the information submitted is found adequate, a second noticed public hearing shall be scheduled for the next available Board hearing.

- e. **Noticing:** Notices will be mailed as required by the San Diego Land Development Code Section 123.0202 (b) to all affected property owners, and community planning groups, neighborhood associations, historical societies, and other interested parties.
- f. **Site Visit:** Historical Resources Board members are required to physically visit the district area and view the sites within the district's boundary before taking any action.
- g. **Board Hearing:** The Board will hear public testimony on the establishment of the historical district, and take appropriate action. The action of the Board to designate a historical district may be appealed to the City Council as established by the San Diego Land Development Code Section 123.0203.
- h. **Implementation:** Upon Board designation of a historical district the boundaries of said district shall be transmitted to all affected City departments so they may be aware of the Board's interest and involvement in any actions that could potentially affect the historical integrity and significance of the district. The Board shall review any development request affecting a significant historical resource as established by the various sections of the City of San Diego Land Development Code, to provide the appropriate recommendations to the decision maker. Additionally, contributing sites within a historical district shall be eligible for the Mills Act Program provided they meet the standards of the program.

HISTORIC CONTEXT STATEMENT

I. Pre-History, Early Settlement and the Presidio

The history of the Mission Hills area stretches back through 10,000 years of prehistoric occupation by Native American people; to the initial and on going contact between local Native Americans and European clergy, militia, and settlers; and finally the development of Mission Hills as a Progressive Era streetcar suburb in what would grow to become one of the largest cities in the country.

The prehistory of the region is evidenced through archaeological remains representing up to 10,500 years of Native American occupation. The myths and history that is repeated by the local Native American groups now and at the time of earlier ethnographic research indicate both their presence here since the time of creation and, in some cases, migration from other areas. The earliest archaeological remains in San Diego County are believed by some investigators to represent a nomadic hunting culture. A gathering culture which subsisted largely on shellfish and plant foods from the abundant littoral resources of the area is seen in the archaeological record dating from about 6000 BC to AD 0.¹

The Late Prehistoric Period (AD 0 to 1769) in the City of San Diego is represented by the people ancestral to the Kumeyaay people of today. Prehistorically, the Kumeyaay were a hunting and gathering culture that adapted to a wide range of ecological zones from the coast to the Peninsular Range. However, living Kumeyaay people trace their ancestors to the earliest cultural remains found throughout their traditional territory in San Diego County.²

In spite of Juan Cabrillo's earlier landfall on Point Loma in 1542, the Spanish colonization of Alta California did not begin until 1769 with the founding of Mission San Diego de Alcalá by Father Junípero Serra. Concerns over Russian and English interests in California motivated the Spanish government to send an expedition of soldiers, settlers and missionaries to occupy and secure the northwestern borderlands of New Spain.³ As elsewhere along these borderlands, the plan for the colonization of Alta California included three types of settlements: missions to convert the Indians and provide them an agricultural subsistence, pueblos to act as residential, commercial and administrative centers, and presidios to protect the colony from foreign powers and potential Indian hostility.⁴

The presidios began as military settlements but quickly evolved into centers of social and economic activity. A total of 21 missions and four presidios were established between Sonoma and San Diego from 1769 to 1823. The missions were set approximately 30 miles apart, or roughly a days ride, while the forts were spread out evenly among them. The presidios were intended to protect the missions, which quickly became self-sustaining.⁵

¹ *City of San Diego Land Development Manual: Historical Resources Guidelines, Appendix A.* 2001

² *Ibid.*

³ *Ibid.*

⁴ KEA Environmental, Inc. *San Diego Presidio Condition Assessment Report.* Prepared for the City of San Diego Parks and Recreation Department, September 1999.

⁵ *Ibid.*

Settlement of the San Diego Presidio began in June of 1769 when Gaspár de Portolá, the first governor of California and commander of the entire colonization effort, rode into San Diego to establish the first permanent Spanish settlement in Alta California. He was followed shortly by Father Juanipero Serra, who consecrated the site. At that time, the entire settlement (including the San Diego Mission) was located on the same hill. The spot on Mission Hill was chosen for the Presidio because of its commanding view and because of the sizeable Native American population in the village of Kosa"ii (Cosoy).⁶ Kosa"ii was the primary native settlement associated with the San Diego Presidio, and extended southwest from the north side of current day Interstate 8 in Mission Valley, on the south side of the San Diego River, into an area just below Presidio Hill⁷. It was composed of various shelters made of branches, and huts, pyramidal in shape, covered with earth.⁸ The initial Spanish occupation and mission system brought about profound changes in the lives of the Kumeyaay people. Substantial numbers of the coastal Kumeyaay were forcibly brought into the mission or died from introduced diseases.⁹

Bad feelings soon developed between the native Kumeyaay and the soldiers, resulting in construction of a stockade which, by 1772, included barracks for the soldiers, a storehouse for supplies, a house for the missionaries and the chapel, which had been improved. The log and brush huts were gradually replaced with buildings made of adobe bricks. Flat earthen roofs were eventually replaced by pitched roofs with rounded roof tiles. Clay floors were eventually lined with fired-brick.¹⁰

In August, 1774 the Spanish missionaries moved the Mission San Diego de Alcalá to its present location six miles up the San Diego River valley (modern Mission Valley) near the Kumeyaay village of Nipaguay. Begun as a thatched jacal chapel and compound built of willow poles, logs and tules, the new Mission was sacked and burned in the Kumeyaay uprising of November 5, 1775. The first adobe chapel was completed in October 1776 and the present church was begun the following year. A succession of building programs through 1813 resulted in the final rectilinear plan.¹¹

As early as 1791, presidio commandants in California were given the authority to grant small house lots and garden plots to soldiers and their families and some time after 1800, soldiers and their families began to move down the hill near the San Diego River.¹² Supplies at the Alta California presidios seemed to be perpetually short. The nearest major supply port to San Diego was 1,000 miles away by boat. When supplies did become available, most soldiers could not afford to pay cash for them and, even though they got paid partly in goods, it often wasn't enough to sustain them and their families. Often it was up to the missions, which had become self-sustaining, to come to the aid

⁶ <http://www.cosoy.org/>.

⁷ Carrico, Richard L. Ethnohistory from the *DRAFT Prehistoric and Historic Archaeology of Metropolitan San Diego: A Historic Properties Background Study*.

⁸ <http://www.cosoy.org/>

⁹ *City of San Diego Land Development Manual: Historical Resources Guidelines, Appendix A*. 2001

¹⁰ *Ibid.*

¹¹ *Ibid.*

¹² *Ibid.*

of the soldiers. The mission sites were chosen with self-sufficiency in mind, while the Presidio sites were chosen for their strategic vantage points.¹³

From 1811-1821, the Mexican people were pushing for independence. This instability made it hard for the Spanish soldiers to receive regular pay or supplies, and they became dependent on the self-sufficient San Diego Mission. The soldiers did not appear to be keeping up the Presidio at this point (perhaps due to a lack of supplies), and in 1817 Governor Sola reported that the Presidio buildings were in a ruinous condition.¹⁴

The secularization of the missions in 1833 contributed to the eventual depopulation of the San Diego Presidio. Sources disagree as to the exact date of abandonment, but it seems clear that by the late 1830s the Presidio was mostly abandoned. Visitor Alfred Robinson described the Presidio as ruined and the Mission as completely deserted in 1841. The Presidio remained unoccupied during the period between 1840 and 1920. Soldiers who had gardens and orchards outside the walls of the Presidio, began to move closer to these plots of land. Many of these were in Old Town which, by 1829, had 30 or so houses. Most of these dwellings were occupied by retired soldiers. The Presidio area was used during this time as an unofficial cemetery and was also reportedly used to graze cattle. Building material, such as tiles and wood, were taken for use on other buildings. This further exposed the adobe walls to the elements and they began to slump and fall apart.¹⁵

In 1907, local entrepreneur and Civic Leader George Marston and four members of the Chamber of Commerce began purchasing the lots on the hill for the purpose of developing a historic park for the citizens of San Diego. After five years of failed attempts working with the city, Marston eventually bought out the other committee members and began developing the park with his own money. At this time, some of the ruins were still standing but they were deteriorating quickly. In order to protect them, Marston had soil brought in to cover them over. Marston had a low wall, now known as the Marston Wall, built around what was thought to be the perimeter of the site. In 1925, Marston hired city planner and landscape architect John Nolen, who had worked with him in 1908 on the design of the nearby Mission Hills subdivision, to provide technical advice on the design of the new park. Nolen suggested that a building was needed at the top of the hill to serve as a monument to Spanish settlers and to set the tone for the park development. Nolen worked with local landscape architect Kate Sessions to create a landscape plan for the park. The Spanish Colonial and Mission style Serra Museum, designed by local architect William Templeton Johnson, was dedicated on July 16, 1929.¹⁶

¹³ KEA Environmental, Inc. *San Diego Presidio Condition Assessment Report*. Prepared for the City of San Diego Parks and Recreation Department, September 1999.

¹⁴ *Ibid.*

¹⁵ *Ibid.*

¹⁶ *Ibid.*

II. Early Twentieth Century Development of San Diego and Greater Mission Hills

Johnston Heights and Early Settlers

Captain Henry James Johnston became the first person to purchase property in an area that is now commonly considered Mission Hills when he bought about 65 acres of public land centered around what is now Sunset Blvd to the north, Arguello Street to the east, Witherby Street in the west, plus a few odd shaped blocks on the south. (28) (Now in the Mission Hills Subdivision that was subsequently filed as Map #1115). Johnston was the Captain of the Pacific Coast Steamship Company's S.S. Orizaba, a wooden side-wheel steamer that ferried between San Francisco and San Diego (2). The Orizaba was regarded as the "Mayflower of San Diego" as it brought many future San Diegans to town for the first time. The Orizaba began its trips down the Pacific Coast to San Diego in 1865 and was dismantled in 1887. For years, as Captain Johnston brought passengers and freight to San Diego, he rounded Point Loma and viewed the high promontory overlooking the great expanse of sea. This high plot of land so impressed the Captain that he resolved to buy it for his home when he retired.

Legend has it that after a near disastrous voyage to San Diego on February 2 1869, Johnston paid \$16.25 for the 65 acres, or 25 cents per acre, the price of land prevailing in San Diego. Sixty plus acres being more than he needed, Johnston quickly sold half his barren land to his First Mate, Ormsby Hite for \$7.50. The area now known as Mission Hills was comprised of weeds, scrub and chaparral, an area that the Native American tribes, such as the Kumeyaay, inhabited before the Spanish settlers. The Captain's retirement was never realized. Johnston died at his home in San Francisco on December 28, 1878. The Captain's widow, Ellen Johnston, willed the property to her daughter, Sarah Johnston Miller, for "...love, affection and \$1". Mrs. Miller named the land Johnston Heights in honor of her father. (2)

During the winter of 1887-1888, Sarah Johnston Miller built a home on the southern edge of the highest point of the hill in Johnston Heights, and named it the Villa Orizaba. The old ship's saloon sideboard and probably the railing from the salon up into the social hall were built into the grand Victorian home.¹⁷ Until 1907, the Villa Orizaba stood alone among the scrub and cactus amongst a few small dairies and chicken ranches. By 1909, Johnston Heights was still undeveloped, so Captain Johnston's grandson Henry Leverett changed the street grading and the street names as well as the subdivision around the Villa Orizaba. Johnston Road was renamed Sunset Boulevard as the main thoroughfare in the newly subdivided Inspiration Heights. Inspiration Heights lies immediately to the west of the District adjacent to Subdivision map #1115, which is the subject of this District nomination.

The second pivotal figure in Mission Hill's history to arrive was Miss Kate Sessions. In 1884, Sessions arrived on the S.S. Orizaba, and she became a schoolteacher at Russ School (San Diego

¹⁷ The Villa Orizaba, 2036 Orizaba Street City of San Diego Landmark 330 was remodeled into a Prairie-Style home some thirty years later when the Victorian Period was no longer in vogue.

High School). She became disenchanted with teaching after being locked into a locker by a group of rough schoolboys (3), and took up horticulture, her first love. After a brief stint with her first nursery downtown, she began operations in City Park (Balboa Park), which she almost single-handedly planted. In 1903, upon losing her Balboa Park lease, she began buying up land in what would become Mission Hills. Sessions would spend the next 24 years in this area, leaving an indelible mark on its landscape and its appearance and by playing a major role in its development as a streetcar suburb. Sessions would occupy the four blocks north and east of Lewis and Stephens Streets. She chose this area because of its rich soil, moist sea breeze and remote location. Eventually, Sessions owned or leased most of the North Florence Heights section (created in 1890 north of the cemetery¹⁸ and bounded on the east and west by Randolph and Stephens Streets). The area bloomed under her supervision with an abundance of poinsettias in the fall and sea lavender in the spring.

In 1870, at the age of twenty, George White Marston arrived in San Diego, taking his first job as a clerk in the Horton House. In 1873, he bought a general store with Charles Nash. They divided their interests in 1878, with Marston keeping the dry goods part of the business. By the 1890's, Marston was a wealthy merchant and civic leader. In 1871, he led a group of citizens to keep City Park out of the hands of land speculators and developers; he served on the City Council; and he became an outspoken Progressive who believed in the latest concepts of city planning. In 1902, Marston offered \$10,000 of his own money to develop the plans for the 1,400-acre City Park and was a driving force behind bringing in John Nolan to develop a comprehensive city plan. As a social progressive, he believed in bringing nature into the city to give the urban working class a place to relax. In 1913, Marston ran for Mayor but was defeated by Louis Wilde in the so-called *Geraniums vs. Smokestacks* race. Marston was an advocate of cultural development, moral uplifting and beautification of San Diego. Marston would leave his personal fingerprints on Mission Hills as he attempted to develop a planned community of progressive citizens.

The Progressive Era (1890-1913)

Broad historical movements or epic events are really the confluence of other historical movements at a sudden episode in time. After the boom and bust cycle of the 1880s and economic depression of 1893, citizens of San Diego were disillusioned and seeking new identities with purpose. Across America, utopian societies and religious movements swept westward. The British Arts & Crafts Movement came to San Diego about the same time national newspapers and magazines alarmed America with the social ills of waves of European immigrant groups. Seeking refuge and solace and good health, Americans readily joined the emerging American Arts & Crafts Movement into the early 20th Century. Ideals were expressed through popular architecture by open and airy houses with abundant windows, use of earthy wood and stone in construction, decoration with naturalist sculptures, paintings, sculptures, and hand-made artistic furnishings. Popular magazines like the *Land of Sunshine* with energetic editorials by Charles Lummis and George Wharton James developed devoted followings. People retreated from the cities and sought refuge in new subdivisions created by idealists and popular leaders (1).

¹⁸ The cemetery is now Pioneer Park.

At about the same time as the rise of the Arts & Crafts Movement, an assassin cut down President McKinley and Vice President Theodore Roosevelt assumed power as president of the United States. Although a conservative, President Roosevelt formed his administration around the Progressive Party and extolled the values of progressive ideals among the new generation of American middle and upper class. Coincidentally, some of his former U.S. Army “Rough Riders” from the Battle of San Juan Hill and the Philippine Insurrection invested heavily in Southern California real estate and settled here in San Diego. Many wealthy San Diego businessmen swept into the Progressive Party and the ideals outlasted President Roosevelt, well into the Taft Administration. Progressive Party politics impacted San Diego in 1906 and lasted until World War One (1).

Progressives like George Marston and his relatives, the Hamilton’s and Kelly’s were successfully involved in merchandising and real estate. They shared the vision that magnanimous leadership and civic action was necessary to shape the future of San Diego. Those powerful San Diego figures embraced city planning as a cure to urban problems and believed residential housing communities should surround civic parks, transportation routes and harbor resources (20). Marston and his associates carried out this progressive vision by forming the Kelly Investment Company.

Progressive-minded acts such as buying up Presidio Park, extending the San Diego Electric Railway, under grounding water and sewer, and installing power and communication lines, building YMCA buildings and camps, promoting Boy and Girl Scout organizations, and getting advocates appointed to the Planning Commission, Harbor Commission, and Park Commission were ways for Marston and his supporters to implement progressive ideals. These acts were rewarded by common belief that progressivism coincided with powerful religious expression.

The influence of the British Arts & Crafts Movement and American artists and architects in San Diego at the end of the 19th century pervaded the social circles of the wealthy. In 1909, such powerful forces carried over to the Chamber of Commerce, where the plot hatched to recruit the finest architects, artists, capitalists, and industrialists to participate in the Panama California Exposition.

The Nolan Plan

At about the same time, alarmed that enormous tracts of land were sold for private development, the Common Council had the vision and foresight to set aside some Pueblo Lots for future public use. Lots were reserved for cemetery and park lands. About 1905, the City of San Diego retained John Nolan to develop a general plan, just as had been done for big eastern cities like New York as well as over 450 small and large cities across America. The Nolan Plan concepts found their basis in the City Beautiful Movement of the late 19th century

Nolan produced a small book and maps that outlined planned use of both Pueblo Lands and private property by ordinances to be enforced by the City of San Diego. (1) Nolan wrote in his Comprehensive Plan of 1908 that “Notwithstanding its advantages...San Diego is today neither interesting nor beautiful. Its city plan is not thoughtful, but on the contrary, ignorant and wasteful”. Nolan noticed that there were few contour streets in San Diego and often times the method of building city streets required cutting through hills and filling in of deep valleys and canyons.

“It has meant great and much uncalled-for expense and a destruction of a rare opportunity to secure significant beauty. The streets are not only straight; they are rectangular in arrangement, unrelieved by diagonals and of the same width, eighty feet. There is scarcely any recognition of the need for differentiation in the width and character of streets”.

Concerning the manner in which San Diego streets were laid out at the time, Nolan wrote, “The most glaring and serious...is the attempt to implant a rectangular system, almost unrelieved by diagonals, on so irregular a topography”. Among Nolan’s recommendations for San Diego was that there should be wider residential streets for the “...bigger and handsomer homes that are now being built” In his summary, Nolan quotes Robert S. Peabody when describing how streets should be laid out “...main roads may be interesting which curve or wind...not to have the main arteries all straight.”

The Nolan Plan of 1908 met stiff resistance from opposing philosophical power bosses in the Common Council, who prevented adoption of the ordinance. Although the Nolan Plan was never formally adopted, it clearly influenced laying out the subdivision map of Mission Hills. Progressive Party businessmen, bonded by family and financial ties, countered this failure by private acquisition of Mission Hills and design of their own communities to carry out their vision for the future. George W. Marston and his extended family, The Hamilton’s, The Kelly’s and Gunn’s formed small corporations to purchase land, hire land surveyors, engineers, and title companies, and market land to like-minded people.

Streetcar Suburb

In 1907, Sessions and Alice Rainford began circulating a petition asking property owners to support extending the electric trolley car line from First Avenue and Washington to Lewis Street. While the area proved to be fertile for horticulture it proved too distant for Sessions customers. Since many property owners did not live in the immediate area, the duo traveled all over town by horse and buggy rounding up signatures. In 1908, with property owner’s approval, the city widened the necessary roads and J.D. Spreckels, the owner of the San Diego Electric Railway Company, began extending the trolley line. By 1909, one could travel from Market Street downtown to Lewis and Stephens. In 1913, the track was extended from Lewis to the intersection of Fort Stockton and Trias. Spreckles believed that “transportation determines the flow of population.” Wherever the tracks went, development followed, meaning more rides, fares and profits. He was right! The fuse was lit for the Mission Hills boom.

The expansion of the electric streetcar lines from the inner city out into its new suburbs was critical to the growth of Mission Hills.

Throughout the United States at this time, the new technology of the street railway, coupled with the advances in sanitary engineering methods, enabled families to move out from the old inner city boundaries into near vacant and lightly settled land. In this new land, the Jeffersonian rural ideal, with its emphasis on private family life and the security of a small community setting amid aesthetically pleasing natural surroundings, encouraged middle and upper middle Americans to

build a wholly new residential environment, the streetcar suburb. The streetcar line would serve as quick, reliable transportation to the heart of the city from these subdivisions. John D. Spreckels, a self-proclaimed „Capitalist“, bought out and incorporated failed rail lines into his San Diego Electric Railway Company. Spreckels was convinced that the key to profit lay in the proportional increase in the number of passengers as the streetcar system expanded into the suburbs. Spreckels did not wish to control the form and direction of suburban expansion, but rather to leave suburban development to real estate builders and individual homeowners who would buy building materials from his company and obtain building loans from the various banks whose boards he sat on. The success or failure of the streetcar system centered around attempts to provide housing for people, each with a small parcel on which to build a house, achieving what previously had been available only to a few rich families with large houses and ample land. (6).

In response, real estate speculators purchased and subdivided parcels of land along the streetcar routes. Just as Marston and his syndicate were laying out the Mission Hills subdivision tract, Sessions ambitions included fund raising among property owners to widen W. Lewis and W. Washington Streets by twenty-five feet for the streetcar line to keep the route adjacent to her growing grounds. The widening was needed to accommodate the tracks and ultimately directed the path the streetcar would travel.

These efforts were the subject of a legal dispute that provides some insight into how this maneuver was handled between Sessions and the Sarah Johnston Miller. Session secured funding to widen the streets from all property owners except for Mrs. Miller. At the time, Mrs. Miller was quite ill and eventually Sessions sued Mrs. Miller to obtain reimbursement for the fees she paid on Mrs. Miller’s behalf. By 1913, Mrs. Miller had died and her estate filed an appeal to the action. Evidence submitted in that court case revealed that Mrs. Miller favored the streetcar route along (Getty which was later renamed) Ft. Stockton to intersect with Johnston Road (which would later become Sunset Boulevard) because the location suited her property interests better. As a result she did not authorize the payment by Sessions. By the time the case was heard on appeal, the streets had been widened, tracks had been laid and the route down W. Lewis Street was established.

Evidence included this circa 1907-8 letter by Mrs. Miller to Sessions, which stated:

“ Bother your boulevards and street widening! I shall sell out to the Nome missing man the moment he returns and throw the lot of you over...

*Don’t mourn for me now,
and don’t mourn for me never.*

*For I’m going to do nothin’
forever and ever...
Rejoice with me Kathleen, and stretch out your hand,
for I’m going to get rid of that pesky old land,
and don’t think me selfish,
don’t say that I am hard,
just blame the whole thing on that darned boulevard.” (23)*

Initially, these streetcar lines served to attract prospective property owners to the newly laid-out subdivisions where lots would be auctioned off. Similar to subdivision development today, these developers installed the subdivision's infrastructure – water and sewer hook-ups, street lighting, curbs, sidewalks, paving, street trees, etc. While several local real estate developers built speculative houses on their tracts to boost sales, most of these developers were interested in selling lots, not homes. It was up to the individual lot buyer to contact an architect or a craftsman/builder to design and construct the home. (6)

III. Development of Mission Hills, Subdivision Map #1115

Subdivision Map #1115 – Mission Hills



Marston was a principle, with his brother-in-law Tom Hamilton, his nephew C.S. Hamilton and Coronado Hotel developer E.S. Babcock of the Kelly Investment Company. They knew that the trolley was going to be expanded and believed Spreckle's theory of development following the infrastructure improvement of the trolley tracks. The Kelly Investment Company co-invested with John F. Forward and James D. Forward of Union Title and Trust Company and purchased 22 acres of property from Kate Sessions, known as Pueblo Lot A on Pascoe Map 1870. They hired civil engineer F.A. Rhodes of the Southern Construction Company to survey the property and hired New York landscape architect George

Cooke to lay out the tract and incorporated many of the concepts promoted by Nolan in his 1908 comprehensive plan for San Diego.

This map abuts Johnston Heights, North Florence Heights on the East and Middletown Addition on the South. The street layout in Mission Hills is quite unique when compared to other neighborhoods of San Diego. Streets just outside of the subdivision east of Stephens Street follow the familiar grid pattern. Common ties to Nolan's plan include leaving the deep ravines undisturbed for the purpose of recreation and scenic enjoyment while streets followed the topography of the hilltops; blocks and lots varied in size and shape; and a minimum of intersections with sharp 90-degree corners. It is only in the area mapped as subdivision #1115 that one first sees the break from the grid pattern. The thoroughfare Sunset Blvd is 51 feet wide and a gently curving street. Sheridan Ave and Lyndon, distinctively curvilinear streets, are no more than 36.4 feet wide and St. James is no more than 33 feet wide. (4)

Mission Hills was officially born on January 20, 1908 when Subdivision Map #1115 was filed at the County Recorder's Office. The Mission Hills subdivision is one of the best examples in San Diego of the streetcar suburb made possible by the spread of inter-urban rail lines and the carries out the influence of John Nolan's ideas of City Planning.

The Kelly Investment Company sold the lots and Union Title and Trust Company filed the deeds with the County Recorder. Real Estate vending companies like the Mission Hills Company and several other companies acquired groupings of undeveloped lots for resale to homebuilders. (15).

Early Development and Promotion

The developers intended to make Mission Hills one of the most exclusive neighborhoods in San Diego and indeed, Mission Hills became San Diego's first restricted subdivision. The deed restrictions stated that only single-family homes costing at least \$3,500 could be built (this during a time when the average worker made about \$10 per week). Garages and barns had to cost at least \$500 each. As San Diego Union columnist Oscar Cotton noted in 1933:

“It took optimism to visualize \$3,500 homes in this inaccessible, wind-swept district, miles from the nearest street car line, through the greasewood and dust, in places a foot deep.”

So advertising helped create some imagery for prospective purchasers. Some advertising stated that Mission Hills was the “Most desirable residence tract in all California” and it was “Just the Right Distance from Business – 12 minutes from U.S. Grant Hotel by Auto and 20 minutes by Cars” (7).

Deed restriction #14 stated that “...no male poultry or farm animal of any kind” could be kept on the property. Like many restrictions of the day, there was also one regarding race. Deed restriction #15 stated that the property could only be sold or leased to members “...belonging to the Caucasian race”. A real estate brochure claimed, “Natural beauty and artistic development unite in producing Mission Hills as ideal district for residence. The „cream“ of this favored section is that designated as George W. Marston's Subdivision...” The subdivision desired to become a “...distinctly high-class neighborhood”. It would also be “Planned and protected for particular people” and “For those who want the best” and “No hotels or apartments” would be built in such an upscale community (8).

Another early Mission Hills real estate promotion pamphlet stated:

“At your feet lies the harbor its mirror of amethyst held safe from the surges of the outer sapphire sea by the gigantic elbow of Point Loma and the long low reaches of Coronado, whose gleaming line is fretted by the picturesque towers of the world-famed hotel and the aboriginal-looking thatched roofs of Tent City. Upon the brow of Point Loma rises the shaft of the Bennington Monument and hid under its sides the great guns of Fort Rosecrans. Far out upon the rim of sapphire looms the surprising triplet of lonely peaks known as the Coronado Rocks, while to the south and east tumble the glorious Mountains, purple and vast and solemn, linked in sublime skyline, from Table Mountain away off in old Mexico, to the glittering icy coronet of San Jacinto towering some four score leagues to the north, above the royal purple masses of Palomar. Then, looking to the west, you see first, the little „Old Town“ of San Diego and the hamlet of Pacific Beach, then Mission Bay separated from the ocean by a silvery strand which the breakers are constantly pounding and foaming” (7).

By 1910, building permits citywide were up 23% since 1900. At the outset, aside from its promoters, Mission Hills had few friends. With a city of only 30,000, the new subdivision was too far from Florence Heights to be taken seriously. First Avenue and Washington Street was the residential border. But the population boom continued and Mission Hills began to grow. The Panama Pacific International Exposition (1915-1916) brought over 3,000,000 people to San Diego.¹⁹ Many, who visited the Exposition returned to San Diego to live, work, invest and retire. Assistant Secretary of the Navy, Franklin Delano Roosevelt recognized the potential of San Diego Bay as a naval center. In 1919, The San Diego California Club, a community-advertising club, was established and promoted San Diego as “The Home City”, with ads encouraging retired, or well to do mid-westerners to move to San Diego. In, 1919, Spreckle’s San Diego and Eastern Railway expanded and in 1921, the Naval Training Center and the Marine Corp Recruiting Depot were established. The spread of the trolley, and the additions of the military bases, greatly contributed to the growth of San Diego and Mission Hills:

Development took off with the extension of the San Diego Electric Railway Company’s #3 car line into Mission Hills²⁰. The building of homes and the planting of trees and shrub, which grew vigorously in the rich virgin soil, soon formed effective windbreaks. The contoured streets with pleasing names and the building restrictions proved good drawing cards.

And so, Mission Hills became known as an area of wealth and affluence. Upper middle class and wealthy families who, during the late 19th century, had originally established prestigious neighborhoods south of Laurel Street in Bankers Hills, and later moved northward to form the up scale neighborhood between Maple and Brant Streets, reestablished once again in Mission Hills during the 1910’s and 1920’s. With their patronage, lot values increased rapidly – 100% to 300% in the first three years. Later, lots were to go much higher— \$5,000 and up for the best view lots (9). In 1907, a single 100 square foot lot cost approximately \$600. By 1933, the same lot may have cost as much as \$50,000 (9).

Development after the 1915 Panama-California Exposition

In 1916, by the end of the Panama-California Exposition, many thousands of visitors returned to live permanently in communities like Mission Hills. Newcomers knew little or nothing of the social elite such as British Vice Consul Hutchinson or John Bradshaw, who had returned to England by that time. The drums of war rolled across Europe and armies clashed in newsprint as World War I wore on. The Exposition inspired a new era. Builders like Nathan Rigdon and Morris B. Irvin adapted older Mission style with Beaux Arts designs to create their own versions of Craftsman, Spanish Eclectic bungalows and two-story Prairie style residences for the growing families.

During the 1910’s, Craftsman architectural styles resulted in homes with large rooms, broad shade porches, large bay windows, and ornamental sculpted stucco design elements mixed with Spanish-

¹⁹ Former Presidents Theodore Roosevelt and Taft were both present at the Expo. Roosevelt met with several former Spanish Civil War veterans (the Rough Riders) in San Diego, including Captain Thomas Rynning who built and lived at 1871 Sunset Boulevard.

²⁰ The streetcar route #3 was transferred to a bus route that took over the route of the streetcar line through the subdivision but was changed to route #83 in 2006.

Roman style windows. North African Moorish design elements and Southwestern territorial style with Pueblo-style design elements and exposed roof poles began to fill the empty lots of Mission Hills. The furniture and built-in cabinetry from the earlier Arts & Crafts era continued well into the 1930s. Very swiftly, the neighborhoods grew to be more than the founders envisioned.

The impact of the Great Depression in 1929-1932 led to the divergence of Prohibition and rising role of federal agencies in American lifestyles. Gone were the days when powerful progressives called the shots, magnanimously built public facilities or donated monuments of public art. Marston's Presidio Park landscaping dried up, Mission Cliffs Gardens became a desert, and Kate Sessions attained status as an elder spokesperson. All across the nation, people lost their jobs and banks seized houses for failure to make mortgages or payments on promissory notes. Almost no building is reported for this period and the directories record displaced families, vacancies and rentals all over Mission Hills.

President Franklin D. Roosevelt and Congress revolutionized American government during the Great Depression to bootstrap the nation into recovery. Various federal programs spurred real estate development, including the National Recovery Act of 1934. Before the courts struck it down as unconstitutional, federal NRA funds fueled housing for working class families who could hardly afford to make ends meet. Simplified housing with small rooms, stripped of ornamentation, and low-hipped roofing arose as the Minimal Traditional style. Building to stimulate the economy was promoted by people like Benjamin Torgerson, a Building Industry Association leader. Some minimal traditional homes were built in the District after the depression. This style would later give rise to post-war ranchette sub-styles of Minimal Traditional.

The intersection of the Great Depression, Prohibition, and the War Preparedness Act formed the catalyst for change. Hard financial times actually spurred people to seek illegal recreation at Agua Caliente in Tijuana. The rise in military facilities meant housing shortages and opened doors for Mission Hills residents to rent rooms or entire houses. The Federal Housing Authority created low interest loans, pattern books with building costs calculated, and triggered a boom in lumber harvesting, plaster mining, planing mills, brick and tile factories, and production of structural steel for potential homeowners. But by 1941 when the United States entered World War II, most lots in Mission Hills had been fully developed (1).

Prominent Citizens

Eastern migration to San Diego burst forth following World War I. The 1920 and 1930, U.S. Census showed an 87% increase in population from 112,250 to 209,660 (22). This meant housing starts boomed in the 1920s. War industries were fueled by Congressional money for U.S. Navy salaries and infrastructure support. Aircraft industries, both civilian and government, and expansion at U.S. Army Fort Rosecrans and Camp Kearny infused the new inhabitants with money for houses, cars and recreation (1).

From the very beginning, Mission Hills has been home to many of San Diego's leading and prominent citizens as well as working class; including business owners, educators, doctors, lawyers,

mechanics, nurses and artists (22).²¹ Many of Mission Hills' early residents were from the Midwest (22) and many of Mission Hills early citizens were typically members of several of San Diego leading civic groups, a reflection of the progressive politics of the period, including: the Cuyamaca Club, the Elks, the San Diego Cricket Club, Knights Templar, Silver Gate Masonic Lodge, the Junior League, the Fine Arts Society, the Masons, the Thursday Club, the University Women's Club, the Wednesday Club, the San Diego Rotary Club and other civic organizations. Five women living in this small district were listed in the 1934, San Diego Social Register with dozens more from the greater Mission Hills subdivision. (12).

There was more to life in Mission Hills than garden parties and civic duties, however. The sleepy border towns of Tijuana and Siempre Viva blew into existence almost overnight with Prohibition in 1920. Some families hammered by the deepening economic depression shifted and adapted to industries associated with recreation and service of wealthy imbibers of illegal hooch. Wealthy communities like Point Loma, Mission Hills, and Kensington were not immune to the secretive but profitable trafficking of truckloads of liquor from colorful distilleries like Red Top. Great fortunes could be made almost overnight. Mission Hills residents were among the thousands who sought entertainment across the border in Agua Caliente, the Rosarito Hotel, or Jack Dempsey's casino in Ensenada. The underground movement of liquor, neighborhood parties, gatherings of the powerful community leaders, and speak easies affected the people who lived through the Great Depression and approaching new war in Europe (1).²²

Mission Hills was also home to "businesswomen" who engaged in the world's oldest profession. Women were renting homes "doing an unusual amount of entertaining." (13). Ironically, In 1912, Sunset Blvd resident and lawman Thomas Rynning moved to San Diego to help clean up the Stingaree, (the notorious downtown red light district) before the opening of the 1915 Expo. Such business activity was also reportedly conducted during World War II (14).

²¹ Some of San Diego's leading citizens who moved to the historic district: including: leading civic leader and freeway builder R.E "Pappy" Hazard, Spanish-American War veteran Rough Rider, Contractor Captain Thomas Harbo Rynning, Dr. John Henry Young, retired lumberman and elder of the First Presbyterian Church Jerome Ford, British aristocrat John Bradshaw, Egyptian Theater and Bush theaters owner Kent Bush, power washing machine inventor Peter Coffield, wholesale produce merchant Fredrick Nason, singer Alice Barnett Stevenson, furniture store owner and brother of San Diego's mayor in the 1930's Harry Benbough, architect Frank P. Allen, Concrete Company owner Ralph Whitaker, San Diego State College professors Leslie and Elizabeth Brown, District Attorney Thomas Whelan, journalist and newspaper founder Col. Milton McRae, tuna industry businessman Wiley Ambrose, writer and poet John Vance Cheney, San Diego Chicken Pie Shop owners Joseph and Kleo Henry, Rev. John Doane, rancher and real estate investor Charles O. Graves, real estate investor, brick and tile company owner and rose developer Forrest Hieatt, World War One hero Col. Samuel Frankenberger, Daley Corporation VP William Davis, the Gould family, Captain William W. Gilmore, District Attorney Stephen Connell and many others who made up the fabric of the community.

²² As Mission Hills had a deed restriction from 1908 until 1918 regarding race it was possible for a future member of the Ku Klux Klan to be active in proper society - real estate and church affairs. Klan member Earl S. Barr bought and sold at least three pieces of property along Lyndon Road and Sheridan Ave (15). Barr was a founding member of the First Congregational Church serving as superintendent when the church was founded in January 1911. Barr's wife was also listed as a singer at the church's dedication services in July 1911 (16). In about 1922, the KKK organized in San Diego (15) but by this time the "whites only" clause in the deed restriction was expired. However, Mission Hills remained a predominantly white community with few minority residents. Although the Klan membership was secretive, most Klansmen were ambitious members of the middle class who were also church going people.

The Historic District was home after the Second World War to many of the town's leading citizens such as Consolidates Vultee Aircraft VP and post-war real estate developer David Fleet, City Parks and Recreation Superintendent W. Allen Perry, UCSD Professor of Medicine and physician John Wanless, architect C.J. Paderewski, Mayor Pete Wilson's assistant Robert S. White, Juan Carlos²³, the future King of Spain and even the retired 1924 Olympic Jai Lai Gold Medalist – Jose Garate from Spain. (24)

IV. DISTRICT ARCHITECTURE

The Arts and Crafts Movement

The District began its life at the height of the Arts and Crafts Movement in San Diego. Architecture followed national movements, media hype, and popular trends. The “War to End All Wars” forever changed the cultural landscape. Neighborhoods shifted dramatically from Victorian style and as early as 1880, people looked for a new “American” identity. British bungalows, cottages, and cabins inspired less formal lifestyles. The new generation of San Diego residents desperately sought identification with new cultural landscapes. Mission Hills rose from a confluence of ideals, popular themes, and political views (1).

The Craftsman Movement found architectural expression in the development of the California bungalow. The Craftsman homes were simple well-built homes that often exposed the wood elements and emphasized hand craftsmanship and attention to detail as hallmarks in the construction. The quality of the workmanship is clearly evident in many Mission Hills homes built during this period.

The Eclectic Twenties and Thirties

Craftsman bungalows dominated the styles up to the end of World War I and were occasionally built through the early 1920's. However, after the 1915 Exposition, the Mediterranean, Mission and Spanish Colonial Revival architectural styles became increasingly popular. The Eclectic Movement stressed relatively pure copies of traditions originally developed in Europe such as: Neoclassical, Chateausque, French, Spanish and Colonial Revival designs. In the 1920's Mission Hills residents were swept away by the Spanish Colonial Revival building craze, as was much of San Diego. Builders and architects designed Mission Revival, Spanish Colonial Revival and Spanish Eclectic homes with whitewashed stucco, low-pitched roofs, decorative ironwork, tiled floors and walls and formal gardens (20).

Architects, Builders and Designers

At the start of the 20th century, San Diego remained somewhat geographically secluded. Compared to Los Angeles and San Francisco, the city was unable to support a large population of artists and

²³ Oral history from neighboring Sheridan Avenue residents Mary Judson and Kathleen Pinon Cassidy, (2002).

architects. While nationally, or even locally, recognized architects and artists could not always be commissioned to design new suburban homes, there was still a need for creative individuals. Designers, craftsmen and builder contractors filled this void. Often times these three talents were found in one person. This was especially significant to middle class residents who sought comfortable, easy to maintain homes that fit their new commuting lives as well as offering a respite from the density of the downtown city center. When funding didn't favor hiring a well-known architect, these property owners hired builders who could design an economical home that would reflect the owner's professional status. Builders such as Morris B. Irvin and Nathan Rigdon afforded their clients an opportunity for unornamented, stylish homes that fit their lifestyles. In creating such homes, these builders had a significant impact on the visual narrative of the Historic District (16).

There were several women who were early real estate speculators such as the Annie and Jeannie Meyers, Martha Ingersoll Robinson (a very successful real estate agent, who was encouraged by many to run for mayor), Irene Daley, Florence Nelson and others. Over twenty builders such as Irvin, Rigdon, Marvin V. Melhorn, H.J. Lang, John S. Graves, Emmor Brooke Weaver, David Owen Dryden and others would come to build in the District alongside architects such as Richard Requa and Henry Jackson, Henry Lord Gay, Henry Preibisius, Charles H. Tifal and Frank P. Allen. There were several architects, such as John W. Gernandt, who designed homes for both clients and for speculation. Several real estate speculators lived, or would later live, within the District, such as Forrest L. Hieatt (F.L. Hieatt Brick & Title Co. and President of the Commercial Club) or Sarah and James O'Marr. Perhaps just as significant, now forgotten carpenters and craftsmen built many of the simple bungalows and craftsman homes in the district. There were also several construction companies engaged in building homes in the district such as The Pacific Ready Cut Homes (Gernandt), Daley Construction Company (George R. Daley), Ideal Home Builders (Requa and Jackson), Homeland Improvement (H.J. Lang), the Pacific Building Company (whose draftsmen were trained by Irving Gill) and others.

In some cases, no expense was spared when designing the interior spaces. Details such as wainscoting, extensive crown molding, and built-ins were common features in these homes. Douglas fir or expensive gumwood was often used for moldings and built-ins.

Although no one architect or builder dominates the Historic District several are notable. Builder Morris B. Irvin designed seven homes within the District and partnered with Nathan Ridgon on two more homes within the District. Morris B. Irvin arrived in Mission Hills and San Diego in 1912 or 1913, just before the 1915-1916 Pan Pacific Exposition. Irvin was a pioneer real estate developer and possibly the first person to engage in large scale speculative home building in San Diego. Irvin built over 125 homes in Mission Hills between the early 1910s until his death in July 1933. (17)

Irvin was born in Illinois in May 1868. By 1880, the family was living in Kearney City, Buffalo Co., Nebraska. His father, John H. was a stock grower who was born about 1831 in Kentucky, his mother, Hannah J. was eight years younger than her husband and she was born in Pennsylvania. Morris had a brother (Frank H.) and two sisters (Laura K. and Hattie R.). (22)

By 1900, Irvin was living in Creighton, (Knox County), Nebraska with his wife, seven years his junior, Ida B. and a daughter, Doris (born in 1897). Irvin was working as a dry goods merchant. On April 13, 1915, Irvin incorporated the *Irvin Security Company*, a general contracting firm that was established to buy, sell, lease and deal in real estate in order to build houses or other buildings, either for sale or for lease. From the company's office at 522 B Street, it would become the means by which Irvin would finance and build over 125 homes in Mission Hills over the next 15 years. (25)

In 1920, U. S. Census data shows that the Irvin's were living at 4056 Saint James Place in Mission Hills, a two-story Craftsman house just outside the district boundary. It is not known if he built this house and further investigation would be needed to determine this. By 1920, Irvin identified himself on the Census as a builder.²⁴ In the 1930 Census, Irvin identified himself as a broker in the real estate (loans). The Irvin's had moved just a few doors north to 4082 St. James Place and he lived there until his death in July 1933 at the age of about 65 years. (22 and 25)

While Irvin built a number of Craftsman houses during his early San Diego career (1912-1916), he is mostly recognized today for this California Craftsman (stucco bungalows), called *sea gull* bungalows (sometimes called *eyebrow* bungalows) and Mission Revival and Spanish Revival single-story homes. A row or flock of Irvin *sea gull* bungalows can be found along Stephens and Randolph Streets just outside the boundaries of this District. (27)

There are about several more Mission and Spanish Revival homes built between 1921 and 1924 in this immediate area surrounding the District and there is also a concentration of Irvin Spanish Revival bungalows along Hickory Street. (27)

Irvin designed simple, romantic and beautiful Mission and Spanish Revival homes with gentle as well as bold arches, soft feminine features and refined ornamentation. Irvin designed houses with both symmetrical (such as the house at 1885 Sheridan Avenue) and asymmetrical facades. Perhaps the asymmetry designs suggest a reflection of the individual craftsman and not the finish of an architectural plan and yet form a considerable contribution to the vernacular architecture. (25)

The historically designated Morris B. Irvin Craftsman houses at 2154 and 2252 Fort Stockton Drive were both featured on the 1999 *Save Our Heritage Organisation* (SOHO) Historic Home tour. In his obituary, it stated "...aside from his progressive activities that had much to do with the up-building of Mission Hills, Irvin became known and loved by hundreds of men and women because of his kindness and advice to those who went to him with their troubles and problems" (17).

Emmor Brooke Weaver (1876 – 1968), who built three homes in the Historic District, has been called "...one of a handful of architects who was able to elevate the California bungalow to a high art form" (10). Weaver worked at William Hebbard and Irving Gill's firm and contributed to the firm's design and construction of the masterpiece Marston house (1905) on Seventh Avenue. Weaver left the firm and became known as a designer and builder of "artistic bungalows." He soon

²⁴ Morris Irvin is not listed in the 1910 Census records.

catered to the growing number of upper-middle-class Easterners and Midwesterners who had moved to live the good life on San Diego's suburban fringes such as Mission Hills (10). Most of Weaver's homes are known for their "...rustic beauty, their folksy simplicity and their unique spatial qualities. They are places of peace and harmony". The Taliesin trained modernist architect Sim Bruce Richards walked into one of the Weaver homes in the district and stated "...see what I mean, everything is at rest here, everything is at peace, the way it should be..." (19). Weaver stated that the historically designated Allen B. Cook/Mary Ward house on Sheridan Avenue worked the best of all the homes he designed for small city lots. Weaver, like many of the Arts and Crafts architects and builders, exhibited meticulous workmanship. He used redwood and red fir wood in his interior spaces and scrutinized every aspect of construction, even forbidding carpenters to touch the wood with bare hands (10).

Nathan Rigdon built two homes in the District and partnered with Irvin on two more. Listed as an architect in 1911, Rigdon appeared in Mission Hills in 1912, realizing at once the potential building boom. Overall, Rigdon built about 100 houses and buildings within the subdivisions that are now known as Mission Hills between c. 1910 and 1919. Rigdon also designed commercial buildings, as he built the 1912 Rigdon Apartments along West Lewis Street. The May 1912 San Diego Union stated that Rigdon had built 49 houses "...in this section of town" and there are at least 46 more houses which have been identified as being built by Rigdon in Mission Hills (after 1912), including Craftsman style houses and his own interpretation of the Prairie-School houses (the so-called *Mission Hills Box*). Certainly, both Morris B. Irvin and Nathan Rigdon deserve more thorough analysis and investigation into their work.²⁵ (25 and 27)

Rigdon built simple square homes with front porches and detached garages at the rear of the property. This creates a distinct separation of the house and garage that preserves the square plan of his homes. The garage also expresses Mission Hill's development as a community of residents financially comfortable enough to own private transportation. Features such as rear garages and front porches create a consistency within a neighborhood and are important features of Rigdon's houses (20) Rigdon was responsible for designing the so-called "Mission Hills boxes"-- two-story Prairie-Style craftsman stucco homes that are found throughout Mission Hills. The highest

²⁵ *Allen Hazard, one of the authors of this historic context statement presented a lecture at the 2006 Save Our Heritage Organisation (SOHO) Craftsman & Spanish Revival Weekend, in an attempt to foster a greater appreciation and understanding of how important Irvin and Rigdon are to the architectural history and built environment that pertains to the present day appearance of Mission Hills. It is somewhat curious that perhaps, San Diego's most renowned architect, Irving Gill, did not build any homes in Mission Hills – part of the explanation might be that, with a few exceptions, mostly in La Jolla, Gill was spending more time in Torrance and Los Angeles by the time that the building boom hit in San Diego. Gill did plan at least one home in Mission Hills, an unrealized Cube house for Marion Olmsted (1911) on the site of the present day Francis Parker School (William Templeton Johnson). Modernism architects, such as John Lloyd Wright, Slim Bruce Richards, Lloyd Ruocco, Homer Delawie, Paul McKim and others came later and contributed mid-century masterpieces as they built out the canyons.*

However, it is the body of work from these two men, born one year apart (1867 and 1868) who moved to San Diego just as the pre-1915 Pan Pacific Expo building boom was ready to explode, that would make the greatest impact on one of San Diego's most fashionable communities.

concentration of Rigdon built houses appears to be on Arguello, West Montecito, West Lewis and Fort Stockton. Rigdon's work certainly influenced the appearance of all of Mission Hills and may be a reflection of the influence of Nolan's Plan for San Diego. Of the houses that Rigdon built, either alone or with Irvin, almost all punctuate the hierarchy of streets with mostly two-story homes along the main streets (16).

The Collaborative Team of Irvin and Rigdon: Morris B. Irvin and Nathan Rigdon were also building partners: Irvin, his wife, Ida B., Rigdon and his wife, Hattie N. Rigdon along with Mrs. Elizabeth A. Gunn²⁶, and Mrs. Frances Jane Prichard²⁷ all filed the re-subdivision map of portions of Block 12 in Mission Hills Subdivision. These lots represent the single greatest concentration of Irvin & Rigdon homes in Mission Hills, mostly Craftsman homes along the 1800 blocks of Fort Stockton Drive (five homes), West Montecito Way (three homes) and part of West Lewis Street. The Irvin/Rigdon *J.E. Opdycke House* (1913) Four Square Craftsman house at 1854 Fort Stockton Drive was one of five historic homes featured on the 2006, Second Annual *Mission Hills Heritage Historic Home Tour*.

The team of Irvin and Rigdon designed homes of various architectural genres: mostly single-story bungalows, two-story Craftsman. The house at 1885 Sheridan Avenue is a typical example of Irvin and Rigdon's collaboration – a simple stucco bungalow, built with great attention to detail.

To date, Morris Irvin is not recognized by the Historic Resources Board as a Master Builder. It is hoped that in the future, because of his enduring contribution to Mission Hills, he will be duly recognized.

Marvin V. Melhorn built two houses in the district, including the precursor to the international style at 1845 Sunset Boulevard. Martin V. Melhorn arrived in San Diego from Denver, Colorado in 1911 at the age of 45. He was a native of Indiana and his parents emigrated from Germany. He was indeed a talented architectural designer as well as a builder and combined that expertise during the Arts and Crafts Movement of the early 20th century. Melhorn also arrived in San Diego just in time to join the building boom. Like many builders of the time, Melhorn built in several architectural styles: Spanish Revival, bungalow and Craftsman. Martin V. Melhorn is recognized as a Master Builder by the City of San Diego and five houses he built have been historically designated at the time of this writing. Melhorn had three distinctive periods of building design in San Diego. (25)

Melhorn's First Design Period: When he arrived in San Diego he formed the Bay City Construction Company. He began building houses in North Park, University Heights and Mission Hills. The Bay City Construction Company ("BCCC") was a prolific real estate and home building company prior

²⁶ Her sister, Anna Lee Gun married George Marston.

²⁷ Her maiden name was Frances Fane Kelly and she was a member of the Kelly family who were also a prominent early San Diego pioneering family. The earliest family members arrived in 1868 and both John and Charles Kelly signed the January 20, 1908 filing of the Mission Hills subdivision map 1115 with George Marston.

to WWI. BCCC partner John J. Wahrenberger and his son, William F. Wahrenberger were also associated with the company. Both Wahrenbergers were carpenters and William Melhorn became Master Builders in their own rights.

Real estate man John C. Rice (brother of architect Lillian Rice) was also a partner of the BCCC; Rice had brief carpentry experience before coming to San Diego. The homes constructed during this period were reflective of the rustic American Arts & Crafts movement. The 1912 Historically designated Tudor S. Rogers house at 4060 Alameda Drive (just outside of the proposed District) is believed to be one of Melhorn's first houses in Mission Hills and is typical of this design period. In 1916, John J. Wahrenberger became ill and the company dissolved. He died in 1918.

Melhorn's Second Design Period: Beginning in 1916 following John J. Wahrenberger's illness and the breakup of the Bay City Construction Company, Melhorn entered his next design period in solo practice. Melhorn began a more creative period that was reflected by various architectural styles popular of the period, in addition to Craftsman bungalows he built Prairie-Style two-story houses and the Japanese *eyebrow* or *sea gull* one-story bungalows. (25)

It was during this period that Melhorn built the house at 1845 Sunset Boulevard (1917) within the District and on Alameda Place (just outside of the District). These two houses are unique in that they are precursors to the International style and have attributes that correspond to the Frank Lloyd Wright Coonley Playhouse built in Riverside Illinois (1912). (25) The International Style was started in Europe around 1925 and has the following characteristics – asymmetrical, smooth, unornamented wall surface, a flat roof, usually without a ledge at the roof line and no decorative detailing at the doors or windows. Melhorn's differed from what would later be defined as International Style in that his designs were symmetrical, as was the Frank Lloyd Wright Coonley Playhouse. (25)

Melhorn's third design period: In 1922, William B. Melhorn joined his father and designed over 20 homes in Mission Hills. Many of which were built along West Montecito Way, Arden Way (south of Sunset Blvd) and West Lewis Street. (25) Most of these houses were built in the Mission Revival or Spanish Revival Styles and tended to be smaller in size than the homes built during Melhorn's Second or middle design period. Melhorn and his son William continued to build a few of the Japanese influenced *Eyebrow* or *Seagull* style houses; however, the majority were Mission or Spanish Revival. Martin V. Melhorn died in August 1926 leaving behind a pack of creditors and a collection of wonderful and significant homes. His son and later his grandson carried on the family construction business which focuses on commercial projects today.

Although Irvin, Weaver, Rigdon and Melhorn were not certified as architects, they all had a significant impact on the design of homes in Mission Hills. Their forethought and attention to detail contributed to the thoughtfully planned community that Mission Hills still richly conveys today.

From this period of intense house building in San Diego, arose an industry of churning out architectural plans of all manner of housing styles. People could order blueprints by mail or have the aspiring 19-year-old neighborhood architect draw up plans for their home. Famed architect Wayne D. McAllister and William F. Wahrenberger both started in Mission Hills this way.

Kit houses from Sears & Roebuck, Montgomery Wards, or Aladdin were readily available and pick up loads of pre-cut and pieced wall sections, roofing, windows, doors, hardware, were easily shipped across the nation for contractors who had simply to know their business and follow the plans. From simple to elaborate, kit houses ranged from Craftsman to English Storybook to Spanish Eclectic houses. Emerging talented architectural designers, like Wayne and Corrine McAllister and Anne Maxwell-Moore, rose from this industry to create true masterpiece homes in Mission Hills. A wide range of English, Spanish, and American colonial revival styles emerged in the mid 1920s and carried over until the 1940s when most all lots were developed.

V. Conclusion

The Mission Hills Traditional Historic District –with the subject areas studied along portions of Sunset Boulevard/St. James Place Lyndon Rd. Sheridan Ave. lies within the original Mission Hills Subdivision Map #1115 that was created by George Marston, Tom and C.S. Hamilton, E.S. Babcock, John and James Forward and John and Charles Kelly in 1908.

The District is an excellent example of a (1908-1941) streetcar suburb and residential development prior to the U.S. involvement in World War II. The District as proposed is eligible for designation under the Historic Resources Board Criterion A, C and F, it is notable for the street pattern that exhibits the influence of the 1908 Nolan Plan with a hierarchy of streets that contoured with the canyon topography, its built environment which includes an eclectic mix of architectural styles California Bungalow, Craftsman Bungalow, Mission Revival, Spanish Colonial Revival, Prairie School Style, Dutch Colonial Revival, Tudor Revival, Italianate Revival and pre-war (WWI) and post-war Minimal Traditional homes.

The District is comprised of 75 unique and architecturally interesting homes, some of them constructed by master architects, master builders and craftsmen for prominent San Diegans. There are already five homes in the proposed district that have merited individual historic designation as City of San Diego landmarks.

Recognition of the historic significance of Mission Hills subdivisions in general and as exemplified by the proposed District in this clearly highly intact area is a significant contributions to the historic fabric of the City of San Diego.

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STATEMENT OF SIGNIFICANCE

The Mission Hills Traditional Historic District – Sunset Boulevard/St. James/Lyndon/Sheridan (the District) is historically significant as a historic district under Historical Resources Board (HRB) Criterion A and C. The Criteria are enumerated in Historic Resources Board Policy 4.1, The Historical District Policy on Establishing Historical Districts (adopted January 7, 1977 and amended on August 28, 2000 and April 25, 2002); the District is nominated under the following criteria:



Criteria A requires that the area be an intact and special element of San Diego's historical, cultural, social, economic, political, aesthetic, and architectural development.

The District's period of significance, 1908-1941, represents two distinct architectural periods. The pre-World War I development reflects most strongly the cultural taste of the Progressive Era and its fascination with the Arts and Crafts. Its development between the wars is more closely associated with the Period Revival Styles, especially the Spanish Colonial Revival, popularized by the 1915 Panama-Pacific Exposition and includes the minimal traditional styles, which became popular and were used primarily as infill of the available lots that remained in the District after the great depression.

The District is strongly associated with San Diego Progressive Party's civic politics and financial improvement at the beginning of the 20th century. Progressives like George W. Marston and his extended family, the Hamilton's and Kelly's shared the vision that magnanimous civic action by leaders, like themselves, shaped the future of San Diego. Those powerful San Diego figures embraced city planning as a cure to urban problems and believed residential housing communities should surround civic parks, transportation routes and harbor resources. From its inception, Mission Hills attracted many of San Diego's leading citizens, including doctors, lawyers, businessmen, educators and artists. Its men and women were typically members of several of San Diego leading civic groups, a reflection of the Progressive politics of the period. These included the Cuyamaca Club, the Elks, the Junior League, the Fine Arts Society, the Masons, the Thursday Club, the University Women's Club, the Wednesday Club, and the San Diego Rotary Club.

The subdivision design and overall appearance of Mission Hills was strongly influenced by the innovative 1908 Nolan Plan (the "Plan") for San Diego. Steeped in the City Beautiful tradition, the Plan advocated broad main streets, and hierarchy of road widths. Respect for the natural topography resulted in the city's first use of curvilinear streets, as well as the protection of deep ravines for recreation and scenic enjoyment. Subdivision Map #1115 was the first use of these progressive planning techniques in San Diego. Even today, the neighborhood is distinguished from adjoining urban fabric by its unique planning that strongly adds to its intense sense of time and place.

Consistent with subdivision development throughout the United States, Mission Hills developed as demand for a suburban way of life grew and advances in transportation technology made

development in outlying communities practical. Its location marked a stage in the City of San Diego's development expansion away from the city core and embracing the canyon laden natural topography as increases in mobility and population propelled the creation of new infrastructure and the use of previously unreachable and underutilized land. Development in Mission Hills serves as a microcosm of architectural trends from eras that celebrated the Craftsman, Spanish Eclectic, Tudor Revival to Minimal Traditional and Ranch styles. The development progression visually illustrates and encapsulates the booms, busts, and trends in suburban development in San Diego during these two distinct periods of development from 1908 through 1941.

Mission Hills is also historically significant under HRB Criteria C

Criterion C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.

Over twenty builders were identified within the boundaries of this district, such as **Morris B. Irvin, Nathan Rigdon, Marvin V. Melhorn, H.J. Lang, John Graves, Emmor Brooke Weaver, David Owen Dryden** and others would built in the Historic District alongside architects such as **Richard Requa and Henry Jackson, Henry Lord Gay, Henry Preibisius, Charles H. Tifal and Frank P. Allen**. There were several architects, such as **John W. Gernandt**, who designed homes for both speculation and new



homeowners. Perhaps just as significant, now forgotten carpenters and craftsmen who built many of the simple bungalow and craftsman homes in the district who afforded their clients an opportunity for stylish homes that fit their lifestyles. In creating such homes, these builders had a significant impact on the visual narrative of the Historic District. There were also several construction companies engaged in building homes in the district such as **The Pacific Ready Cut Homes (Gernandt), Daley Construction Company (George R. Daley), Ideal Home Builders (Requa and Jackson), Homeland Improvement (H.J. Lang), the Pacific Building Company** (Irving Gill trained draftsmen formed this company) and others.

Five homes have already been designated in the proposed historic district, two others have individual designation nominations that have been submitted for review and many more are individually significant for their architecture, history, or both. When the district's historic association with the City Beautiful and Arts and Crafts aesthetics is married to its Progressive politics and social conscience, the result is a rich tapestry of undeniable local significance, where the whole is greater than the sum of the parts.

The District boundary is based on the original Mission Hills subdivision as per the subdivision map #1115 and includes 75 buildings for nomination.

This district effort was confined to a portion of the much larger Mission Hills Subdivision Map #1115 because of limited volunteer resources to conduct the intensive research within the required timeline. It is likely that additional properties within Map #1115 will be submitted to expand the district boundaries. Efforts to include other Mission Hills Subdivision map areas such as Maps 1234 and 1425, share this historical context with this proposed district. These remaining portions will likely become future phases of intensive survey and analysis. Following completion of those

future phases, the district boundary may be amended as appropriate to include those portions of the larger district. Modification of the Period of Significance may be required as well, as deemed appropriate by the Historical Resources Board. Amendment of the District to include future phases of analysis will occur in accordance with adopted Board Policy on the establishment of historic districts.

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CITY OF SAN DIEGO
PLANNING, NEIGHBORHOODS
& ECONOMIC DEVELOPMENT
DEPARTMENT

AMENDED MISSION HILLS HISTORIC DISTRICT BOUNDARY

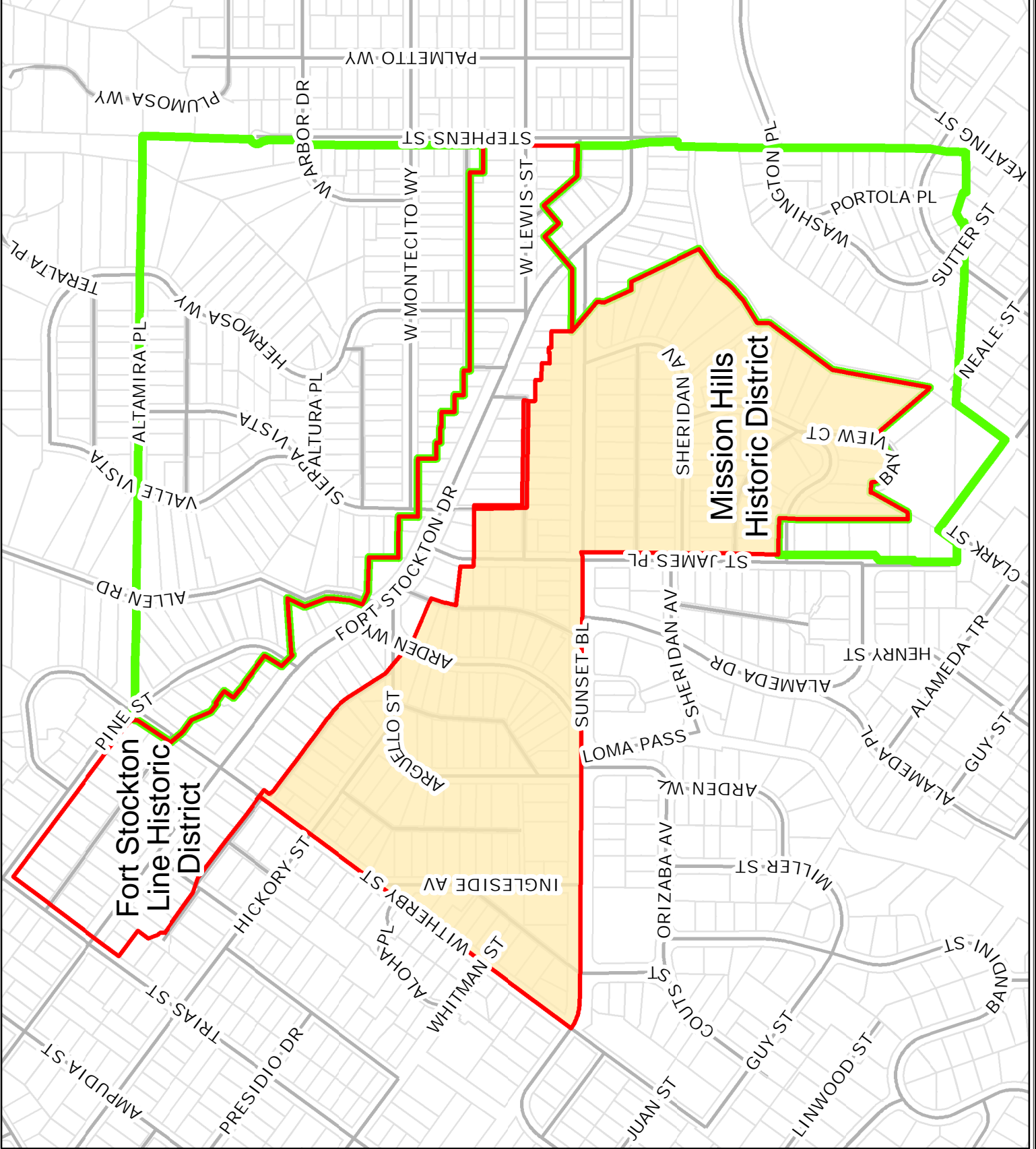
Date: 5/6/2014

Legend

- Mission Hills Historic District
- Historic Districts
- Future Mission Hills Historic District Expansion Areas
- Parcels
- SanGIS Roads



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**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 Recommended Status	Reason If Non-Contributing	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."	Non-Contributing	Lacks integrity: Based upon review of the Residential Building Record prepared by the County Assessor's Office, it appears that ¼" x' 8" masonite siding was added over the original beveled wood siding in 1953. The presence of the original wood siding has not been confirmed.	6L
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

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Street Number	Street Name	APN	Year Built	Style	Individually Designated	Applicant's Recommended Status	Reason If Non-Contributing	Staff's Recommended Status	Reason If Non-Contributing	Recommended Status Code
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
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	Misison 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

**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 Recommended Status	Reason If Non-Contributing	Recommended Status Code
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
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		<i>More research needed.</i>		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

**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 Recommended Status	Reason If Non-Contributing	Recommended Status Code
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
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 extent 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

**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 Recommended Status	Reason If Non-Contributing	Recommended Status Code
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
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

**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 Recommended Status	Reason If Non-Contributing	Recommended Status Code
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
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 not 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		Contributing		5D1
4247	Ingleside Avenue	44340212	1924	Spanish Eclectic		Contributing		Contributing		5D1

**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 Recommended Status	Reason If Non-Contributing	Recommended Status Code
4257	Ingleside Avenue	44340211	1924	Spanish Eclectic		Contributing		Non-Contributing	Lacks Integrity: Review of the 2007 plans that permitted the two story addition and remodeling indicates that approximately half of the building walls were demolished during the addition, and that the windows were replaced. Some were replaced in original openings and some, including the windows flanking the chimney, were replaced in altered openings. The remodeling resulted in significant loss of original walls and features, such as windows, and has resulted in a loss of integrity.	6Z
4258	Ingleside Avenue	44340102	1926	Spanish Eclectic		Non-Contributing		Contributing		5D1
4265	Ingleside Avenue	44340210	1926	Spanish Eclectic		Contributing		Contributing		5D1
4275	Ingleside Avenue	44340209	1924	Spanish Eclectic		Non-Contributing		Non-Contributing	Lacks Integrity: Based upon 1950 Sanborn Map documentation, it appears that the northern end of the front façade was pulled forward, flush with the southfacade, eliminating the articulation along the front façade. Additionally, the side recessed porch was in-filled and an addition was constructed at the back in 1937. Although permit records cannot date the front addition, and 1964 aerial photographs show the addition in place, the likelihood that this front addition occurred significantly impairs the historic integrity of the building.	6L
4281	Ingleside Avenue	44340208	1926	Spanish Eclectic		Contributing		Contributing		5D1

**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 Recommended Status	Reason If Non-Contributing	Recommended Status Code
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
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."	<i>More research needed.</i>	<i>Extent of modifications unclear.</i>	
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."	<i>More research needed.</i>	<i>Extent of modifications unclear, massing and footprint is consistent with Sanborns. Fenestration seems appropriate. Is siding material original?</i>	
4227	St. James Place	44343204	1911	Colonial Revival		Contributing		Contributing		5D1

**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 Recommended Status	Reason If Non-Contributing	Recommended Status Code
4228	St. James Place	44342219	1915	Prairie		Contributing		Non-Contributing	Lacks Integrity: Based upon Sanborn Map and Residential Building Record documentation, the original porch was a full-width porch. Per permit records, in 1970 the porch was removed and the smaller, centered partial width porch currently present was constructed.	6L
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
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

**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 Recommended Status	Reason If Non-Contributing	Recommended Status Code
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
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. 003730-92 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

**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 Recommended Status	Reason If Non-Contributing	Recommended Status Code
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	61		
TOTAL NON-CONTRIBUTING PROPOSED BY APPLICANT						29 (29%)	TOTAL NON-CONTRIBUTING PROPOSED BY STAFF	35		
							MORE RESEARCH NEEDED	3		
DEFINITION OF STATUS CODES										
5B	Resource Listed Locally as an Individually Significant and a Contributing Resource to a Historic District									
5D1	Contributing Resource to a Historic District									
6L	Non-Contributing Resource: Could Be Reconsidered as Contributing Resource with Restoration Completed as Part of an Approved Restoration Plan.									
6Z	Non-Contributing Resource									

Properties with Differing Recommendations
from the Applicant and Staff

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 4204 Arden Way APN# 443-421-11-00

***P1. Other Identifier:** Nancy Young House

***P2. Location:** Not for Publication Unrestricted

***a. County:** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** La Jolla

Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 4204 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot 11 and N 10' of lot 10, Block 9, TR1115 APN# 443-421-11-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a two-story example of the Prairie style built in 1919. It is 2989 square feet and has 5 bedroom and 2 baths. It has a low-pitched composition shingle hipped roof with exposed rafters under open eaves. There is a ribbon of six double hung divided light windows across the front of the second story which emphasizes the horizontal lines which are indicative of the style. The windows are in a 6:1 divided light configuration with the top section being roughly one third of the total window height. Exterior walls are cream colored stucco. Columns on each end support the full width one-story porch roof. The windows to the left of the lower story are a set of three, which match the configuration of the second floor windows. The front door is a natural finished wood in the Prairie style with six divided lights in the upper portion, a shelf with dentil trim beneath and the lower portion in two panels. The front side sections of the house, upper and lower stories, are stepped back and contain matching windows. The red brick covered porch is enclosed by equally spaced vertical wooden slat balusters topped with wooden railing. The porch stairs are flanked by piers capped in red brick. The sidewalk extends straight to the front public sidewalk. Hedges and a wrought iron entry gate enclose the yard. The home is in excellent condition and sits on a 7700 square foot lot.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and



objects.)

P5b. Description of Photo:)
Front view taken summer 2008

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both

Water Permit: #UKN

dated 6-24-1919

Sewer Permit: #13622

dated 8-13-1919

***P7. Owner and Address:**

Michael J & DeeAnn Canapa

4204 Arden Way

San Diego CA 92103

***P8. Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

***P9. Date Recorded:**

August 2010

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4204 Arden Way APN# 443-421-11-00

B1. Historic Name: Nancy Young House

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

This two-story residence was built in 1919. The water permit is dated June 24, 1919 and the sewer permit was taken out on August 13, 1919.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Prairie School House and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie School style. The resource retains significant integrity and character defining features such as with low pitched roof and overhanging eaves, horizontal emphasis as well as its two story configuration with a one-story porch. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



(This space reserved for official comments.)

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4204 Arden Way, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: the texture of the stucco is a non-historic Spanish Lace texture.

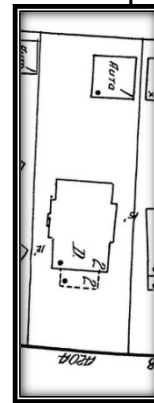
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: Based on a 1927 historic photo (seen below), it appears that the original porch was infilled, with the entry door moved out to face of the old porch, and a new wrap-around porch roof with massive square columns was added, along with brick steps and a brick porch. The porch addition is rather seamless, and is not readily apparent as a modification. Additionally, the house has been restuccoed with a non-historic Spanish Lace texture.



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: 4208 Arden Way APN#443-421-12-00

P1. Other Identifier: John C. Ford House

***P2. Location:** Not for Publication Unrestricted

***a. County:** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4208 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot 12, Block 9, TR 1115 APN#443-421-12-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house is a Craftsman with Colonial influences and was built in 1914. The home has a simple linear form and is 1,936 square foot. This is a two story front double gabled house with exposed rafter ends and open eaves. A brick chimney pierces the low-pitched roof on the right side of the house. The gable roof is set on three stepped decorative exposed rafter ends that project beyond edge of the roof. The house has shingled siding with wood slated areas below the roofline. The front upper story has two symmetrical double hung windows. Wood shutters flank each window. The first floor front facade has a full width front gable and paneled Colonial front doors to the left side. On the right is a Chicago style window with tall narrow glazing to each side of a large rectangular fixed 4:1 window. There are shutters flanking the windows. The house is in good condition and is on a 5000 square foot lot. There is a red brick planter box across the front, brick stairs and the front yard is paved with brick surrounded by a tall hedge.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #)
 Front view from Arden Way,
 January 7, 2010

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 No water or sewer permits located
 First assessed in 1914 to
 Jerome C. Ford

***P7. Owner and Address:**
 Andrea R Leavitt
 4208 Arden Way
 San Diego CA 92103

***P8. Recorded by:**
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

***P9. Date Recorded:**
 August, 2010

***P10. Survey Type:** (Describe)
 Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4208 Arden Way APN#443-421-12-00

B1. Historic Name: John C. Ford House

B2. Common Name:

B3. Original Use: Single Family Property

B4. Present Use: Single Family Property

*B5. Architectural Style: Craftsman with Colonial Influences

*B6. Construction History: (Construction date, alterations, and date of alterations)

The house was built by builder Edward Rambo in 1914, the year the house was first assessed. No water or sewer permits were found for the house. Speculator / owner John C. Ford filed a Notice of Completion on January 24, 1914. In 1977 there was Building permit No. L39757 for the front entry and a library.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: Currently has a fully paved brick front yard and a tall hedge which obscures most of the house from the street. There is a sidewalk stamp: Winnian Bower 1-14 at the north end of the public sidewalk.

B9a. Architect: unknown

b. Builder: Edward L. Rambo

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its exposed roof rafters and decorative beams under its gable roof. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff *Date: 4/2/2014 Continuation Update

Address: 4208 Arden Way, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: the entry door and Chicago style window referenced in the architectural description is located at an enclosed porch.

Update: Since the preparation of the Primary Record in August 2010, the following elements have changed: a solid front gate was added, eliminating all visibility from the street.

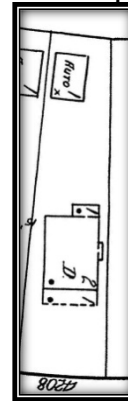
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: based on Sanborn Map documentation from 1921 and 1950, the house originally featured a full width open porch, which has been enclosed. The entry door and window are present on the enclosure, and it is not clear based on an exterior inspection whether the original exterior wall remains behind..

Update: Since the preparation of the Building Structure and Object Record in August 2010, the following modifications have occurred: a solid front gate was added, eliminating all visibility from the street.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 4212 Arden Way APN# 443-421-13-00

P1. Other Identifier: Eugene & Edith Jobs House

***P2. Location:** Not for Publication Unrestricted

***a. County:** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4212 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #13, Block 9, Tr 1115 APN# 443-421-13-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The house is a 1,602 square foot Craftsman completed in 1923. This is a two story asymmetrical stucco clad house. The composition shingled low pitched roof is cross gabled. The front facade and side gables feature knee braces under wide open eaves. The upper story has two pairs of double hung wooden windows in a 3:1 configuration and symmetrically placed at each end of the house. Between, there is a broad flat chimney to the left of center and a small 2:1 double hung window to its right. The first story has an low pitched cross gabled roof with the partially enclosed porch on the right side. The gabled porch roof has exposed beams with a deep eave and slatted venting. Three squared columns that are double banded at the top of the stucco support its roof and each has four criss-crossed squared timbers between it and the lintel. The two left columns which flank the entry have plant piers which extend forward. The third column extends to the ground unbroken. There are Chicago style windows to the left side of the first story with a fixed central pane flanked by two wooden 1:1 double hung windows. The window enclosing the porch is a divided light fixed window with the area beneath the windows filled with tongue and groove boards. The porch is covered with red ceramic tile and the front sidewalk extends straight to the sidewalk. The front door is out of sight facing south and has four small panes of glass over two inset panels. The house sits on a 5,300 square foot lot and is in excellent condition.

***P3b. Resource Attributes:** (List attributes and codes) HP 2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo:
 Front view, January 7, 2010

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

Water Permit: 11-8-1922

by F.J. Kelley

Sewer Permit: 1-4-1923

by F.J. Kelley

***P7. Owner and Address:**

Margaret M Kazmer and

Michael P Bresnahan

4212 Arden Way

San Diego CA 92103

***P8. Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

***P9. Date Recorded:**

August 2010

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey

report and other sources, or enter "none.") None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name: Eugene & Edith Jobs House

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Eugene Jobs filed a Notice of Completion on September 11, 1923. This house has a Notice of Completion recording the completion date as September 11, 1923. F.J. Kelley took out the water permit on November 8, 1922 and the sewer permit on January 4, 1923.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. Although the resource may have had the porch enclosed sometime after construction the resource retains significant integrity and character defining features such as its low pitched roof with decorative exposed beams and rafters as well as its partial width porch with its roof supported by square columns and column bases. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4212 Arden Way, San Diego CA 92103

P3a. Description:

Update: Since the preparation of the Primary Record in August 2010, the following elements have changed: the red ceramic tile at the porch has been replaced with beige ceramic tile.

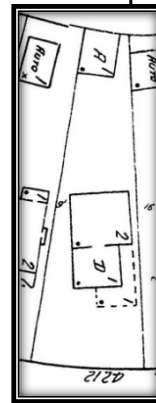
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: the wrap around porch at the northeast corner of the house was enclosed with low walls and glazing sometime after 1950, based on Sanborn Map documentation. The entry door is located on the enclosure, indicating that the entry door has been relocated from its original position.

Update: Since the preparation of the Building Structure and Object Record in August 2010, the following modifications have occurred: the red ceramic tile at the porch has been replaced with beige ceramic tile.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4215 Arden Way APN# 443-422-10-00

P1. Other Identifier: William & Flossie Boldrick House

***P2. Location:** Not for Publication Unrestricted

***a. County:** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4215 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #10. Block 10, Tr 1115 APN# 443-422-10-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a 2,587 square foot house built this house in 1920. This modernized multiple front gabled stucco home has red mission style barrel tile roofs. The front entry on the left side of the house has a modern peaked portico supported on triangular knee brackets just under the roofline. The rectangular pine front door is recessed with a ceiling light fixture above it and has a rectangular glass panel covered by an iron grate, four iron "L" brackets and a lever handle. There is a mail slot to the left side in the recess. Flanking the door, on the front, are symmetrical recessed square glass windows oriented diagonally to be diamonds. There is a stucco arch framing the entry. The stairs are red tile. To the right of the entry there is a low walled patio/porch extending full width, ending in stairs to the side yard. Access to this porch is through double glass doors on the front of the house. The porch roof is a wooden pergola. The tile-covered walkway extends straight towards the street and ends in a wide flare at the public sidewalk. It is in excellent condition and sits on a 7,000 square foot lot.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
Front view, January 6, 2010

***P6. Date Constructed/Age and**

Sources: Historic
 Prehistoric Both
Water permit: 9-16-20
by A. Schreiber
Sewer permit: 10-27-1920
by A. Schreiber

***P7. Owner and Address:**

Phillip Diamond & Kevin Tilden
4215 Arden Way
San Diego CA 92103

***P8. Recorded by:**

Deborah Quillin
4251 Arguello St.
San Diego CA 92103

***P9. Date Recorded:**

August 2010

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List)

DPR 523A (1/95)

***Required information**

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4215 Arden Way APN# 443-422-10-00

B1. Historic Name: William & Flossie Boldrick House

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Contemporary Spanish

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Alexander Schreiber built this house in 1920. He took out the water permit on September 16, 1920 and the sewer permit on October 27, 1920.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: Sidewalk stamp: T-Kneale 8-15

B9a. Architect: unknown

b. Builder: Alexander Schreiber

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

The house is significant as a Spanish Eclectic House. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its low pitched red tile roof and its stucco surfacing. *Mission Hills Historic District-Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: see attached bibliograph

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4215 Arden Way, San Diego CA 92103

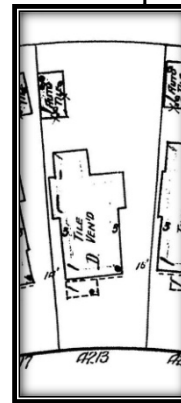
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: 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.



Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

*Resource Name or #: 4221 Arden Way APN# 443-422-08-00

P1. Other Identifier: Winifred H. & Thirga Adams House

***P2. Location:** Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4221 Arden Way

City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #8, Block 10, TR1115 APN# 443-422-08-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a 2,569 square foot Craftsman built in 1912. This house is a cross gabled house design with a brown composition shingled roof, exposed rafter ends and triangular wooden knee braces. There is a second story addition set to the rear of the house with a front gabled roof. The wide board horizontal siding is flush at the corners. A red brick chimney pierces the right side of the one story front section of the house. The front gable has triangular knee braces and a horizontal geometric multi paned glass window with wooden muntins. It forms the roof of a partial width front porch on the right side. The lintel beam across the front porch has a bumped up section that comes to a slight peak in the center which is a distinctive architectural detail repeated in this neighborhood. The gable is supported by two battered wood columns resting on rusticated block piers, with rusticated block balustrade flanking the stairs. The block is capped with concrete. The natural wood front door has three slender vertical glass panels. The door surround is sloped and there is a decorative crown over the door, with pyramidal drop decorations. To the right of the front door is a fixed glass window with leaded glass above. The porch railing on the front and right side is of rusticated block and the right side of the porch has divided light glass filling the open space above the railing. There is a flat roofed room with exposed rafter ends extending from the left side of the porch. The front window of this room is fixed glass with leaded glass above and more modern double hung sashes to each side. The porch and stairs are covered in tile. It is in good condition and is on a 6,899.9 square foot lot.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front view, July, 2011

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 Water Permits not located
 Sewer Permit #10943 dated
 1-3-1914 by D. Merrill
 First accessed in 1913 to
 Deborah Lola Merrill owner

***P7. Owner and Address:**
 Hsieh Family
 9651 Blackgold Rd.
 La Jolla CA 92103

***P8. Recorded by:**
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

***P9. Date Recorded:**
 August 2010

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey

report and other sources, or enter "none.") None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4221 Arden Way APN# 443-422-08-00

B1. Historic Name: Winifred H. & Thirga Adams House

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Based on mortgage records this house was built in 1912. The tax assessor first taxed this property in 1913. The water and sewer permits were not found and the builder is not known. In 1978 there was a Building permit No. M12168 for an addition. In 1994 there was Building permit no. C305566-94 to build a ramp and walkway for wheelchair access. That year permit no. A107053-94 was taken out to install a new entry door and widen the existing header.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The two story addition to the back of the home does not greatly effect the facade or public view of the home. Although the left front facade may have been altered by an addition at some point the resource still retains significant integrity and character defining features such as its partial-width porch and battered columns and column bases. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

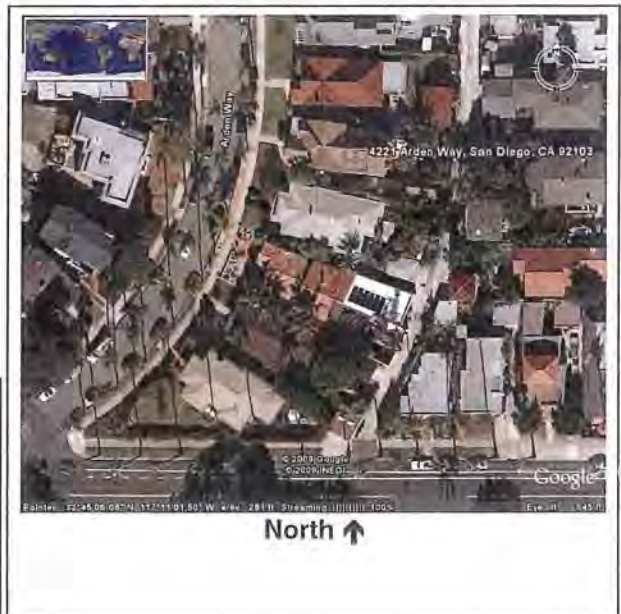
*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4221 Arden Way, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The wide board siding referenced in the description is non-historic asbestos shingle siding; and the two story addition at the rear is stuccoed. A one story addition is present on the front façade to the north of the porch. The description notes that the front door has three glass panels; however, four panels are present.

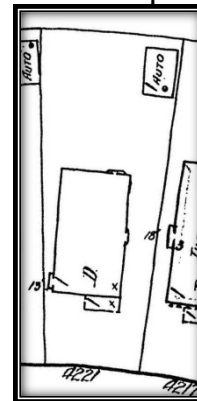
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The wide board siding referenced in the description is non-historic asbestos shingle siding, and was likely added in the 1950s or 1960s. A one story addition is present on the front façade to the north of the porch, and was constructed sometime after 1950, based on Sanborn Map documentation. It appears that an original tripartite window was relocated to the front of the addition; however, the side sashes have been replaced with vinyl. A two story stuccoed addition was constructed at the rear at an unknown date. The tile at the porch is not original.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4224 Arden Way APN# 443-421-16-00

P1. Other Identifier: Fred & Margaret Simpson House

***P2. Location:** Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4224 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #17, Block 9, TR1115 APN# 443-421-16-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house is a 2,061 square foot Spanish Eclectic built in 1923. This house has an elaborate chimney top with a Mission-tiled roof on the left side. The one story stucco home has a flat roof and a shed roof along the front. This shed roof section has straight red barrel mission clay tiles with a low pitch and little or no overhang. The front facade is symmetrical with a central natural wood door with a rectangular glass insert covered by iron strap grating. The door surround is a rectangular frame of Batchelder tiles set between sculpted stucco moldings. To each side of the door are small decorative niches with an arched top and half dome bottom connected by turned wooden spindles. There are two pairs of glass 4:1 French doors that open to the front porch. The divided lights across the tops of the doors are long slender panes. A canvas shed style awning on iron angle braces covers each pair. The front porch and steps are stamped concrete. There is a stucco wing wall extending from the left side of the house isolating the side and back yards. It has a red tile shed roof, a triangular niche and an arced gateway. The front yard is enclosed by a low stucco wall and painted iron gate. It is in excellent condition and sits on a 6,200 square foot lot. The front yard is xeriscaped.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

Front view January 7, 2010

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

Water Permit: 7-6-1923

by F.W. Simpson

Sewer Permit: 7-10-1923

by F. W. Simpson

***P7. Owner and Address:**

John & Denise Crofton

4224 Arden Way

San Diego CA 92103

***P8. Recorded by:**

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

***P9. Date Recorded:**

August 2010

***P10. Survey Type:** Intensive

***P11. Report Citation:** (Cite survey

report and other sources, or enter "none.") None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 4224 Arden Way APN# 443-421-16-00

B1. Historic Name: Fred & Margaret Simpson House

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known, but F.W. Simpson took out the water permit on July 6, 1923 and the sewer permit on July 10, 1923. Fred W. Simpson filed a Notice of Completion on August 14, 1923.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

Low stucco wall around front yard. Xeriscaping.

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its low pitched red tiled roof, stucco surfacing and its decorative tile and detailing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4224 Arden Way, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The stucco texture is a medium sand finish; the entry door has been replaced; the entry walkway and porch have been replaced and expanded, and a low courtyard wall has been added.

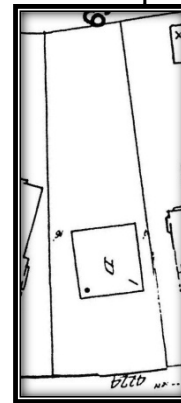
P5a. Photograph or Drawing



P5b. Description of Photo:

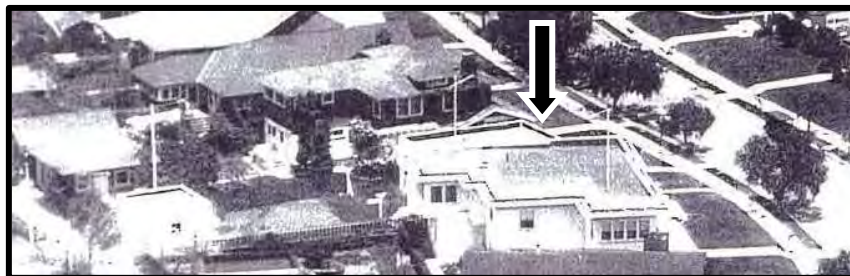
Photo of the primary façade from the Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: In 2005 a 1,110 square foot addition was constructed at the rear of the building; the entry door has been replaced; the entry walkway and porch have been replaced and expanded, and a low courtyard wall has been added. It also appears that the side gable roof at the front was added sometime between 1927 and 1953, based on historic aerial photos. The 1927 photo shows a simple parapet, while the 1953 and 1964 aerials show the gabled tile roof. Additionally, the junction between the flared parapet at the top of the wall and the rafters of the gable is odd, with the gable appearing to sit on top of original parapet.



Clockwise from top: 1927 photo, 1964 photo, 1953 photo

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4240 Arden Way APN# 443-421-20-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4240 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #21, Block 9, TR1115 APN# 443-421-20-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The house is a 1,826 square foot Craftsman built in 1913. This is a two-story house with an unusual raised central gabled balcony. It has a cross-gabled low-pitched roof just above a more moderately pitched shed roof both of dark gray composition shingles. The roof is pierced on the left side by a red brick chimney. The upper attic vent facing the street is filled with a vertical vent slats. There is a center gabled dormer that has triangular knee braces and narrow glass French doors flanked by double hung windows. It appears there may be a flat floor balcony outside the doors cut into the roof. The house has wide shingled siding that might be asbestos. The lintel beam across the full width porch has dentil work trim and is supported by four battered columns on rusticated block piers. The front door is offset slightly to the left of center and is rectangular with an oval glass insert and a wooden screen door in a battered wood surround. The left window is leaded glass over fixed glass and the right window is leaded glass over a large piece of plywood, boarding what is presumably a broken fixed glass window. There are tall casements to each side. The existing glass is wavy. The surrounds for the doors and windows are battered. The porch railings are cast concrete with concrete caps. The porch and stairs are concrete and the walkway goes straight out to the public sidewalk. It is uninhabited and in deteriorated condition and sits on a 6.800 square foot lot.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

Front view January 8, 2010

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Water permit not located.

Sewer Permit #10672 dated 11-3-

1913 by Mrs. A.B. Darst

First assessed in 1913 to

D.C. Minton

*P7. **Owner and Address:**

Demers Family

(Robert & Josephine Demers)

5159 Hawley Bl.

San Diego CA

*P8. **Recorded by:**

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August 2010

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4240 Arden Way APN# 443-421-20-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder of this house is not known. The Tax Assessor first assessed the property in 1913. The water and sewer permits were not found.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its partial-width porch and battered square columns and large bases. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4240 Arden Way, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: A second floor addition constructed sometime after 1950 is visible just over the ridge of the original house.

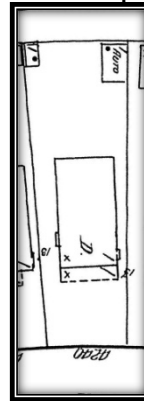
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: A second floor addition constructed sometime after 1950 is visible just over the ridge of the original house. The house has been clad in asbestos shingle siding.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 2150 Hickory St. APN # 443-251-28-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2150 Hickory St. City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #21 , Block 6 , TR1115 APN # 443-251-28-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a one-story Craftsman style house with double front gabled roofs, built around 1913. The lower gable forms the porch roof. It has wide open eaves and exposed rafters. The chimney is on the right side of the house. There is a cross hatched wooden rectangular attic vent in the upper gable and wide flat vertical wooden slats forming a vent across the whole lower porch gable. The walls are clad in decorative courses of shingles spaced in alternating wide and narrow bands. The porch gable has two lintels separated by protruding rafter ends and supported on columns. The columns have four wooden posts on the top and a rectangular stucco pier on the bottom that extends to the ground. The front door is a 3:5 divided light French door that is set into an angled wall section. There is a surface mounted light fixture and mailbox to the right of the front door. Starting on the left front there are three windows, the central being stained glass and stationary, flanked by single pane casement windows. To the right of the front door is a group of three pairs of tall narrow casement windows. The outer ones are ten pane 2:5 and the center three are 1:1. To the far right of the front are two pairs of casement windows; the outer ones being four vertically arranged panes, and the center ones being 1:1. The stucco piers have rounded corners on top and an arch top inset detail at the front. A low stucco wall surrounds the porch and flanks the concrete stairs as plant piers. The concrete walk steps down and extends to the public sidewalk.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view January 13, 2010

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

Sewer & water permits not located

First assessed in 1913 to J Lenny Wilson and then to Union Title & Trust in 1914

*P7. **Owner and Address:**

Up for auction

*P8. **Recorded by:**

Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:**

August, 2010

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 2150 Hickory St. APN # 443-251-28-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1913. The water and sewer permits were not found.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

Sidewalk stamp: O Nelson 9-25

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its low-pitched gabled roof with wide unenclosed overhang eaves with decorative beams and braces, and its partial-width porch with wide columns and bases. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff *Date: 4/2/2014 Continuation Update

Address: 2150 Hickory Street, San Diego CA 92103

P3a. Description:

Update: Since the preparation of the Primary Record in August 2010, the following elements have changed: The windows were replaced from multi-lite casement to fixed in altered openings; the wall to the left of the door, which was not original, was pulled out slightly, and the door was re-oriented parallel to the street, rather than slightly canted away.

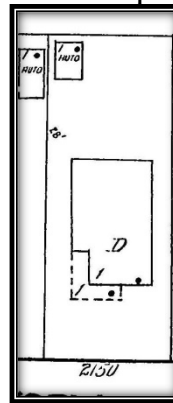
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: 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.

Update: Since the preparation of the Building Structure and Object Record in August 2010, the following modifications have occurred: The windows were replaced from multi-lite casement to fixed in altered openings; the wall to the left of the door, which was not original, was pulled out slightly, and the door was re-oriented parallel to the street, rather than slightly canted away.



2004 Draft Uptown Survey Photo

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4210 Ingleside APN# 443-401-13-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4210 Ingleside City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #13 & #14 , Block 7 , TR1115 APN# 443-401-13-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is an Italian Renaissance two story home built around 1923. The house has a complex shingled roof. By satellite photo, the main center portion of the house has a cross hipped roof with parallel hips extending north. This portion has a wide open eave with exposed rafters. The south projecting wing has its own hipped roof with a close eave and the north projecting garage has a flat roof with overhanging parapet with decorative exposed rafter ends under it. The central portion of the upper level has five symmetrically placed double hung windows in a six over one configuration. The front door is located directly under the center window in a deeply recessed molded surround. It is flanked by multi-light arch top double doors. All of the doors open to a tile porch with a fountain to the right side. The upper floor of the south wing has long rows of tall narrow casement windows and slightly overhangs the lower floor. There are decorative rafter ends under the reveal. Facing the street are tall divided light windows in a deep recess with two Doric columns. A pair of French doors flanked by Doric columns open onto the porch from the side of the south wing. The side yard is enclosed with a tall stucco and block wall. There is a notable large old Cedar tree in the enclosed yard. The home is in good condition.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence, HP30 Cedar Deodar tree, HP46 enclosing wall around yard

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a



P5b. Description of Photo: Front view January 2010

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both
 First Assessed to James Quirk in 1923
 Water Permit # 13059 on 3-14-1923 by Mrs. James Quirk
 Sewer Permit # 17557 on 5-21-1923 by L. R. Quirk

*P7. **Owner and Address:**
 B & Marjorie H Mitchell Family
 4210 Ingleside St.
 San Diego CA 92103

*P8. **Recorded by:**
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:** 4-4-2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4210 Ingleside APN# 443-401-13-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style: Italian Renaissance

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1923. Mrs. James Quirk took out the water permit on March 14, 1923 and L.R. Quirk took out the sewer permit on May 21, 1923. Mrs. Quirk was the first resident.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

HP30 Cedar Deodar tree, HP46 enclosing wall around yard

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Italian Renaissance house and for its association with the Streetcar Suburb era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Italian Renaissance. Although the home was most likely modified at some point with a front addition and garage, the resource still retains significant integrity and character defining features such as its low-pitched hipped roof, arched first-story windows and an elaborate prominent door. *Mission Hills Historic District- Historical Context Statement. (Page 6, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4210 Ingleside Avenue, San Diego CA 92103

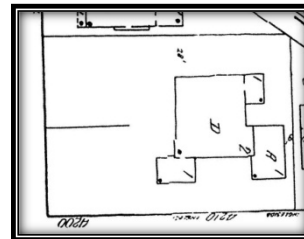
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: 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.

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4224 & 4226 Ingleside (duplex building) APN# 443-401-14-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4224 & 4226 Ingleside (duplex building)

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #15, Block 7, TR1115 APN# 443-401-14-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a low symmetrical one story duplex built around 1923. The duplex has a flat roof and low parapet. The two window groups on the front are each 3 double hung windows with the center window being larger. The front doors to each half of the building are located along the sides. There is a front facing double hung window adjacent to each front door. All of these doors and windows are shaded by fabric awnings. There is a tiled sidewalk going straight from the front doors to the public sidewalk.

*P3b. Resource Attributes: (List attributes and codes) HP3 Multiple Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
Front view January 2010

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

First Assessed to W.H. Moore in 1923

Water Permit # 11208 on 1-9-1922 by E.S. Shields for owners W.H. & B.E. Moore

Sewer Permit # 17832 on 7-31-1923 by W. H. Moore

*P7. Owner and Address:

Carolyn C Savellano/

Lauren Callo

1093 Rock Harbor Pt.

Hercules CA 94547

*P8. Recorded by: (Name,

affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded: 4-4-2010

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 4224 & 4226 Ingleside (duplex building) APN# 443-401-14-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Multiple Family Building

B4. Present Use: Multiple Family Building

*B5. Architectural Style: ?

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this duplex is not known, although it may have been Ernest S. Shields, a building contractor. The Tax Assessor first taxed the property in 1923. E.S. Shields took out the water permit on January 9, 1922. Owner W.H. Moore took out the sewer permit on July 31, 1923.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff *Date: 4/2/2014 Continuation Update

Address: 4224-4226 Ingleside Avenue, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The windows have been replaced with vinyl, but appear to have been replaced in the original openings. A small addition was constructed on the northwest corner of the building.

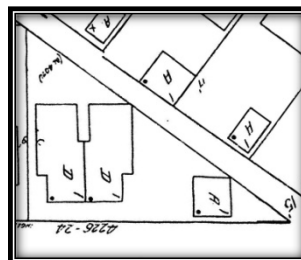
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The windows have been replaced with vinyl, but appear to have been replaced in the original openings. A small addition was constructed on the northwest corner of the building. The tile at the entry walkway has been added.

B10. Significance:

The Building Structure and Object Record prepared in August 2010 states that "the resource lacks significant integrity and character defining features." The Mission Hills Historic District is significant under HRB Criteria A, C and D, with a Period of Significance of 1908-1942. The subject property, constructed in 1922, was built within the period of significance and retains integrity to the period. The resource reflects the District's significance under Criteria A and C, and should be considered for designation as a contributing resource.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4241 Ingleside APN# 443-402-13-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4241 Ingleside

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #11, Block 8, TR1115 APN# 443-402-13-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story stucco clad cross-gabled house with both shingled and flat roofs. The front facing gable end has wood siding at the top and one double hung window with ornamental louvered shutters below. The front door is rectangular with a metal security screen and metal awning above. Flagstone covered landing and stairs with a wrought iron railing lead to the front sidewalk. There are double hung windows to the left of the front door. In a split-level section to the left, there are double hung windows with ornamental shutters.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
Front view January 2009

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

First Assessed to Samuel

Rosenzweig in 1937

Water Permit on 10-31-1931, no #
or name available

Sewer Permits 36906 on 10-31-
1936 and E 796 on 12-3-1936 by
M.F. & Samuel Rosenzweig

*P7. Owner and Address:

Lee David

4241 Ingleside Ave.

San Diego CA 92103

*P8. Recorded by: (Name,

affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded: 4-4-2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4241 Ingleside APN# 443-402-13-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style: ?

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1937. The water permit was taken out on October 31, 1931. Two sewer permits were taken out by M.F. and Samuel Rosenzweig, on October 31, 1936 and December 3, 1936.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4241 Ingleside Avenue, San Diego CA 92103

P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: per permit records, a rear detached patio was constructed in 1956 and a 90 square foot addition was added to the garage in 1993.

B10. Significance:

The Building Structure and Object Record prepared in August 2010 states that "the resource lacks significant integrity and character defining features." The Mission Hills Historic District is significant under HRB Criteria A, C and D, with a Period of Significance of 1908-1942. The subject property, constructed in 1937, was built within the period of significance and retains integrity to the period. The resource reflects the District's significance under Criteria A and C, and should be considered for designation as a contributing resource.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4257 Ingleside APN# 443-402-11-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4257 Ingleside

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #9 , Block 8, TR1115 APN# 443-402-11-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This Spanish Eclectic style home is one story in the front and has a second story addition toward the back. The house was built around 1924. The roof is of red Spanish Mission tile, cross-gabled with an entry tower in the front, and side gabled on the second story addition. There appears to be a flat roof in between. The entry tower is taller than the front facing gable, with a pyramidal roof with a terra cotta motif above the doorway. The original chimney is at the right end of the side gable of the first story. The front facing gable end has a decorative terra cotta rondelle under the peak. There is a low relief stucco surround for the pair of wood frame divided light french doors, each in a two over one configuration on the left facade. These sit on a balconet, behind a small wrought iron railing. A sunken archway leads to a rectangular wooden front door has a glass insert. There are two glass doors in a two over one configuration that lead to the front porch. They are flanked by stationary glass in the same design. A tiled porch extends to the right. The tiled walk way and stairs lead to double tiered retaining wall and the public sidewalk.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
 Front view 4-5-2010

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

First Assessed in 1926 to Florence M. Baker

Water Permit # 15662 on 8-6-1924 by W.W. Bird

Sewer Permit # 19634 on 9-8-1924 by W.W. Bird

*P7. **Owner and Address:**

Thomas S. Morgan Family Trust
 5201 Johnson Dr. #450
 Mission KS 66205

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:** 4-5-2010

*P10. **Survey Type:**

(Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4257 Ingleside APN# 443-402-11-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. **Architectural Style:** Spanish Eclectic

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Builder W.W. Bird took out the water permit on August 6, 1924 and then the sewer permit on September 8, 1924. The Tax Assessor first assessed the house in 1926. In 2007 Building permit no. 368355 was taken out for an addition to extend the family room, add a kitchen, bedroom and add a new 2nd story master bedroom, bath, and deck.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: W.W. Bird

*B10. **Significance Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. Although the resource has been altered by the addition. The front facade is largely retained and the resource still embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its low pitched red tiled roof, stucco surfacing, arched doorways and its decorative relief details. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4257 Ingleside Avenue, San Diego CA 92103

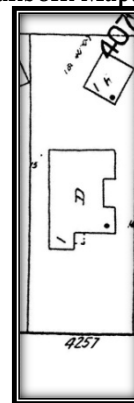
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 identifies a one and two story addition that occurred in 2007. Review of the plans indicates that approximately half of the building walls were demolished during the addition, and that the windows were replaced. Some were replaced in original openings and some, including the windows flanking the chimney, were replaced in altered openings. The remodeling resulted in significant loss of original walls and features, such as windows, and has resulted in a loss of integrity.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 4258 Ingleside APN# 443-401-02-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted
 and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 4258 Ingleside City: San Diego Zip: 92103
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot # , Block , TR1115 APN# 443-401-02-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a one story Spanish Eclectic stucco home built around 1926 by S.C. Karzan. The house has an irregular diagonal alignment facing the street. The house has white stucco chimneys on the far left and far right sides. The flat roof has a low parapet with a side gabled roof section along the left front façade. The gabled portion has modern red clay barrel tiles. The finish is white smooth stucco with the left gabled roof façade section being a lighter color of white the flat roofed parapet section. Clay tile attic vents cover the side gable above the front door while a different round tile vent in a group of three is seen along the right side facade. A deeply recessed Palladian window holds a large fixed glass middle section with tall narrow 4:2 rectangular windows on each side. The side windows are yellow bottle glass. The entrance has a large deeply recessed arched surround and wood paneled rounded door. A large three-paneled window with diamond mullions faces the street just to the right of the front door. The house has a clipped edge on the right edge of the façade with 2:8 double hung windows with a two-window group on its right. There is an attached garage on the right side of the house. The front porch, stairs and caps have been face with flagstone. The house is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 First Assessed to Samuel Karzan in 1926
 Water Permit # 22865 on 7-19-1926 by S.C. Karzan
 Sewer Permit # 24313 on 7-19-1926 by S.C. Karzan

*P7. Owner and Address:
 Fara M. & Harold R Phelps Jr.
 4258 Ingleside Ave.
 San Diego CA 92103

*P8. Recorded by: (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded: 4-4-2010
 *P10. Survey Type: (Describe) Intensive
 *P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4258 Ingleside APN# 443-401-02-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style:

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff *Date: 4/2/2014 Continuation Update

Address: 4258 Ingleside Avenue, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: xxx.

Update: Since the preparation of the Primary Record in August 2010, the following elements have changed: xxx.

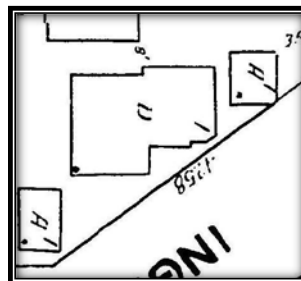
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The building appears to have some vinyl window replacements within the original openings; a small mansard roof addition is present on the north façade toward the rear; the garage to the north has been re-sided; and an addition has been added to the rear of the northern garage.

B.10 Significance:

The Building Structure and Object Record prepared in August 2010 states that "the resource lacks significant integrity and character defining features." The Mission Hills Historic District is significant under HRB Criteria A, C and D, with a Period of Significance of 1908-1942. The subject property, constructed in 1926, was built within the period of significance and retains integrity to the period. The resource reflects the District's significance under Criteria A and C, and should be considered for designation as a contributing resource.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4219 St. James APN# 443-432-06-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

; R

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 4219 St. James

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Partial Lots #5-7, Block 11, TR1115 APN# 443-432-06-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This contemporary rendition of a Spanish Eclectic home was built by Master Builder Morris B. Irvin in 1922. It is two story with a flat roof and straight parapet covered in smooth stucco. There is a chimney to the left front that abuts a trellised roof over a balcony. The home appears to have a matching trellised roofed porch on the rear upper level as well. Leading to the balcony are wood frame French doors with a transom window above. The windows throughout are wood framed in a variety of styles: arch top, stationary, and casement. The entryway has a flat roof with a step shaped parapet and a red tile shed roof covering an arched opening to the enclosed front porch. There is an arched opening on the side of the front porch. The predominant picture window on the left is set into a deep arched opening. It is divided both above and below a heavy wooden horizontal mullion. The yard is enclosed by a low wall with iron railing and gate.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: Front view April 2010

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

First assessed in 1922 to Morris B Irvin

Water Permit #11218 on 1-12-1922 by Morris B Irvin

Sewer Permit #15741 on 2-2-1922 by Morris B Irvin

*P7. Owner and Address:

Tony & Liz Yaksh

4219 St. James

San Diego CA 92103

*P8. Recorded by: (Name,

affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded: April 22,

2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. **Architectural Style:** Contemporary Spanish Eclectic

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) built this house in 1922. Irvin took out the water permit on January 12, 1922 and the sewer permit on February 2, 1922.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Morris B Irvin

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential **Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its arched door and window openings with red tiled shed roof coverings and stucco surfacing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)* The home may also be significant for its association with San Diego Master Builder Morris B. (M.B.).

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

North ↑



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4219 Saint James Place, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The windows appear to be contemporary replacements.

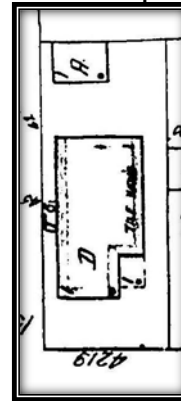
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: 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.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4228 St. James APN # 443-442-19-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4228 St. James

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot # 17, Block 10, TR1115 APN # 443-442-19-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This two-story Prairie house was built in 1915. It has a symmetrical facade with a front entry and partial width porch and a simple box form. The home has a low-pitched hipped shingled roof with enclosed eaves and decorative wooden brackets. It is sheathed in smooth stucco. The front has a single double hung window to each side of a balcony door across the upper story. The lower floor has a picture window to each side of the front door. The entry door is shielded by a flat roof that forms a balcony above, enclosed by a simple wooden railing with wooden stiles. The porch roof rests on wooden lintels with decorative wooden brackets on squared wooden columns. There is a centered concrete porch floor and steps with a sidewalk straight to the public sidewalk.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: March 2010

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

First assessed to John S Graves in 1915

No water permit found

Sewer Permit #1974 dated

10-19-1914 by J.S. Graves

*P7. **Owner and Address:**

Karen DeLaurier & Oliver McElroy

4228 St. James Pl.

San Diego CA 92103

*P8. **Recorded by:** (Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

April 22, 2010

*P10. **Survey Type:**

(Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4228 St. James APN # 443-442-19-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

Builder John S. Graves built this house in 1915. No water or sewer permits were found.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Prairie house and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie style. The resource retains significant integrity and character defining features such as its two story form with one story porch, low-pitched roof with overhanging eaves, and square porch supports. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

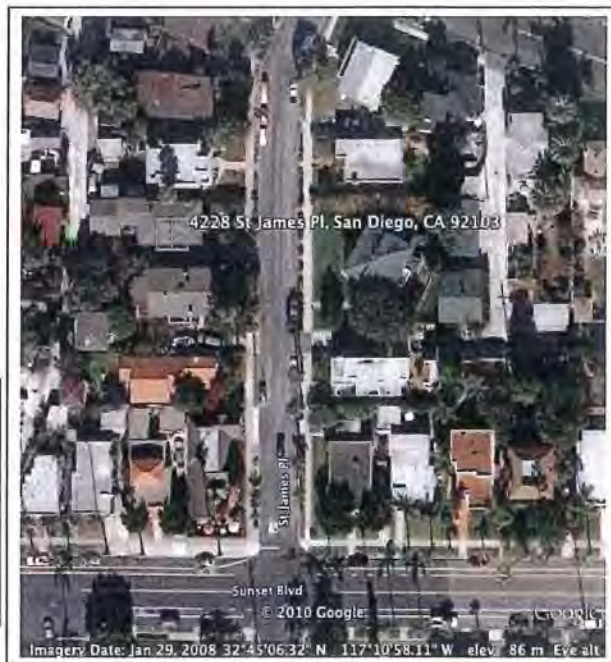
*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4228 Saint James Place, San Diego CA 92103

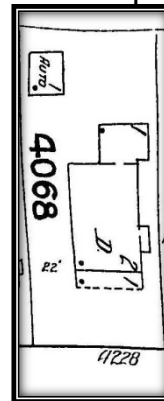
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: Based upon Sanborn Map and Residential Building Record documentation, the original porch was a full-width porch. Per permit records, in 1970 the porch was removed and the smaller, centered partial width porch currently present was constructed. Additionally, in 1997 the original garage was demolished and replaced with a new garage.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: 4295 Witherby APN #443-401-01-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4295 Witherby City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #1, Block 7 , TR1115 APN# 443-401-01-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This house is a one story cross gabled with split-levels and exposed eaves. It is covered in lacey stucco. Under the gable on the north side are three triangular attic vents. The west side has an open full width porch with exposed eaves and massive beams supported by corbels set on square posts. At the NW end under the eaves is filled in with an ornamental edge. The balustrade has an ornamental cap over thirteen vertical square spindles set above ground on a horizontal board. The west elevation has three hollow clay tile attic vents, each with three holes. Beneath those, there are two window groupings: the left is a 1:1 wood sash double hung and to the right is a pair of 1:1 wood sash double hung windows. They are both flanked by painted faux shutters and have aluminum screens. In the next section of west elevation, there is a Colonial front door with five inset panels, doorknocker, small windowpane and a round brass doorknob. There is a polychrome ceramic address tile. To the right and above, there is a Colonial style porch lamp. To the right of the entry area, there is a nine pane fixed glass window with wood muntins, also with painted shutters. The SW gable has a moderately pitched roof with exposed square rafters. Beneath it are three triangular attic vents. There is another nine paned fixed glass window with wood muntins and painted shutters. There is a flowerpot shelf supported on three square wood brackets ornamented with scalloped wood trim underneath the window. The porch is covered in red brick and there is a red brick curved staircase that goes down to the corner of the property. The stairs have an iron balustrade.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front view, September 2008

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

First assessed to Grace T Hall c/o

Bank of Amer in 1938

Water Permit not located

Sewer Permit #37937 dated 8-12-

1937 by HL Upp

*P7. Owner and Address:

Betty M McGovern

4295 Witherby St.

San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded: August 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4295 Witherby APN #443-401-01-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Colonial Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. **Related Features:** Sidewalk stamp on the corner of Witherby St. and Ingleside Ave.: G.R. Daley 6-25

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. **Evaluator:**

*Date of Evaluation:



(This space reserved for official comments.)

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4295 Witherby Street, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The ornamental edge at the eaves referenced in the description is a scalloped board, and the 1:1 windows identified in the description are 2:2.

Update: Since the preparation of the Primary Record in August 2010, the following elements have changed: A wood railing was added at the porch.

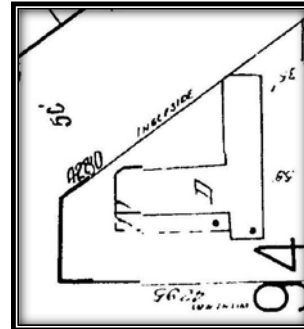
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Update: Since the preparation of the Building Structure and Object Record in August 2010, the following modifications have occurred: A wood railing was added at the porch.

B.10 Significance:

The Building Structure and Object Record prepared in August 2010 states that "the resource lacks significant integrity and character defining features." The Mission Hills Historic District is significant under HRB Criteria A, C and D, with a Period of Significance of 1908-1942. The subject property, constructed in 1938, was built within the period of significance and retains integrity to the period. The resource reflects the District's significance under Criteria A and C, and should be considered for designation as a contributing resource.

Properties Requiring Additional Research by Staff

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4258 Arguello St. APN# 443-402-24-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4258 Arguello Street

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot # 24, Block 8, TR1115 APN# 443-402-24-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house was designed in the Prairie style and was built in 1913. The house is a 2 story four square home with smooth stucco exterior. It has a low-pitched hipped roof of gray shingles with a stucco chimney piercing the left side of the house. There are wide wood enclosed eaves. Identical symmetrical windows appear on the upper floor: divided light glass (2 rows of 11) over fixed glass in the center and divided light glass (4 rows of 4) over single pane glass casement windows to each side. A stucco belt course beneath the windows emphasizes the broad horizontal Prairie feel of the house. The porch is full width with two flattened Tudor style arches in the front. Beginning on the left, the large window is divided light glass (2 rows of 11) over fixed glass in the center with divided light (5 rows of 5) glass over single pane double hung windows to each side. The rectangular oak front door has a beveled fixed glass rectangle. To each side are divided light (5 rows of 3) double hung windows. There is a mail slot to the right of the door grouping. The stucco façade around the arches is embellished with a low relief horizontal band of stucco accented with slate tile squares. Drops from each of the 2 right squares form the escutcheons for Mission style wall sconces. The porch and stairs are of tinted concrete and run straight down to the public sidewalk.

*P3b. Resource Attributes: (List attributes and codes) None

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
Front view, August 2009

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Sewer Permit: 7-30-1917 by John F. Coutts

Water Permit not located

First assessed in 1913 to PW Delancy

*P7. Owner and Address:

Geoff Wahl & Barbara Parker

4258 Arguello St.

San Diego CA 92103

*P8. Recorded by: (Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded: January 10, 2010

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4258 Arguello St. APN# 443-402-24-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1913. The water permit was taken out on July 30, 1917 and the sewer permit was not found.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Prairie house and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie style. The resource retains significant integrity and character defining features such as its low-pitched roof, widely overhanging eaves, horizontal emphasizing detailing and large square porch supports. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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*Resource Name or #: 4220 St. James 443-422-17-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4220 St. James

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Partial Lots # 13, 14, 15, Block 10 , TR1115 443-422-17-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a one story Spanish Eclectic style and was built around 1935. The house is end gabled with a low-pitched red tile roof. The house has a stucco chimney with brick detailing. The home has a partial width front porch on the right side of the facade. The front roofed entry porch is recessed along the left side of the house with the front door facing the street. The house has a walled front patio with a glass block window facing the street that may or may not have been added at some point. The side facing the street around the glass block window has horizontal bands in the stucco finish. Access to the house is through a walled and wooden gated side yard. Landscaping significantly obscures details of the house.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: March 2010

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

First Assessed to Alfred Loucks in 1936

Water Permit # 31685 dated 12-19-1935 by LW Loukes

Sewer Permit #36013 dated 12-19-1935 by LW Loukes

*P7. **Owner and Address:**

David & Lee Eisenberg

4220 St. James

San Diego CA 92103

*P8. **Recorded by:** (Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:** April 22, 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4220 St. James 443-422-17-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. Architectural Style: Spanish Eclectic with elements of modernism

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1936. L.W. Loukes took out the water and sewer permits on December 19, 1935.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

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.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
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Page 1 of 2

*Resource Name or #: 4224 St. James APN# 443-422-18-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4224 St. James

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #16, Block 10, TR1115 APN# 443-422-18-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a two story Prairie style home with a simple linear form and a hipped roof with flat roofed porch. The low-pitched shingled roof has wide open eaves and knee braces. It is sheathed in smooth stucco and has wooden window frames. The front facing gable end is symmetrical and has two sets of paired double hung windows centered over two sets of Chicago windows. Each Chicago window has a trellised overhang. The entryway to the house is under a one story flat roofed porch located down the left side of the house. The porch has arched openings on three sides and stairs exiting to the front of the property.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: March 2010

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 First assessed in 1933 to TG Boyle
 No water or sewer permits located

*P7. **Owner and Address:**
 David & Barbara Snodgrass
 4224 St. James
 San Diego CA 92103

*P8. **Recorded by:** (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:** April 22, 2010

*P10. **Survey Type:** (Describe)
 Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4224 St. James APN# 443-422-18-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1933. No water or sewer permits were found. 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 ½ bath and deck to the existing single family residence, and demolish the old garage.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



Contributing Properties as Recommended by
the Applicant and Staff

State of California — The Resources Agency
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*Resource Name or #: Alexander Schreiber House: Historical Landmark #618

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4205 Arden Way City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN # 443-442-12-00 Mission Hills Block 10 Lot 12

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a one story Prairie style stucco house with a low pitched composition shingled roof. There is a chimney piercing the roof on the north side. It has wide enclosed overhanging eaves. The front porch thrusts forward at the center of the house supported on large squared columns connected with a flattened arch. The front door with its sidelights and Chicago style windows are all original. The door is 15:5 panes with long vertical divisions on the lower part. The side lights in the same style are 12:4. The windows flanking either side of the front entry are 6:1 double hung.

See original DPR/BSO for complete details

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front, Aug 1, 2011

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 First taxed 1921
 Water service 9-29-1920
 Sewer service 11-8-1920

*P7. Owner and Address:
 Joe RT & Patricia G Dyson
 4205 Arden Way
 San Diego CA 92103

*P8. Recorded by:
 Originally: Donald Mayfield
 Homeowner in July 2003
 Update: Deborah Quillin, July 2011

*P9. Date Recorded: Aug 1, 2011

*P10. Survey Type: (Describe)
 Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # Alexander Schreiber House: Historical Landmark #618

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Alexander Schreiber

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria: C, D

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is an established Historical Landmark.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
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Page 1 of 2

*Resource Name or #: 4211 Arden Way APN# 443-422-11-00

P1. Other Identifier: Walter & Kathy Stiff House

***P2. Location:** Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4211 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Lot #11, Block 10, Tr 1115 APN# 443-422-11-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The house is a 1,678 square foot Craftsman built in 1920. This is a classic example of a symmetrical Craftsman one story home with a simple cross-gabled form. The home has a central porch with a low-pitched gabled roof and wide eaves with exposed rafters. The front facade of the porch is composed of wooden vertical slat vents with exposed rafters. The lintel beam of the porch roof rests on battered wood supports and capped squared piers. The cap at the top of each column has a single dentil work detail beneath it. The exterior is finished in stucco. The front door is painted red and has three long vertical panes. The door is flanked on both sides by pairs of wooden double hung windows and screens. The porch is painted concrete with no railing. The stairway has low wall sides even with the level of the porch floor. The sidewalk extends straight to the front of the property, with a second set of stairs near the public sidewalk. The house is in excellent condition and is on a 6,800 square foot lot.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view, January 7, 2010

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

Water Permit: 9-16-1920 by

A. Schreiber

Sewer Permti: 10-27-1920 by

A. Schreiber

A. Schreiber

***P7. Owner and Address:**

Hseih Family

9651 Blackgold Rd.

La Jolla CA

***P8. Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

***P9. Date Recorded:**

August 2010

***P10. Survey Type:**

(Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 4211 Arden Way APN# 443-422-11-00

B1. Historic Name: Walter & Kathy Stiff House

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Alexander Schreiber took out the water permit for this house on September 16, 1920 and the sewer permit on October 27, 1920.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Alexander Shreiber

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its partial-width porch with exposed rafters and beams and its battered (sloping) columns and wide piers. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

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*Resource Name or #: 4217 Arden Way APN# 443-422-09-00

P1. Other Identifier: Edward & Myrtle Bryans House

***P2. Location:** Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4217 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #9, Block 10, TR1115 APN# 443-422-09-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a 1,838 square foot Prairie style house built in approximately 1920. This is a one-story stucco house with a low-rise hipped composition shingle roof with a central chimney. It has deep overhanging eaves, enclosed fascia, and a symmetrical front. The centered front porch has a low-rise hipped roof supported by two large square columns. The porch is enclosed on two sides by partial height walls and arches. The rectangular wooden door has three vertical decorative square panels and a mail slot below. The door is flanked by sidelights. There are identical fixed glass windows 9:1 on the front of the house to each side of the porch. The porch and stairs are finished in red brick. It is in good condition and sits on a 6,900 square foot lot.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
Front view, January 6, 2010

***P6. Date Constructed/Age and**

Sources: Historic
 Prehistoric Both

Water: 8-16-1920

by E.F. Bryans

Sewer: Not located

***P7. Owner and Address:**

Emmerick & Gina Jappchen

4217 Arden Way

San Diego CA 92103

***P8. Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

***P9. Date Recorded:**

August 2010

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

* Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 4217 Arden Way APN# 443-422-09-00

B1. Historic Name: Edward & Myrtle Bryans House

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. E.F. Bryans took out the water permit on August 16, 1920 and the sewer permit was not found. In 1967 there was a Building permit no. A84768 to re-roof with giant rock and Dutch lan shingles.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Prairie house and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie style. The resource retains significant integrity and character defining features such as its low-pitched roof and widely overhanging eaves, and massive square porch supports. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4217 Arden Way, San Diego CA 92103

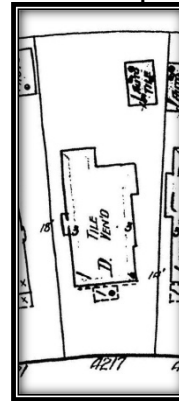
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: the entry door and sidelights, as well as the brick at the walkway and porch, are not original to the house.

Other Listings
Review Code Reviewer Date

*Resource Name or #: Della M. Ballard House Historical Landmark # 947

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4220 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN # 443-442-12-00 Mission Hills Block 9 Lots 15 & 16

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This two-story stucco house is Prairie style with Italian Renaissance and Mission Revival influence. Common elements of all three designs, deep overhanging open eaves, massive square porch supports and a symmetrical front entry porch. The decorative brackets and flat roof are Italianate. The parapet, cantilevered porch roof, smooth stucco and red clay tiles are Mission style. The window details across the front are Prairie.

See original DPR/BSO for complete details

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
Front, Aug 1, 2011

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
1913

*P7. **Owner and Address:**
Andrew & Veece Bullock
4220 Arden Way
San Diego CA 92103

*P8. **Recorded by:**
Originally: Christianne Knoop
Pro. Researcher, 11-28-2007
Update: Deborah Quillin
August 3, 2011

*P9. **Date Recorded:** Aug 3, 2011

*P10. **Survey Type:** (Describe)
Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # Della M. Ballard House Historical Landmark # 947

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Alexander Schreiber

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria: B, C, D

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

This house is an established Historical Landmark

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4229 Arden Way APN# 443-422-06-00

P1. Other Identifier: Alexander B. & Cora Caldwell House

***P2. Location:** Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4229 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #6, Block 10, TR1115 APN# 443-422-06-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a 1,963 square foot Neoclassic Craftsman built around 1921. This house has a symmetrical form and a side hip-on-gable roof with a central clipped hip dormer. There is a red brick chimney to the right side of the house. The dormer has a four light horizontal window. The porch extends in front and its roof has the same clipped hip roof style as the dormer above it. Two slender Classic Tuscan columns support it. A third column supports the pergola that extends to the right side of the house. The house has wooden clapboard siding with flare at the bottom. The facade of the house is symmetrical with a center rectangular door that has an arch top leaded glass insert. There are two pairs of identical vinyl clad casement windows, one on each side of the door. There is brick over the front porch floor that has no railings. A painted stucco planter box runs in front of the porch to the right side. It is in excellent condition and sits on a 6,000 square foot lot.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo:

(View, date, accession #)

Front view, January 7, 2010

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Water permit: 11-3-1920 by

Joel L. Brown

Sewer Permit: 8-19-1921

by A. Coldwell

***P7. Owner and Address:**

Miles L & Patricia S Bowler

4229 Arden Way

San Diego CA 92103

***P8. Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

***P9. Date Recorded:**

August 2010

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4229 Arden Way

B1. Historic Name: Alexander B. & Cora Caldwell House

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Neoclassic Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Joel L. Brown took out the water permit on November 3, 1920 and A. Caldwell took out the sewer permit on August 19, 1921.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Neoclassic Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style and specifically the subtype of a Neoclassic Craftsman. The resource retains significant integrity and character defining features such as its partial-width porch with columns continuing to the ground and symmetrically balanced facade and windows. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: see attached bibliography

B13. Remarks: Alexander B. & Cora Caldwell took out a \$2,500 Trust Deed for house construction on September 14, 1921. This house may be a Pacific Ready-Cut House.

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4229 Arden Way, San Diego CA 92103

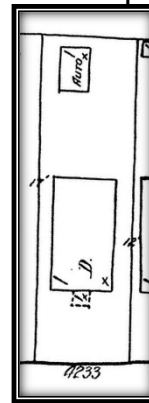
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: Vinyl window sashes replaced the original windows within the original openings, and a small planter wall was added in front of the porch.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Chester Eastman Spec House #1: Historical Landmark #748

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4230 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN # 443-421-17-00 Mission Hills Block 9 Lot 18

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a two story wood frame Craftsman style house. It has a medium pitched composition shingled roof, with open eaves and exposed rafter tails. There are three hipped roof dormers. The largest one facing the street has three windows with diamond paned leaded glass. The dormers to the sides have double hung windows. The upper floor has two double hung windows facing forward. The upper floor is shingled, and the lower floor is clapboard. It has a symmetrical full-width side-gabled front porch. The porch roof is supported on four battered wooden columns resting on a porch surround made of aslar brick. There is an aslar brick chimney on the south side of the house. The wooden front door with the leaded glass is a replacement. The windows to each side of the entry have battered surrounds. The one to the south is diamond paned leaded glass over fixed glass. The one to the north has a center panel of diamond pattern leaded glass over fixed, with vertical fixed glass to the sides.

See original DPR/BSO for complete details.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front, Aug 1, 2011

*P6. **Date Constructed/Age and**

Sources: Historic
 Prehistoric Both
 Constructed 1912 per Residential
 Bldg Record

*P7. **Owner and Address:**

Linda Stouffer
 4230 Arden Way
 San Diego CA 92103

*P8. **Recorded by:**

Originally: Ruth Alter Archaeos
 3-11-2005
 Updated: Deborah Quillin, 8-3-2011

*P9. **Date Recorded:** Aug 1, 2011

*P10. **Survey Type:** (Describe)
 Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # Chester Eastman Spec House #1: Historical Landmark #748

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Chester Eastman

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria: A,C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North 1

(This space reserved for official comments.)

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4235 Arden Way APN# 443-422-05-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 4235 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #5, Block 10, TR1115 APN# 443-422-05-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The house is a 1,956 square foot Neoclassic Craftsman on a 6,000 square foot lot. It has a clipped hip (or jerkinhead) roof and one dormer of the same style. The upper dormer has a four divided light horizontal window. A red brick chimney is placed on the front of the house to the right side of center. Two classic Tuscan style columns support the porch roof. The front door is located in an inset porch on the left front of the house. The front door has multiple panels and there is a mail slot to the right of it. A double hung window opens to the porch from a ninety degree angle to the right of the door. To the right of the porch on the front of the house are a plain fixed glass window, and then the chimney. To the right of the chimney is a smaller window, elevated, leaded glass with a center medallion. The front porch and sidewalk are of plain concrete. The house has wood clapboard siding slightly flared at the bottom.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo:

(View, date, accession #)

Front view, January 7, 2010

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

Water Permit: 12 -9-1920

by Joel L Brown

Sewer Permit: 4-7-1921

by Joel L. Brown

*P7. **Owner and Address:**

Mary Dilligan
 4235 Arden Way
 San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:**

August 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4235 Arden Way APN# 443-422-05-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Neoclassic Craftsman

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single Family Property

Applicable Criteria: F

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** see attached bibliography

B13. Remarks: This may be a Pacific Ready-Cut House.

*B14. **Evaluator:**

***Date of Evaluation:**

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4238 Arden Way APN# 443-421-19-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4238 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #20, Block 9, TR1115 APN# 443-421-19-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The house is a 1,658 square foot Craftsman built around 1913. This is a cross gabled house with a composition shingled roof and a red brick chimney piercing the left side. The front gable provides the roof over the almost full width centrally located front porch. The house has wide eaves, exposed angle-cut rafter tails, and wide fascia boards with cutwork ends. There is half-timbered woodwork embedded in arcs in the stucco façade of the porch gable. The front gable has a horizontal transom window of ornate glasswork separated by wood muntins. The porch lintel beam has a center portion that is bumped up and comes to a very slight peak in the center. The lintel is embellished with decorative brackets. Two battered wooden columns on brick piers at each end support the gable. The fascia boards have three decorative pyramid shaped wooden embellishments. The house has horizontal wood siding. The front door is slightly offset to the left and is a rectangular wood door with an ornate oval glass insert and battered wood surround with a multipart crown above and pyramid drops on the sides. The latch plate appears to be cast, and looks like tree bark and the handle looks like a tree branch. There is a mail slot to the left. The left front window is leaded diamond pattern glass over fixed glass with battered surround. The window to the right is diamond pattern leaded glass over fixed glass flanked by leaded glass casement windows, also in a battered surround with wavy glass. The porch is surrounded by open work yellow firebrick balustrade with a concrete cap rail. The plant piers flanking the stairs also are made of firebrick and have concrete caps. The front porch and stairs are wood. It is in excellent condition and sits on a 6,800 square foot lot.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view January 8, 2010

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Water permit not located

Sewer Permit #9225 dated 11-25-

1912 by Mrs. J.E. Cloud

First assessed in 1913

to Minnie D. Cloud

*P7. **Owner and Address:**

Kenneth Pirelli

4238 Arden Way

San Diego CA 92103

*P8. **Recorded by:**

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August 2010

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4238 Arden Way APN# 443-421-19-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Tax Assessor first taxed this property in 1913. No water or sewer permits were found.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is a significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its partial-width porch and wide columns and column bases. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



Other Listings
 Review Code

Reviewer

Date

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4239 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #4, Block 10, TR1115 APN# 443-422-04-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The house is a 1,487 square foot Craftsman built around 1913. The house is cross-gabled with one gabled dormer. The roof is gray composition shingle with a painted grey chimney on the right side of the house. The fascia boards have decorative cuts on their ends and the rafters are exposed. The front facing gable forms the roof of the porch and is sheathed in shingles. Both the dormer and the front gable have wood triangular knee braces and a horizontal fixed leaded glass transom windows. The house is sheathed in wide wood clapboard siding. The lintel of the front gable has a center portion that is raised upward and comes to a small central peak that is a recurring architectural detail in the neighborhood. This gable is supported by battered wooden columns on rusticated block piers that are capped with concrete. The front door is natural wood with an ornate oval leaded glass insert, a sloped surround and multipart crown. The window on the left front of the house is leaded glass over fixed glass in the center, with leaded glass casement windows to each side. The window to the right of the front door is horizontal leaded glass above fixed glass. All window surrounds have crowns with angle cut ends. The porch railing is of rusticated block in an openwork pattern with concrete cap rails. Rusticated block plant piers also with concrete caps flank the concrete stairs. It is in excellent condition and sits on a 5,900 square foot lot.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

Front view, January 7, 2010

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

No water or sewer permits located
 First assessed to Chester Eastman
 in 1913

*P7. **Owner and Address:**

Kathleen Markham

4239 Arden Way

San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August 2010

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location

Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4239 Arden Way APN# 443-422-04-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Tax Assessor first taxed this property in 1913. No water or sewer permits were found.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Chester Eastman

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its full-width porch and wide columns and battered bases. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 4241 Arden Way APN# 443-422-03-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4241 Arden Way City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #3, Block 10, TR1115 APN# 443-422-03-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The house is an Eyebrow Porch Craftsman built in 1919. The home is single story and is 1,597 square foot. The house has a low-pitched front gabled roofline that is barely visible above the front porch with its prominent eyebrow roofline. The dramatic eyebrow roof porch has a vertical slat attic vent just under the wide eave. This forms the roof of the full width front porch and is supported on four massive round columns. The roof has eyebrow cross gables on each side that reference the front porch eyebrow roof and shade the windows. The house has a simple linear rectangular plan. The front facade is symmetrical with a center wooden door with three slender vertical windows inset. Windows on each side flank the front door. The right side is visible down the right side of the house and the eyebrow roof shields a large bow window comprised of wood double hung windows at each end and three fixed glass windows in the center. The house is in good condition and is on a 5,600 square foot lot. The porch and stairs are painted concrete and the arches have welded iron railings.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front view, January 7, 2010

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 Water Permit: 12-6-1919
 by M.B. Irvin
 Sewer Permit: 12-26-1919
 by M.B. Irvin

*P7. Owner and Address:
 Johnston Family
 no address

*P8. Recorded by:
 (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded:
 August 2010

*P10. Survey Type: (Describe)
 Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95) ***Required information**

DEPARTMENT OF PARKS AND RECREATION HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4241 Arden Way

APN# 443-422-03-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Eyebrow Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Morris B. Irvin

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as an Eyebrow Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style and specifically the subtype of an Eyebrow Craftsman. The resource retains significant integrity and character defining features such as its full-width porch and wide columns and column bases. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4244 Arden Way APN# 443-421-21-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4244 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #22, Block 9, TR1115 APN# 443-421-21-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The house is a two story Craftsman built in 1912. It is a 2,199 square foot cross-gabled house with a medium pitch and a composition shingle roof. The roof is pierced by a red brick chimney on the left side of the house and has ornamental exposed rafter tails, wide exposed eaves, triangular knee braces, and decorative ends on the fascia boards. The front gable forms the roof for the partial width front porch. The front facing gable has a stucco finish and three wood windows: a tall double hung in the center that has diamond panes with wood mutins in the top and fixed glass below; flanked by two identical fixed glass windows with decorative window surrounds. The lintel beam of the porch has a central portion slightly bumped up and coming to a small peak in the middle, and decorated with dentil work. Battered columns resting upon rusticated block piers support the porch gable. The rectangular front door has a square leaded glass insert oriented in diamond position, with sloping surround and multi-part crown above, embellished with pyramidal drops. There is a metal screen door. The left window is a single pane fixed glass. The right window is a horizontal leaded glass over fixed glass with tall geometric leaded glass casement windows to each side. The front of the house has wide horizontal board siding. The railing around the porch is made of openwork rusticated block capped with cast concrete railings. Plant piers to the sides of the stairs match the other porch piers. The porch floor and stairs are concrete. The walkway extends straight to a set of stairs with modern ironwork balustrades leading to the public sidewalk. It is in excellent condition and is on a 6,947.8 foot lot

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
Front view January 8, 2010

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
No sewer & water permits located.
First assessed in 1912 to
Mrs. B.W. Sinclair

*P7. **Owner and Address:**
Stuart D & Denise NF Britton
4244 Arden Way
San Diego CA 92103

*P8. **Recorded by:**
(Name, affiliation, and address)
Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. **Date Recorded:**
August, 2010

*P10. **Survey Type:** (Describe)
Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4244 Arden Way APN# 443-421-21-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Chester Eastman took out the Notice of Completion for this property on December 6, 1912. It is not clear if he was a builder or owner. No water or sewer permits were found.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as the home of Kate Sessions. Kate O. Sessions is listed as the owner of this property within the period of significance from 1916 through 1920. Kate Sessions is significant for her involvement in the development of Balboa Park and in the development of Mission Hills. This Craftsman is also significant for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its partial-width porch and battered columns with wide bases. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff *Date: 4/2/2014 Continuation Update

Address: 4244 Arden Way, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: A detached rear unit likely constructed in the 1950s or 1960s is present at the rear of the lot.

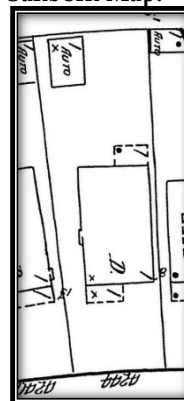
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: A detached rear unit likely constructed in the 1950s or 1960s is present at the rear of the lot. This building would not be included in the designation, should the primary house be designated as a Contributing Resource.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Dyar & Grace Hazelrigg House Historical Landmark # 495

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 4247 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN #443-422-02-00 Mission Hills Block 10 Lot 2

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This classic stucco Craftsman style house features a moderate-pitched cross-gabled composition shingle roof. There are wide unenclosed eaves held by large decorative wood rafters. There are approximately thirty-five original wood windows that were restored in 1994 to their working condition. The structure rests on a concrete foundation. There are two large stucco square columns supporting the decorative triangular beams over the "L" shaped front porch that wraps the northwest corner of the house. Access to the porch is by six stamped concrete steps with low stucco plant piers to each side.

(See original Historical Designation material for complete details)

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front, August 2011

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Water Permit: 12/11/1919 #9152

By E.F. Bryans

Sewer Permit: 1/5/1920, no #

By E.F. Bryans

***P7. Owner and Address:**

Mark A & Debra A Riley

4247 Arden Way

San Diego CA 92103

***P8. Recorded by:**

orig. by Debra Riley

update by Deborah Quillin

4251 Arguello St.

San Diego CA 92103

***P9. Date Recorded:**

August 14, 2011

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # Dyar & Grace Hazelrigg House Historical Landmark # 495

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations) A detached one car garage was built with the house in 1920 and maid's quarters with a full bath were added onto the back in 1923.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Edward F. Bryans

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria: C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

Other Listings
 Review Code

Reviewer

Date

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4248 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot 23, Blk 9, Tr 1115 APN #443-421-22-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This Mission Revival style house is a two-story stucco house built around 1912. It has a wooden airplane room on the roof, the details of which are not visible through foliage. There appears to be ornate brackets under a wide eave with a ribbon of windows that likely goes all the way around. The chimney is river rock with brick extension at the top. The airplane room, but not the chimney extension, appears in a photo of the house dated between 1912-1915. The parapet is Spanish mission shaped with a flat narrow coping, painted in contrast. Two elevations face the street. The Arden Way facade is dominated by a large ornate stone chimney incorporating both large & small stones in a decorative pattern. Flanking the upper chimney are double hung sash windows with tile roofs of Mission half-barrel tiles cantilevered from the wall surface with 4x4 square posts. Below the windows is a hipped roof running the full length of the porch, wrapping the corner and extending partially down the length of the Hickory St. side of the house. It projects about two feet, is covered in two layers of Mission half barrel tiles without mortar, and is supported by flat cut rafters embedded in the stucco. The porch arcade has slightly battered columns, banded near their tops, and connected by broad Mission style arches. Each column extends to the ground sheathed in cobblestone from the porch railing down. Each has a small projecting cap separating the stucco above from the (see continuation sheet)

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front view, August 2010

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

First assessed to

Walter S. Kaehler in 1913

Water Permit: not located

Sewer Permit #8910 dated 9-25-1912 by B.J. Cordtz

*P7. **Owner and Address:**

Joanne G Mangiameli

4248 Arden Way

San Diego CA 92103

*P8. **Recorded by:**

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August 2010

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code

*Resource Name or # 4248 Arden Way APN #443-421-22-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Mission Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Mission Revival house. The Mission Revival house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Mission Revival house style. The resource retains significant integrity and character defining features such as its shaped Mission parapet, stucco surfacing and its red tile roof and porch roofs. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See attached bibliography

B13. Remarks: Photo dated between 1911-1915 from San Diego Historical Society Archives shows the airplane room present at the top, the window-enclosed second floor porch at the rear, and part of the Hickory St. retaining wall as they are today. On the photo, there are no piers or walls flanking the stairs that meet the public sidewalk at the corner of the property.

*B14. **Evaluator:**

***Date of Evaluation:**



North ↑

(This space reserved for official comments.)

CONTINUATION SHEET

***P3a. Description (continued):**

stone below. The stone chimney broadens with wide shoulders at the porch level. It is flanked by wide double hung 1:1 wooden sash windows. The Hickory St. side of the house contains cantilevered roofs projecting from the wall surface as well and rectangular attic vents. The vents appear to be ornate cast iron. To the left of the tile roof is a pair of double hung 1:1 wood windows, and to the right is a single 1:1 double hung wood window. On the porch, the front door is ornate, in a dark natural stain, with two rectangular leaded glass windows in its upper part. It is flanked by half windows of leaded glass that come down to about the level of the latch plate. There is a flush mounted ribbed half dome porch lamp on the ceiling in front of the door. To each side of the front door is an identical window assembly consisting of a long horizontal stained glass window in a floral motif with a long vertical double hung 1:1 wooden sash window with metal screens to each side. The porch on this side of the house is the same style & materials. Off the NE corner of the house and recessed a few feet, there is an extension of the house. The second floor has a roof with a wide eave which extends about 20 inches with less ornate rafter tails than the main part of the house. It has three sets of four paned windows. Beneath the windows, the stucco coping is continued and extends over the top of an arcade. The first floor has one 1:1 double hung wooden sash window with a wooden screen. Another portion of the house to the rear is a colonnade with semicircular arches and narrow columns. The balustrade has railings of wide boards resting on stiles of stucco blocks and a stucco converted foundation. The porch has two entry stairs: one extending diagonally to the corner and another to the Hickory St. side. The diagonal stairs are covered in red tile and flanked by plant piers, and a curving walkway extends to a second set of stairs to the corner. These stairs have flanking piers with elaborate metal light fixtures and rounded top stucco walls. The house has large trees in front. There is a low stucco wall and a metal gate to the back yard. It is in good condition.



91:18564-1040 Mission Hills - originally 4596 Ft. Stockton, later 4248 Arden

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4248 Arden Way, San Diego CA 92103

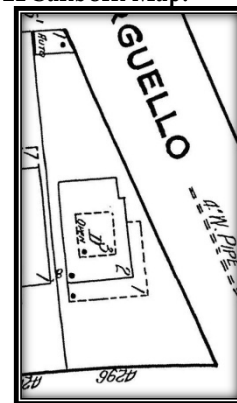
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following: The house was originally constructed in 1912. Since then, the chimney has been extended through a clearly differentiated stucco addition; the entry steps at the corner of the lot have been reconfigured, the porch steps have been covered in tile; a rear second floor balcony has been more substantially enclosed; and a one story covered patio with stepped parapet and arched openings was added at the rear.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: James C. Byers House Historical Landmark #523

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4230 Arguello St. City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 APN #443-402-21-00 Mission Hills Block 8 Lot 20 & 21

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This two story plus attic Colonial Revival house has a composition shingle gable roof over the main house, and a cross-gabled composition shingle roof over the one and a half story garage and north wing. There is a circular shingled roof over the south pentagon extension of the house. It rests on a concrete foundation. There are multitudes of 6:6 double hung wood sash original windows, the upper ones flanked by wood shutters. An original one story recessed garage and wing on the north, received a half story addition and extension in 2001 that compliments the style of the house. The entry to the home follows a brick walk designed by Milton Sessions who is also responsible for much of the existing landscaping: the Deodar Cedar tree, expansive lawn, shrubs, and flowering plants. A deteriorated porch originally located on the north front was removed, restored, and relocated to the back of the house.

See original DPR/BSO for complete details.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
 Front, August 2011

*P6. **Date Constructed/Age and**

Sources: Historic
 Prehistoric Both
 Water Permit: #26111 dated
 3/16/1917 by J.C. Byers
 Sewer Permit: #28507 dated
 3/20/1928 by James C. Byers

*P7. **Owner and Address:**

Sean & Martha J. Welsh
 4230 Arguello St.
 San Diego CA 92103

*P8. **Recorded by:**

Orig: Kathleen Flanigan
 update: Deborah Quillin
 4251 Arguello St
 San Diego CA 92103

*P9. **Date Recorded:**

August, 2011

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # James C. Byers House Historical Landmark #523

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Ralph E. Hurlburt

b. Builder: F. Anderson

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria: B, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

*Resource Name or #: 4240 Arguello St. APN# 443-402-22-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
City: San Diego Zip: 92103

c. Address: 4240 Arguello Street

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Lot #22, Block 8, TR1115 APN# 443-402-22-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a two story foursquare Prairie style home built by Nathan Rigdon around 1916. It has a low-pitched shingled hip roof and a stucco chimney on the left side of the house. The exterior finish is stucco. There are three large stepped stucco brackets under the wide enclosed eaves. From left to right across the upper story, there is a pair of double hung windows, a divided light balcony door, a small highly positioned double hung window, and last, a window grouping composed of a large fixed glass pane under one row of divided lights flanked by double hung windows. The balcony railing is plain squared stucco but is largely covered by foliage. The balcony forms the roof of the front porch and rests on two massive square columns. The first floor has bow windows on both sides of the front door that are identical, each with a red tile roof above. Each bow has five windows that are two panes over one. The center three windows are stationary and the ends are casement windows. A low stucco wall with stucco cap surrounds the partial width porch and extends to the driveway on the left side of the house. The porch floor, stairs and sidewalk are of red brick.

(See more details on Historical Designation report)

*P3b. Resource Attributes: (List attributes and codes) HP2 Single family home

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)
P5b. Front view, November 2008

P5a.



*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
Water Permit: 3-14-1917 by Nathan Rigdon
Sewer Permit: 6-26-19?? (unreadable) by Nathan Rigdon

*P7. Owner and Address:
Barbara & Glenn Goltz
4240 Arguello St.
San Diego CA 92103

*P8. Recorded by: (Name, affiliation, and address)
Deborah Quillin
4251 Arguello St
San Diego CA 92103

*P9. Date Recorded: January 9, 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Tax Assessor's Residential Building Record reported the first property tax in 1916. Master Builder Nathan Rigdon took out the water permit on March 14, 1917 and the sewer permit on June 26, 1917. The City of San Diego has the following building permits on record: Building Permit No.L77573 to reroof for October 1977; Building Permit No. N36085 by Glenn Goltz for a remodel and addition to existing residence for a family room, bathroom, laundry room and deck, October 1980. This addition is not visible from the public street view.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: Front stucco retaining wall capped with red brick.

B9a. Architect:

b. Builder: Nathan Rigdon

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Prairie house and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie style. The resource retains significant integrity and character defining features such as its low-pitched hipped roof, horizontal window groupings, widely overhanging eaves, and massive square porch supports. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

This house is currently recommended for Individual Historical Designation by the HRB and should come up for a vote in 9-2011.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4241 Arguello St. APN # 443-421-06-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4241 Arguello St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #6, Block 9, TR1115 APN # 443-421-06-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a two-story foursquare Prairie Style house built in 1918. It is a 2,927 square foot stucco house. It has a low-pitched composition shingled hip roof and a stucco chimney with a spark arrester on the right side of the house. There are three large stucco modillion brackets just under wide enclosed eaves. From left to right across the upper story, there is a pair of 1:1 double hung windows, a small elevated 1:1 double hung window, a divided light French door with wooden screen door, and another pair of 1:1 double hung windows. The windows have aluminum screens. There is an asymmetrical balcony offset to the north of the front. The balcony railing is plain squared stucco with a stucco cap. Just below the cap is a hipped roof of red Mission half-barrel tile. Three smaller modillions are just under the enclosed eave of the porch roof. The partial width balcony forms the roof of the front porch and rests on a Mission style arcade of three square columns with round arches in between. The second floor is cantilevered slightly over the first floor. The first floor from left to right has a pair of 1:1 wood double hung windows, a rectangular wooden front door with three long vertical fixed glass panes and a metal security screen door, and a large fixed glass window. A low stucco wall with stucco cap surrounds the partial width porch and extends toward the driveway on the right side of the house, ending with a large square plant pier. There are stairs to the front and driveway side of the porch. The porch floor, stairs and sidewalk are of tinted concrete. The house is in good condition and sits on a 6,600 square foot lot.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front view, January 2010

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 Water Permit: #7150 dated
 7-16-1918 by Nathan Rigdon
 Sewer Permit not located
 First assessed to
 Charlotte G. Orbikat in 1919

*P7. Owner and Address:

Jonathan S. Dabierri
 4241 Arguello St.
 San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St
 San Diego CA 92103

*P9. Date Recorded:

August, 2010

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): DPR 523A (1/95) *Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4241 Arguello St APN # 443-421-06-00

- B1. Historic Name:
B2. Common Name:
B3. Original Use: Single family property B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Nathan Rigdon built this house in 1918. He took out the water permit on July 16, 1918. The sewer permit was not found. Building permit A57037 was taken out in 1966 to screen in the sunshade and for a wood frame deck. There is a 1994 building permit No. A102281-94 to convert a portion of the interior den into an open patio/deck and bedroom with full bath and to relocate the kitchen, add a laundry room, convert a closet on the second floor into a bathroom. Permit No. C-301611-94 to replace the masonry fireplace.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Nathan Rigdon

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Prairie house and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie style. The resource retains significant integrity and character defining features such as its low-pitched roof and widely overhanging eaves, and massive square porch supports. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4241 Arguello Street, San Diego CA 92103

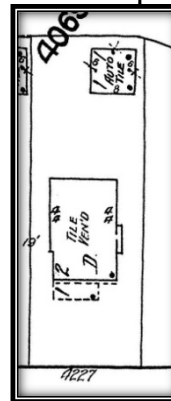
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The stucco is a more contemporary texture. The roofing at the porch is "S"-tile, while the roofing on the main residence is composition shingle. It is not clear whether the house was roofed with tile or composition shingle historically, as the Sanborn Map notes only a non-combustible material.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4250 Arguello St APN# 443-402-23-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4250 Arguello St

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #23, Block 8, TR1115 APN# 443-402-23-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house was designed in the Prairie Style and is a two story four square home with smooth stucco exterior. The home is listed as 2500 square feet, with 4 bedrooms and 2 bathrooms. It has a low-pitched hipped roof with wide eaves supported by four large brackets that is a recurring element on prairie style homes built in the area. These same brackets are repeated in profile as balcony supports. The balcony is supported on large square stucco columns and covers the central portion of the large front porch. The porch extends the entire width of the home ending in thick squared partial height piers at both ends. The balcony is enclosed with a stucco balustrade pierced with a ribbon of wooden cut outs, rectilinear on both ends with the central front section forming a slight curve forward. There are small decorative corbels beneath this curved extension repeated across the front of the house that emphasize the slightly overhanging second story. The house has a mostly symmetrical facade. Three of the four large windows in the front contain large fixed glass center panels topped by five divided lights over each and flanked by casement windows of fixed glass topped with three light windows in each. The fourth large window on the lower left is fixed glass with eight divided light windows. The centrally located oak front door has three elongated panels of beveled glass and emphasizes the symmetry of the house. The large piers at each end of the porch help anchor the building and serve as the beginning and end of the rectangular rhythm established across the front at ground level, comprised of the balcony support piers and the plant piers that flank the stairs. A stucco retaining wall meets the sidewalk at the front of the property. The porch, stairs and front sidewalk have been covered in off white stone tile. The house sits on a 7000 square foot lot and is in excellent condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

Front view July 2011

*P6. Date Constructed/Age and Sources:

Historic Prehistoric Both

Water Permit # 8348 dated 2-1-1917

Sewer Permit # 12900 dated 6-26-1917

First assessed to Nathan Rigdon & Robert E. Hicks in 1917

*P7. Owner and Address:

Ingram Family

4250 Arguello St.

San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded: August 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # (Assigned by recorder) 4250 Arguello St APN# 443-402-23-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Nathan Rigdon built this house in 1917. The water permit was taken out on March 16, 1917 and the sewer permit on June 26, 1917. The Tax Assessor's Residential Building Record indicates first taxation in 1916. It is listed as a 4 bedroom, 2 bath home with oak floors throughout, standard construction with exterior stucco over hollow clay tile. The first floor is described as 1372 square feet, the second floor as 1128 square feet, detached garage of 320 square feet and balcony of 272 square feet. The original garage drawn on the SW corner of the property with it's driveway to Arguello St. has been demolished and there is a new garage on the NW corner of the property accessible only from the alley behind the house, built from 2007 plans included in the Residential Bldg Record. There is a stucco retaining wall at the front of the property.

Water Permit # UKN dated 3-16-1917 Sewer Permit # 12900 dated 6-26-1917

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect:

b. Builder: Nathan Rigdon

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Prairie house and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie style. The resource retains significant integrity and character defining features such as its low-pitched roof and widely overhanging eaves, and massive square porch supports. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)* The resource may also be significant for its association with Master Builder Nathan Rigdon who built this house in 1917.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See attached bibliography

B13. Remarks:

*B14. Evaluator: D. Quillin

*Date of Evaluation: June 2009

(This space reserved for official comments.)



Address: 4250 Arguello Street, San Diego CA 92103

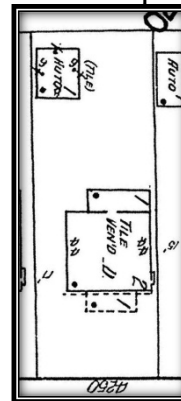
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The stucco texture is a contemporary cat-face texture; and the entry walkway and porch have been covered with tile.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: 4251 Arguello St. APN# 443-421-05-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4251 Arguello St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #5, Block 9, TR1115 APN# 443-421-05-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a Prairie Style 3,610 square foot two-story house built in 1918. It has a low-pitched hipped roof with wide enclosed eaves supported by two large modillions at the corners in the front. There is a stucco chimney on the south side of the house, topped by a modern spark arrester. The upstairs windows from left to right: One pair of 1:1 wooden double hung, a small elevated 1:1 wood double hung, a divided light French door with wood screen door, and another pair of 1:1 wood double hung windows. All have wide surrounds and large projecting sills. The asymmetrically located, partial width balcony is enclosed with a stucco railing and cap. It is supported by two large square stucco pillars that begin at the ground and rise to pierce the hipped Mission half-barrel tile roof surrounding the balcony. A stucco covered lintel connects the pillars across the front and the pillars from their sides to the house. The modillions are repeated under the lintels. The porch extends across most of the house ending in a large square plant pier at the driveway on the south side of the house. The porch and stairs are covered in slate tile and the sidewalk is concrete with slate accents. There are stairs to the front and to the driveway side of the house. The slightly recessed oak front door has three elongated panels of beveled glass in an oak surround. There is a pair of 1:1 wooden double hung windows to the left of the porch and a large rectangular fixed glass window to the right of the front door. The house sits on a 7,400 square foot lot.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)
 Front view, June 2009

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 Water Permit: 6-3-1918 by
 Nathan Rigdon
 Sewer Permit: not located
 First assessed to Nathan Rigdon
 in 1919

*P7. **Owner and Address:**
 William & Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P8. **Recorded by:** (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:** January 10, 2010

*P10. **Survey Type:** (Describe)
 Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter

"none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):
 DPR 523A (1/95) *Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # HRI#
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Page 2 of 2

*NRHP Status Code

*Resource Name or # 4251 Arguello St. APN# 443-421-05-00

B1. Historic Name:
 B2. Common Name:
 B3. Original Use: Single family property B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Nathan Rigdon built this house in 1918. He took out the water permit on June 3, 1918. The sewer permit was not found. Removal of 600 square feet and addition of 1800 square feet in 2003 at the rear of the house. The addition included installation of a laundry room, master bedroom and full bath upstairs. A remodeled kitchen/family room and half bath were added downstairs with a full width partially roofed patio off the family room at the back of the house.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: None

B9a. Architect:

b. Builder: Nathan Rigdon

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Prairie house and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie style. The resource retains significant integrity and character defining features such as its low-pitched roof and widely overhanging eaves, and massive square porch supports. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)* The resource may also be significant for its association with Master Builder Nathan Rigdon who built this house in 1918.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4255 Arguello St. APN# 443-421-04-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4255 Arguello St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Lot# 4, Block 9, TR1115 APN# 443-421-04-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a 2,247 square foot Craftsman house built in 1913. The front of the house is a one story cross-gabled house with a composition shingled roof and wood clapboard siding. There is a second story side gabled addition to the rear of the house, also with composition-shingled roof. A red brick chimney pierces the rear side gable roof on the right side of the house. It is red brick above and painted below the roofline. The house has wide open eaves, exposed rafter tails and the bargeboards that terminate in decorative cut ends. The front gable covers the porch roof. The front facing gable has triangular knee brackets and a horizontal diamond-paned glass window with wood muntins. The gable end is filled with shingle siding. The porch lintel beam has a raised portion in the center, which comes to a slight peak that is a reoccurring feature on many houses in the neighborhood. The gable rests on two squared columns. The window surrounds on the first floor are buttress shaped. Beginning on the left, there is a Chicago style window with geometric leaded glass over fixed glass in the center and 1:1 wood double hung sashes to the sides. The natural wood front door has a single large rectangular fixed glass pane and has a metal security screen door over it. The window to the right is geometric leaded glass over fixed glass. The columns and plant piers have been faced in a natural stone. The porch does not have railings, but the stairs have a modern iron handrail on one side. The porch and stairs are covered in red brick. There are rock faced plant piers with brick caps flanking the stairs. There is a plain concrete walkway leading straight to the public sidewalk and a smaller curved walkway to the south side of the house. The home is in excellent condition and sits on a 7,500 square foot lot.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo:

(View, date, accession #)

Front view June 2009

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Water & Sewer Permis not located

First assessed in 1913 to

H. M. Kine

*P7. **Owner and Address:**

Ed & Cecilia Gora

4255 Arguello St.

San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August, 2010

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): DPR 523A (1/95) *Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4255 Arguello St. APN# 443-421-04-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1913. The water and sewer permits were not found.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The columns and plant piers have been faced in a non original type stone however the resource still retains significant integrity and character defining features such as its partial-width porch, wide unenclosed eaves with decorative beams and braces under the gable roof. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4255 Arguello Street, San Diego CA 92103

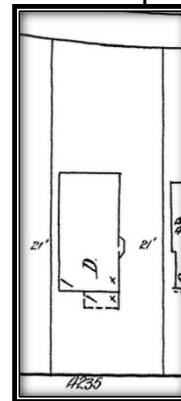
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: A second floor addition was added at the rear of the house; the porch columns have been clad in stone; and the porch steps and floor have been covered in tile.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4265 Arguello St. APN# 443-421-03-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4265 Arguello St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #3, Block 9, TR1115 APN# 443-421-03-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a cross-gabled Craftsman home built around 1913. The house has composition shingled roofs, stucco gables, and wood clapboard siding. A red brick chimney pierces the side gable roof on the right side of the house. It is red brick above and painted below the roofline with a spark arrester on top. The house has two front gables with wide open eaves and a gabled dormer. The house has exposed rafter tails and the barge boards which terminate in decorative cut ends. The prominent front gable covers the porch roof. There are triangular knee brackets and a horizontal geometric paned glass window with wood muntins centered beneath the apex. The porch gable end is stucco with wood half-timbering. The lintel beam at the base of the gable has a raised portion in the center that comes to a slight peak. The gable rests on two battered wood columns supported by rusticated cement block piers. Beginning on the left, the window is leaded glass over fixed glass flanked by wood 1:1 double hung. The front door is wooden with an oval glass insert and a wood screen door. The window to the right is leaded glass over fixed glass. The door and window surrounds on the first floor have buttress shaped sides with angle cut lintels above. The porch is enclosed with open baluster and painted concrete railings. The porch, stairs and front walkway are covered in red brick. There are rusticated concrete block plant piers flanking the stairs topped with painted cement caps. Two rusticated block piers with concrete caps flank the walkway at the public sidewalk and have Mission style light fixtures. There is a curved planter bed of modern block capped in brick to each side of the front stairs. There is a granny flat and garage in the back. The home is in excellent condition.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
 Front view June 2009

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both
 Water Permit not located
 Sewer Permit #8391 dated 7-8-1912
 by Chester Eastman
 First assessed in 1913 to Marion O'Connor

***P7. Owner and Address:**

Connie L & Mark T Garrett
 4258 Arguello St.
 San Diego CA 92103

***P8. Recorded by:**

(Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

***P9. Date Recorded:**

August, 2010

***P10. Survey Type:** (Describe)

Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):
 DPR 523A (1/95) *Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # HRI#
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Page 2 of 2

*NRHP Status Code

*Resource Name or # 4265 Arguello St. APN# 443-421-03-00

B1. Historic Name:
 B2. Common Name:
 B3. Original Use: Single family property B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1913. The water and sewer permits were not found. Building permit No. A00389 was taken out in 1958 for a bedroom addition. Building permit No. C-300064004 to build a companion unit with bedroom, bath, kitchen over new 3-car garage.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: probably Chester Eastman

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its partial-width porch and wide columns and battered bases. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4265 Arguello Street, San Diego CA 92103

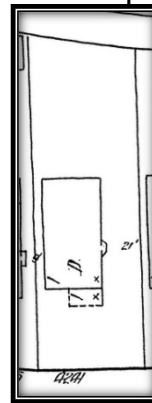
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The walkway has been replaced with brick, which has also been added to the porch and porch steps. A low slump block planter wall with brick coping has been added to the front yard. The detached 3-car garage with companion unit above was constructed in 2004, and would not be included in the designation should the property be designated as a contributing resource.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4266 Arguello St APN# 443-402-25-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4266 Arguello Street City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #25, Block 8, TR1115 APN# 443-402-25-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This large Mission Revival home was built in 1916. The house has a complex and variable height roof structure: flat with parapet and end gabled with red tapered Mission tiles. The exterior is surfaced in smooth stucco. Beginning on the left, there is a chimney with a gabled red tile cap. The recessed second story parts of the house are barely visible over the Mission style parapet across the front of the house, where there is another parapet cap and a red tile gable. The predominant tower with front gabling is on the right side and is the entry to the house with the front door facing to the right. The door has a shed roof over the doorway, held by stucco corbels. There are three arched divided light windows across the front, the largest in the center. Each has a wrought iron balconet railing in front. The entry tower has two long rectangular windows with ironwork over them. There is an entry porch enclosed by a low stucco wall and an iron gate. The porch, stairs and walkway are tinted concrete and curve through the yard to the public sidewalk.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo: (View, date, accession #)
 Front view, 2008

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

Water Permit: 10-9-1926 by Mrs Mary Thomas

Sewer Permit: 10-13-?? by "Thomas"

*P7. Owner and Address:

John Kelly
 4266 Arguello St.
 San Diego CA 92103

*P8. Recorded by: (Name, affiliation, and address)

Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded: January 11, 2010

*P10. Survey Type: (Describe)
 Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single family home
- B4. Present Use: Single family home

***B5. Architectural Style:**

***B6. Construction History:** (Construction date, alterations, and date of alterations)

The builder for this house is not known. The water permit was taken out by Mrs. Mary Thomas on October 9, 1916 and the sewer permit by "Thomas" on October 13, 1916.

***B7. Moved?** No Yes Unknown **Date:** **Original Location:**

***B8. Related Features:**

B9a. Architect: unknown

b. Builder: unknown

***B10. Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Mission Revival house. The Mission Revival house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Mission Revival house style. The resource retains significant integrity and character defining features such as its shaped Mission parapet, stucco surfacing and its red tile roof and porch roofs. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

***B12. References:** see attached bibliography

B13. Remarks: none

***B14. Evaluator:** Deborah Quillin

***Date of Evaluation:** January 11, 2010

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4266 Arguello Street, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 states that the bulding was constructed in 1916; however, this appears to be a typo. Water and Sewer Records indicate that the structure was built in 1926. The 1950 Sanborn Map indicates that the second floor is original to the hosue.

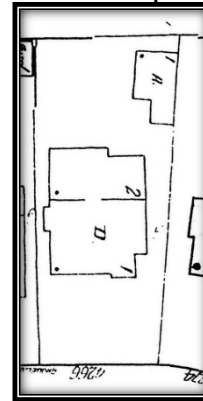
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 states that the bulding was constructed in 1916; however, this appears to be a typo. Water and Sewer Records indicate that the structure was built in 1926.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 3

*Resource Name or #: 4275 Arguello St APN# 443 421-02-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 4275 Arguello St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #2, Block 9, TR1115 APN# 443 421-02-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a 3,022 square foot Craftsman. It is a two story cross-gabled house with a composition shingle roof, wide open eaves, bargeboards with decorative ends and cut outs. The house has a shed style composition shingled roof with exposed rafter tails supported on ornamental triangular knee brackets. The house has horizontal clapboard on the upper two floors and a clinker brick chimney. The front gable has a large fixed glass window flanked by two double hung windows at the apex. Located centrally below it is a Chicago style window: the center is 7:1 fixed glass flanked by two tall 7:1 wood double hung windows. There is a wooden balconet supported by small corbels beneath the windows. The second story is cantilevered over the first floor, and is accented by decorative brackets. The house has a full width front porch under the cantilevered front gable. The lintel beam at the base of the gable rests on three large square red clinker brick columns. Across the front of the house from the left there are two identical windows: fixed glass in a 10:1 configuration of divided light. The unusual front door is a rectangle with a two by two divided light glass window in the upper portion and two slope-sided recessed panels below. It is flanked by stationary wood panels that repeat the slope-sided panel inserts on the lower part of the door, but have a single fixed glass pane above. The gable end that faces north has the same detailing as the front off the house: knee brackets and bargeboards with decorative ends and cut out designs. The second floor is cantilevered with decorative brackets for accent. There is a louvered horizontal attic vent at the apex of the gable. The second floor has 2 Chicago style window groups to the east: The upper sash of each is a 4:3 with wood muntins over a single pane beneath. See page 3 for descriptive continuation and detail photographs.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



*P5b. Description of Photo:

(View, date, accession #)
 Front view, January 2010

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 Water Permit #22966 dated
 8-11-1926 by V.T. Searles
 Sewer permit not located
 First assessed in 1913 to
 J.E. Winder

*P7. Owner and Address:
 White Family Trust

*P8. Recorded by:
 (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded:
 August, 2010

*P10. Survey Type: (Describe)
 Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map
 Sketch Map Continuation Sheet Building, Record

Structure, and Object
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code

*Resource Name or # 4275 Arguello St APN# 443 421-02-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1913. The water permit was taken out by V.T. Searles on August 2, 1926. The sewer permit was not found.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: There is a swimming pool and detached garage with an apartment over it in the backyard.

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its low pitched gabled roof with wide, unenclosed eave overhangs, exposed roof rafters, full-width porch supported by square columns and bases that continue to ground level. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 3 of 3

*Resource Name or # 4275 Arguello St APN# 443 421-02-00

*Recorded by: Deborah Quillin

*Date: July 2011 Continuation Update

On the first floor there is a cantilevered bay window with a composition shingle roof and a wood balconet above. All three of the windows are 5:1 wooden double hung sashes. There are two 2:1 casement windows flanking the chimney. The porch is enclosed by a low clinker brick wall with a cast concrete cap. The front porch and stairs are painted concrete. The house is in excellent condition and sits on a 7,949.7 square foot lot.



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4275 Arguello Street, San Diego CA 92103

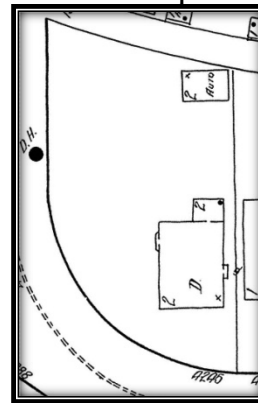
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: the windows at the attic in the front gable end appear to have been replaced within the original opening.

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

*Resource Name or #: 4294 Arguello St APN# 443-402-29-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ¼ of ¼ of Sec ; M.D. B.M.
 City: San Diego Zip: 92103

c. Address: 4294 Arguello Street

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot # 29, Block 8, TR1115 APN# 443-402-29-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one-story Spanish Eclectic house with some Mission character, likely influenced by the concurrent building of the Panama-California Exposition in Balboa Park. Master Builder Morris B. Irvin built the home in 1915. The roof is a combination of flat and cross gables of straight barrel Mission tiles. The stucco is very heavily textured. The left front façade has a low parapet with Mission top profile. Just below the parapet there is a tile roof cantilevered from the wall over a thick stucco ridge resting on wood brackets with four divided light windows in 3x4 pane configuration. The front gable is the covered entryway. It has a red tile roof with almost no overhang and a raised stucco ridge just beneath. The entry is framed by a Mission influenced arch which is highlighted above in raised stucco. The left side of the entry is an open round arch with a partial wall at the bottom. The right side of the entry is an open arch doorway that leads to the porch that extends to the right side of the house. The right front of the house is dominated by a group of three windows with spiral woodwork pilasters between them. The center is a single pane of fixed glass with a broad flattened arch top. The flanking windows are rectangular divided light casements in a 3x6 configuration. There is a heavily textured stucco retaining wall on the front and right side of the property. The wall is pierced with a wrought iron gate to the side yard. The porch floor and stairs of painted concrete and the stairs have plant piers on the sides. The walkway extends straight to the public sidewalk and ends in stairs.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo:
 Front view January 2009



P5a.

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

Water Permit: # 17481 dated

?-28-1925 by Morris B. Irvin

Sewer Permit: #2094 dated

3-14-19?? by Morris B. Irvin

***P7. Owner and Address:**

Frank & Michele Baldwin

4294 Arguello St

San Diego CA 92103

***P8. Recorded by:**

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

***P9. Date Recorded:** January 11, 2010

***P10. Survey Type:** (Describe)
 Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter

"none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4294 Arguello St APN# 443-402-29-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. Architectural Style:

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) built this house in 1915. He took out the water and sewer permits on March 14, 1915.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

Stucco retaining wall on front and right side of property

B9a. Architect: unknown

b. Builder: Master Builder Morris B. Irvin

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its low pitched red tiled roof, arched doorways and windows and its stucco surfacing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*
The resource may be significant for its association with the Master Builder Morris B. Irvin (M.B.) who built this house in 1915.

B11. Additional Resource Attributes: (List attributes and codes) HP46 walls, gates & fences

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator: Deborah Quillin

*Date of Evaluation: January 11, 2010

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4294 Arguello Street, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 states that the building was constructed in 1915; however, this appears to be a typo, as the Water and Sewer records indicate that the building was constructed in 1925.

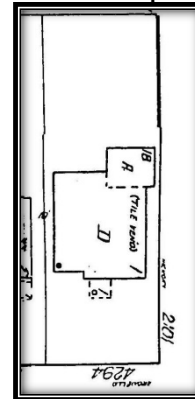
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The house appears to have been re-roofed with new clay tile; the walkway and porch have been covered in clay tiles; and the side porch along the Hickory Street elevation was enclosed at an unknown date.

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 2022 Hickory St. APN# 443-251-20-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2022 Hickory St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot # 14, Block 6, TR1115 APN# 443-251-20-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This smooth stucco Spanish Eclectic home was built in 1921 and exhibits elements of different styles. The second story is offset to the right and rear of the building. There is a stucco covered chimney on the left side of the house. It a flat roof and straight parapet with rounded stepped corners. There are two rectangular divided light casement windows on the left side of the upper level. To the right side is a pair of divided light French doors. Below the roof parapet are two inset decorative round wood slat vents. Equally spaced across the first floor of the house, there are three pairs of divided light French doors. The center door has a cantilevered gabled roof. It is covered in pan tiles with curved front edges and a final emolument that are painted red. The roof rests on two very large stucco covered modillions, which are connected by a broad stucco arch under the roof. All three doors open to a full width tinted stamped concrete porch and stairs with no railing.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view January 12, 2010

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Water Permit # 10461 by

MB Irvin 7-9-1921

Sewer Permit # 15053 by

MB Irvin 8-10-1921

*P7. **Owner and Address:**

Peter Shumaker

2022 Hickory St.

San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August 2010

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single family property
- B4. Present Use: Single family property

*B5. **Architectural Style:** Spanish Eclectic with Moorish

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) built this house in 1921. He took out the water permit on July 9, 1921 and the sewer permit on August 10, 1921. In 1958, Building permit no. A07158 was taken out for a new bath. Combination Building permit No. 1-03369 was taken out in 2004 for a remodel and addition to the existing single-story structure to the first floor, including a remodel of the kitchen and addition to a bedroom, and a new second floor addition, a master bedroom, children's room, and bathroom.

*B7. **Moved?** No Yes Unknown **Date:** 1921 **Original Location:**

*B8. **Related Features:**

B9a. Architect: unknown

b. Builder: Morris B. Irvin

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. Although the second story may be an early addition the resource continues to retain significant integrity and character defining features such as its arched doorway and detailing and its stucco surfacing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)* The resource may also be significant for its association with Master Builder Morris B. (M.B.) who built this house in 1921.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** see attached bibliography

B13. Remarks: none

*B14. **Evaluator:**

*Date of Evaluation:

(This space reserved for official comments.)



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 2038 Hickory St. APN# 443-251-21-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2038 Hickory St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Lot #14, Block 6, TR1115 APN# 443-251-21-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house is a simplified Spanish Eclectic with Moorish influences built around 1921. It has irregularly massing with a second story to the right rear. It has smooth stucco and straight parapet walls. The wooden front door is arched and has a projecting shaped stucco surround. The door has a rectangular rippled glass insert. It is covered by a black, arch top security screen door. There is an ornamental wall mounted light fixture above the door. To each side of the front door is a tall narrow rectangular rippled glass window with an arched top wood surround recessed into a stucco arch. In the center section of the first floor is a window group with a large fixed glass pane in the center with aluminum frame louvered glass side lights, all set into an arched wood surround and recessed, emphasized with a low relief stucco arch at the top. This is a repeated element over the windows. The last window, embellished the same as the others, is a wooden double hung 1:1. There is a semi-circular porch, steps and walkway finished in red brick.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view January 12, 2010

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Water Permit # 10765 by

M.B. Irvin 9-27-1921

Sewer Permit not located

First assessed to Herbert M Hayes
in 1922

*P7. Owner and Address:

Bena Fisher

Hickory St.

San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded:

August 2010

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 2038 Hickory St. APN# 443-251-21-00

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Single family property
- B4. Present Use: Single family property

*B5. **Architectural Style:** Spanish Eclectic with Moorish influences

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) built this house in 1921 and the Tax Assessor first taxed it in 1922. Irvin took out the water permit on September 27, 1921. The sewer permit was not found. Building permit C-308164-02 was taken out in 2002 for a 6 foot retaining wall with a 2 foot open fence on top.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. **Related Features:**

Sidewalk stamp: F Anderson 8-15

B9a. Architect: unknown

b. Builder: Morris B. Irvin

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its arched doorways and windows, stucco surfacing and its ornamental detailing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
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 Trinomial
 NRHP Status Code

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*Resource Name or #: 2106 Hickory St. APN# 443-251-22-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2106 Hickory St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #15, Block 6, TR1115 APN# 443-251-22-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This two-story house was built around 1921. The house is cross gabled with red tapered Mission half barrel tiles set with mortar and has heavily textured stucco. The front facing gable has a round attic vent with vertical wood spindles centered just under the roof gable. Beneath are two symmetrical pairs of six paned casement window pairs, each window being a 2:3. Rustic plank false shutters flank the windows. The second story gable cantilevers over the first floor and is emphasized by corbels, straight cut and chamfered in, that are connected by stucco arches. The left upper floor has a front facing horizontal window with an iron grille. The right upper floor has a balcony with a turned wood railing, French doors and a horizontal window with iron grille. The front entryway is to the left side of the house under a shed style red tile roof. The deteriorated and patched medieval style door is of heavy wood panels recessed into a flattened stucco archway and surrounded by diagonally placed tiles. The door latch plate is likely cast brass and has a heavy patina. There is a mail slot to the right of the door. Offset to the left of center in the front of the house, is a peaked ten pane casement pair of windows, each being a 2:5. They are recessed in the stucco and have a welded wrought iron balconet. The far right group of four windows under the balcony are rectangular, but are in peaked woodwork, to match the woodwork of the windows to the left. The center two windows are 2:3 six pane casement windows and are flanked by modern aluminum louvered windows. All the windows are recessed into bullnosed stucco. There is a very weathered small tile covered landing at the front door and a tinted concrete walkway curves out to the public sidewalk.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo:

Front view, January 2009

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Water Permit: #10627

9-20-1921 by M.B. Irvin

Sewer Permit: #15176

8-25-1921 by M.B. Irvin

*P7. Owner and Address:

O'Connor Family

PO Box 1151

San Diego CA 92112

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded:

August, 2010

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 2106 Hickory St. APN# 443-251-22-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date: 1921

Original Location:

*B8. Related Features: Sidewalk stamp: F Anderson 8-15

B9a. Architect: unknown

b. Builder: Morris B. Irvin

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its low pitched red tiled roof, stucco surfacing and its decorative tile and detailing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)* This home may also be significant as the childhood home of former Mayor of San Diego, Maureen O'Connor.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 2106 Hickory Street, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: It appears that the stucco is applied over another layer; however, this would need to be verified.

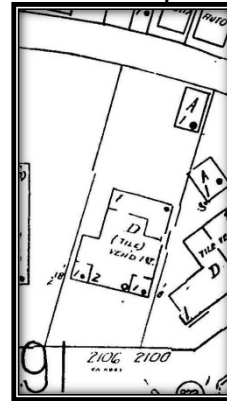
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: A few jalousie windows have replaced wood windows within the original openings. It appears that the stucco is applied over another layer; however, this would need to be verified.

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
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Reviewer

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*Resource Name or #: S.H. Newell, Jr. Spec House #1 Historical Landmark #625

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2120 Hickory St. City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN #443-251-24-00 Mission Hills Block 6 Lot 17

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a Prairie style two-story stucco house. It is plaster over wood and hollow clay tile construction on a raised concrete perimeter, post and pier foundation. It has a low-pitched cross-gabled composition shingle roof, with wide enclosed eaves and decorative beam-ends. It is asymmetrical, with a full width balcony across the upper front and an inset porch on the lower southeast corner. There are original double hung and stationary glass windows and a French door, both with true divided lights.

See original DPR/BSO for complete details.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. **Description of Photo:**

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 Water Permit: #8244, 9/11/1916 by
 SH Newell/Nathan Rigdon
 Sewer Permit: none located

*P7. **Owner and Address:**
 Michael E Feeley
 2120 Hickory St.
 San Diego CA 92103

*P8. **Recorded by:**
 orig. Beth Montes
 update: Deborah Quillin
 4251 Arguello St
 San Diego CA 92103

*P9. **Date Recorded:**
 August, 2011

*P10. **Survey Type:** (Describe)
 Intensive

*P11. **Report Citation:** (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # S.H. Newell, Jr. Spec House #1 Historical Landmark #625

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Prairie

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Nathan Rigdon

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



(This space reserved for official comments.)

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 2124 Hickory St. APN# 443-251-25-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2124 Hickory St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #18, Block 6, TR1115 APN# 443-251-25-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house is a symmetrical Prairie style one-story house built around 1913. It has a flat roof that flows through a central opening in the parapet wall to form the porch roof. The parapet from the front of the house begins taller on the corners and then slopes and then sweeps upward towards the center, ending in square capped piers leaving the center third open. The porch roof is contiguous with a cantilevered open eaved roof that runs across the front and down the sides of the house. The porch roof rests on battered stucco columns that extend to the ground and. Above the front door the massive square porch supports are joined at the top with a broad flattened arch. The front door is natural wood with three long slender vertical windows with a small square window above each. There is a mail slot and a light fixture to the right of the door. There are symmetrically placed fixed glass windows to each side in a six over one configuration. The porch, stairs and walkway are of concrete that extend straight to the public sidewalk. There is a low concrete retaining wall at the front of the property.

*P3b. Resource Attributes: (List attributes and codes) HP 2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view January 14, 2010

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

Water Permit not located

Sewer Permit: #12831 3-5-1917

by Walter Kleinsmid

Property first assessed to

Walter Kleinsmid in

1913

*P7. Owner and Address:

Amy Hagen

2124 Hickory St.

San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded:

August, 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 2124 Hickory St. APN# 443-251-25-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1913. The water permit was not found. The sewer permit was taken out by Walter Kleinsmidt on March 4, 1913.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

Retaining wall at front of property. Sidewalk stamp: F Anderson 8-1921

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Prairie house and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Prairie style. The resource retains significant integrity and character defining features such as its horizontal emphasizing flat roof with overhanging eaves, and massive square porch supports. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 2124 Hickory Street, San Diego CA 92103

P3a. Description:

Update: Since the preparation of the Primary Record in August 2010, the following elements have changed: The windows have been replaced with vinyl windows in the original openings. The front windows were originally configured with 6-lites over a single pane, and are now 5-lites over a single pane.

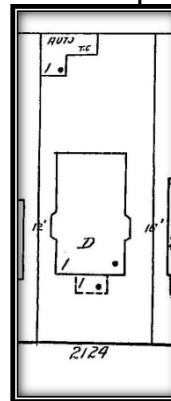
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Update: Since the preparation of the Building Structure and Object Record in August 2010, the following modifications have occurred: The windows have been replaced with vinyl windows in the original openings. The front windows were originally configured with 6-lites over a single pane, and are now 5-lites over a single pane.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

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 Review Code Reviewer Date

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*Resource Name or #: Brachman House Historical Landmark # 559

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2138 Hickory St. City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 APN #443-251-26-00 Mission Hills Block 6 Lot 19

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a single story Craftsman constructed with redwood framing and boards in 1914 by the Larkin Brothers, who resided at 2318 Pine St. It has wooden shingles, a low-pitched cross-gabled roof, wide open eaves and exposed rafter tails. The house was in danger of demolition when it was purchased in 2001 and was restored to as close to the original as possible, with consultation from Bruce Coons of SOHO.

See original DPR/BSO for complete details.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front, August 2011

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 Water Permit: not located
 Sewer Permit: #30762, 4-23-1929
 (Original BSO states 1914)

*P7. Owner and Address:
 Peter Pastuszko
 & Wendy
 Abramson
 2138 Hickory St.
 San Diego CA 92103

*P8. Recorded by:
 orig: Erin Mathews & Richard
 Bellows, owners of 2001
 update: Deborah Quillin
 4251 Arguello St
 San Diego CA 92103

*P9. Date Recorded:
 August, 2011

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # Brachman House Historical Landmark # 559

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Larkin Brothers

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria: B,C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
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Reviewer

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*Resource Name or #: 2141 Hickory St. APN# 443-402-03-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2141 Hickory St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Partial Lot #1 , Block 8 , TR1115 APN# 443-402-03-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a small side gabled simple Craftsman one story house. It is 792 square feet and is listed as two bedroom, two bath. It has a wide open eave with exposed rafters. The red brick chimney protrudes through the roof on the right side. The front is symmetrical with a central wooden front door and screen and pairs of divided light narrow double hung windows to each side. The house has original narrow clapboard siding and decorative door and window surrounds. There is a modern light fixture and mailbox mounted to the right of the front door. The small front porch and stairs are of concrete as is the low retaining wall at the front of the property. The porch has wrought iron railings. There is a detached garage behind the house on the alley. It is in deteriorated condition on a 2000 square foot lot.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
 Front view January 17, 2010

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 Water Permit : 12-24-1924 by
 FD Johns and MV Mel horn
 Sewer Permit not located
 First assessed to CR Dunbar
 in 1922

*P7. **Owner and Address:**
 Hugh A Worland
 2141 Hickory St.
 San Diego CA 92103

*P8. **Recorded by:**
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:**
 August, 2010

*P10. **Survey Type:** (Describe)
 Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter

"none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 2141 Hickory St. APN# 443-402-03-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Martin V. Melhorn built this house in 1925, per the water permit taken out by FD Johns and MV Melhorn on December 24, 1925. In 1968, there was permit no. E34004 to recover the built up roof. Building permit no. C-002338-92 was taken out in 1992 to add a new attached storage room to the west side of the house.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: Retaining wall, detached garage

B9a. Architect: unknown

b. Builder: Martin V. Melhorn

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its exposed roof rafters and wide unenclosed eave overhangs. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 2141 Hickory Street, San Diego CA 92103

P3a. Description:

Update: Since the preparation of the Primary Record in August 2010, the following elements have changed: The rafter tails appear to have been clipped and fascia board added.

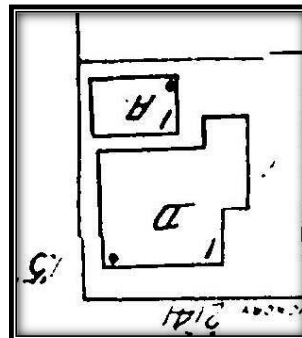
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Update: Since the preparation of the Building Structure and Object Record in August 2010, the following modifications have occurred: The rafter tails appear to have been clipped and fascia board added.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
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Reviewer

Date

Page 1 of 2

*Resource Name or #: 2147 Hickory St. APN# 443-402-02-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2147 Hickory St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Partial Lot #1, Block 8, TR1115 APN# 443-402-02-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a one-story house Mission Revival style home built around 1921. It has a flat roof and a low parapet wall shaped in a broad low arch across the front. It is symmetrical with a stucco chimney with a spark arrester on the left side of the house. The rectangular front door has a stained glass panel at the top and the lower part has been covered by wood. The door is emphasized by a dramatic, contrast stucco surround, shaped in a Mission style arch with chamfer edged pilasters. There is a light fixture above the door and a surface mounted mailbox to the right. The windows to either side of the front entry are tripartite casements, each a 2:5 ten pane configuration. The windows are set into a broad stucco recessed arch. There is a concrete front porch with low stucco piers and a wrought iron railing on two sides, and stairs to the left, with a landing and more stairs leading to the front sidewalk. A concrete wall topped with railroad ties forms a low site wall at the front public sidewalk.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view January 18, 2010

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Water Permit : #11079 11-25-1921

by F.R. Eacrett

Sewer Permit: # 15580 12-15-1921

by F.R. Eacrett

First assessed to W.F. Pontius in

1926

*P7. **Owner and Address:**

Michael & Katherine Rabin

2147 Hickory St.

San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August, 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 2147 Hickory St. APN# 443-402-02-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Mission Revival

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The builder for this house is not known, but is probably Richard Eacrett, who was a building contractor. The Tax Assessor first taxed the residence in 1926. The water permit was taken out by F.R. Eacrett on November 25, 1921. He also took out the sewer permit on December 15, 1921.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

B9a. Architect: unknown

b. Builder: Richard Eacrett

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential **Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Mission Revival house. The Mission Revival house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Mission Revival house style. The resource retains significant integrity and character defining features such as its shaped Mission parapet and its stucco surfacing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** see attached bibliography

B13. Remarks: none

*B14. **Evaluator:**

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4215 Ingleside APN# 443-402-16-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: San Diego Zip: 92103

c. Address: 4215 Ingleside

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Partial Lot # 14, Block 8, TR1115 APN# 443-402-16-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a one story Spanish Eclectic stucco home built in 1923 by Master Builder M.B. Irvin. The flat roof has a low parapet with extra height steps at the corners. Cross-slatted attic vents in a recessed broad low arch shape accentuate the left and right sides of the facade. A cantilevered arch over the porch holds a red tile shed roof. Another red tile shed roof supported between two stucco brackets shields the three window grouping on the right facade. The entrance porch is located slightly to the left of center in a recessed portion of the house. The tripartite window group in the recess has a stationary glass in the center with double hung windows to each side. There are two double hung windows to the left of the entry. There is a group of three windows to the right of the entry. The center window is stationary with double hungs to each side. There is an attached garage to the left of the house. The wooden front door is to the right of the windows. The front porch, stairs and plant piers have been faced with flagstone. The house is in good condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
 Front view January 2010

*P6. Date Constructed/Age and

Sources: Historic
 Prehistoric Both
 First Assessed to Joseph F Peterson
 in 1926
 Water Permit #14298 on 11-20-1923
 by M.B. Irvin
 Sewer Permit not located

*P7. Owner and Address:

Kathleen Gonzalez
 4220 Pt Loma Ave.
 San Diego CA 92107

*P8. Recorded by: (Name, affiliation, and address)

Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded: 4-4-2010

*P10. Survey Type: (Describe)
 Intensive

*P11. Report Citation: (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. **Architectural Style:** Spanish Eclectic

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) Irvin built this house in 1923. The Tax Assessor first taxed it in 1926. Irvin took out the water permit on November 20, 1932. The sewer permit was not found. Building permit C-08085-90 was taken out in 1990 for a second story addition with balcony. Permit No. 576364 was for a detached garage in 2008.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: unknown

b. Builder: Morris B. Irvin

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its arched porch overhang, red tiled shed roof over the window opening, stucco surfacing and its decorative detailing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4515 Ingleside Avenue, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The existing windows are vinyl, but appear to have been replaced within the original openings.

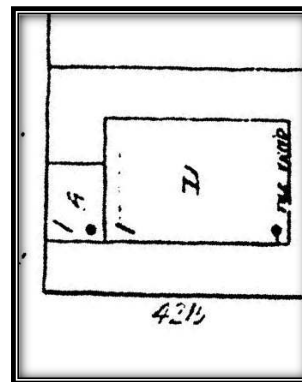
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The existing windows are vinyl, but appear to have been replaced within the original openings. Ceramic tile has been added at the porch and entry steps. Note: The second floor addition noted on the BSOR prepared in 2010 was permitted, but never constructed.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4231 Ingleside APN# 443-402-14-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4231 Ingleside

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #12, Block 8, TR1115 APN# 443-402-14-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a one story Spanish Eclectic stucco home built around 1928. A satellite image shows a flat roof behind the red tile half gabled/shed roof front. There is a stucco chimney rising thru the roof. The front door is a painted wood plank door with two equally spaced divided light casement windows to its right. The windows are divided by two horizontal mullions and each is flanked by ornamental frame-and-panel shutters. The front facing recessed portion of the house to the left of the entry has a pair of identical casements also with shutters. The landing, stairs and front sidewalk are covered with brick.

*P3b. Resource Attributes: (List attributes and codes) HP 2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
 Front view January 2010

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 First Assessed to E.C. & Maria Adam in 1929
 Water Permit # 26044 on 3-10-1928 by A.M. Southard Co. per P.S. Hathaway for owner E.C. Adam
 Sewer Permit # 28480 on 4-7-1928 by Adair

*P7. Owner and Address:
 Carmel Repp
 346 Dunemere
 La Jolla CA 92037

*P8. Recorded by:
 (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded: 4-4-2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4231 Ingleside APN# 443-402-14-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

The Tax Assessor first taxed this house in 1929. Architect Paul L. Hathaway took out the water permit on behalf of the A.M. Southard Company, a building firm, for owners Edwin C. and Marian B. Adam on March 10, 1928. "Adair" took out the sewer permit on April 7, 1928.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its low pitched red tiled roof and its stucco surfacing and details. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4247 Ingleside APN# 443-402-12-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T

; R

;

¼ of

¼ of Sec

; M.D.

B.M.

c. Address: 4247 Ingleside

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #10, Block 8, TR1115

APN# 443-402-12-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a one-story stucco Spanish Eclectic home built around 1925. The home has a red tile cross-gabled roof in the front and flat roof on the back. The front facing gable roof is asymmetrical. There is a vent formed by 4 round clay tile pipes in a stucco design in the center under the gable roof. The wall on the left side is a shaped battered wall extending to the ground. The right side of the roof extends lower to make a cover for the entry area to the house. That covered entry area has an open archway facing the street and an arched opening leading to the front door. There are two tripartite window groups, one to either side of the entry, which are stationary glass in the center and casements on the sides. Both have an elaborate stucco relief in a broad low arch above. The porch is enclosed on the front by a low stucco wall. The front door has a metal security screen. The tiled porch extends to the right of the house, ending in angled steps to the front walkway. The walkway and stairs to the public sidewalk are painted white. There is a stucco retaining wall at the public sidewalk. The house is in good condition.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
 Angled Front View January 2010

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

First Assessed to Wm. R. Jones in 1926

Water Permit # 16047 on 9-12-1924 by W.W. Bird

Sewer Permit # 19644 on 9-11-1924 by W.W. Bird

*P7. **Owner and Address:**

Susan B Schereschewsky
 4247 Ingleside Ave
 San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:** 4-5-2010

*P10. **Survey Type:**

(Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 4247 Ingleside APN# 443-402-12-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

Builder W.W. Bird took out the sewer permit on September 11, 1924 and the water permit on September 12, 1924. The Tax Assessor first assessed the house in 1926.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: None

B9a. Architect: unknown

b. Builder: W.W. Bird

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its low pitched red tiled roof, stucco surfacing and arched porch and window surround. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4265 Ingleside APN# 443-402-10-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4265 Ingleside

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Lot #8, Block 8, TR1115 APN# 443-402-10-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a one-story stucco Spanish Eclectic home built around 1924. It has a flat roof and a symmetrical facade and massing. The house has a low straight parapet, embellished with a small stucco crown molding. Two round clay decorative vent tiles protrude on each side wall above the windows. The house features stucco cladding and has a full height arched porch that projects forward providing a covered entry to the front door. A front gabled arched pediment resting on brackets emphasizes the entryway. To the left of the front door is a stationary glass window with one tall narrow casement on its right. To the right of the front door is a stationary glass window. There is a tiled curved patio across the front of the house, enclosed by a low stucco wall and an iron fence and gate.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
Front view March 5, 2010

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

First Assessed to Harold R. Olds in 1926

Water Permit # 15304 on 5-31-1924 by W.W. Bird

Sewer Permit # 19113 on 6-17-1924 by W.W. Bird

*P7. **Owner and Address:**

Mike & Elysia Cooke
4265 Ingleside Ave.
San Diego CA 92103

*P8. **Recorded by:**

Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. **Date Recorded:** 4-5-2010

*P10. **Survey Type:** (Describe)
Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4265 Ingleside APN# 443-402-10-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. **Architectural Style:** Spanish Eclectic

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Builder W.W. Bird took out the water permit on May 31, 1924 and then the sewer permit on June 17, 1924. The Tax Assessor first assessed the house in 1926.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: W.W. Bird

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its low pitched red tiled roof, stucco surfacing and its decorative arched doorway and detailing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4265 Ingleside Avenue, San Diego CA 92103

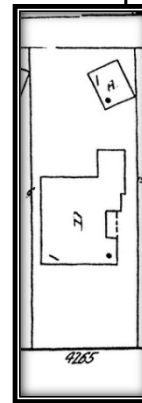
P5a. Photograph or Drawing



P5b. Description of Photo:

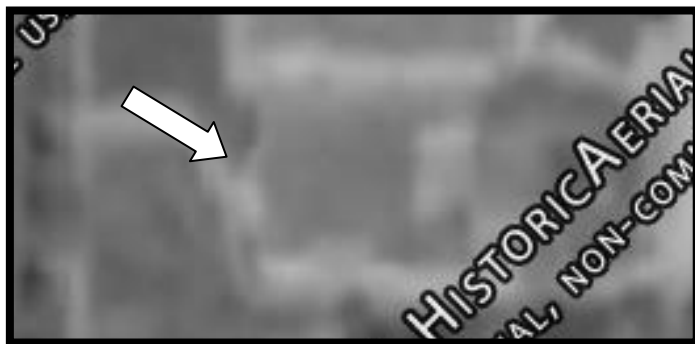
Photo of the primary façade from the Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: tile has been added to the concrete entry steps and a wrought iron gate has been added at the entry. Although the projecting front entry does not appear on the Sanborn Maps, review of permit records and the Residential Building Record does not reveal any porch additions or modifications. Additionally, aerial photographs going back to 1953 show the pop-out at the front entry. The moulded band at the top of the parapet feels contemporary, but again this modification cannot be verified with available records.



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4281 Ingleside APN# 443-402-08-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4281 Ingleside

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #6, Block 8, TR1115 APN# 443-402-08-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a one-story smooth stucco symmetrical Mission style home with a flat roof built in 1926. The front low parapet wall comes to a point in the center and slopes to the outer corners of the house, where the parapet wall ends in a stepped up section. A simple chimney runs along the right side of the house. There are three identical vents comprised of six squared clay tile pipes, located above the front door and windows. The rectangular front wood and glass door is in the center and has a metal screen door. There is a fixed glass picture window with a wide sill on each side of the front of the house. Concrete stairs & walkway lead to a stucco retaining wall at the public sidewalk.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. **Description of Photo:** (View, date, accession #)
 Front view March 5, 2010

*P6. **Date Constructed/Age and Sources:** Historic Prehistoric Both
 First Assessed to E.B. Powers in 1926
 Water Permit # 14593 on 1-18-1924 by W.W. Bird
 Sewer Permit # 18671 on 3-3-1924 by W.W. Bird

*P7. **Owner and Address:**
 Hillman Family
 4281 Ingleside Ave.
 San Diego CA 92103

*P8. **Recorded by:** (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:** March 5, 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4281 Ingleside APN# 443-402-08-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style: Mission

*B6. Construction History: (Construction date, alterations, and date of alterations)

Builder W.W. Bird took out the water permit on January 18, 1924 and the sewer permit on March 3, 1924. The Tax Assessor first assessed the house in 1926.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: W.W. Bird

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Mission Revival house. The Mission Revival house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Mission Revival house style. The resource retains significant integrity and character defining features such as its shaped Mission parapet and stucco surfacing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4204 St. James

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #15, Block 10, TR1115 APN# 443-422-16-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one story Tudor Revival style home built in 1925 by Master Designer Ralph E. Hurlburt and Master Builder Charles H. Tifal. The home is a triple cross-gabled design with a steep shingled roof. The front facade of the house is dominated by a massive brick multiple shaft chimney crowned with a decorative chimney pot. The house has simple vergeboards on the gable ends and is detailed with slated and tile attic vents. The house surfacing is stucco and brick with brick quoins around the large arched French door opening and garage door openings. Canvas patio covers roof the patio area. The front facing gable nearest the chimney is the entry to the house. The last gable to the north forms the roof for a two-car garage. The windows are tall narrow divided light, in casement, wooden double hung and stationary glass configurations. The south facing window is a very large arch top window. The yard is surrounded by a low brick wall with a wrought iron gate entry. The home is in excellent condition.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. January 2009

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

First assessed in 1926 to Rosie Cohn

Water Permit #17446 dated 3-10-1915 by Ed Jacobson

Water Permit #18613 dated 6-29-1925 by Ed Jacobson

Sewer Permit not located

*P7. Owner and Address:

Nina Barton Owens
4204 St. James
San Diego CA 92103

*P8. Recorded by:

Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. Date Recorded: March 30, 2010



P5a.

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") none

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style: Tudor

*B6. Construction History: (Construction date, alterations, and date of alterations)

The team of Master Designer Ralph E. Hurlburt and Master Builder Charles H. Tifal built this house in 1925. Ed Jacobson of the Jacobson Realty Company took out the water permit on March 10, 1925 and the sewer permit on June 29, 1925.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Ralph E. Hurlburt

b. Builder: Charles H. Tifal

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Tudor Revival house and for its association with the Streetcar Suburb era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Tudor style. The resource retains significant integrity and character defining features such as its steeply-pitched roof, large chimney with decorative chimney pot and facade dominated by a prominent cross gables. *Mission Hills Historic District- Historical Context Statement. (Page 6, 9/28/2004)* The home is also significant for its association with San Diego Master Designer Ralph E. Hurlburt and Master Builder Charles H. Tifal.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)

North ↑



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
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NRHP Status Code

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*Resource Name or #: 4227-29 St. James Pl. APN# 443-432-04-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*a. County:

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4227-29 St. James Pl.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #3 & #4 , Block 11 , TR1115 APN# 443-432-04-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is an asymmetrical Colonial Revival two story home. It is unusually situated diagonally on the lot. It has a pyramidal shingled roof with shed style dormers to the front and back, with open eaves. The upper floor has horizontal wood siding and the lower floor front facade is surfaced in red brick. The windows are wood framed and some are divided light, stationary and double hung. The front door is accentuated and is slightly recessed and under a broken scrolled pediment. The left front corner of the house on the lower floor has a wrap-around room extending from the planes of the house, sheathed in red brick with a shingled roof and open eaves. The home has a small brick porch and stairs extending to the walkway. The home is in excellent condition.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: April 2010

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

First assessed to John L Kelly in 1911

No water or sewer permits located

*P7. **Owner and Address:**

Valerie Schwartz
4227-29 St. James Pl.
San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.
San Diego CA 92103

*P9. **Date Recorded:**

April 22, 2010

*P10. **Survey Type:**

(Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 4227-29 St. James Pl. APN# 443-432-04-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. Architectural Style: Colonial Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1915. No original water or sewer permits were found. A water permit for May 12, 1959 was found.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: detached garage

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Colonial Revival house and for its association with the Streetcar Suburb era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Colonial Revival. The resource retains significant integrity and character defining features such as its accentuated front door with broken scrolled pediment and multi-pane double hung widows. *Mission Hills Historic District- Historical Context Statement. (Page 6, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
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*Resource Name or #: 4230-32 St. James APN# 443-422-20-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4230-32 St. James

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot # 18, Block 10, TR1115 APN# 443-422-20-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Prairie two story stucco home has a flat roof and shaped parapet. The home also incorporates Mission style architectural elements. A cantilevered flat roof with open eaves and exposed rafter ends extends from the parapet wall. Beneath it are rectangular vents and a plain horizontal stucco relief band. Across the upper floor are: a Chicago style window, a pair of French doors, and what appears to be a boarded up window. There is a full width balcony across the upstairs, with only the central portion having a roof. This matches the main house in height and is supported at the front by two rectangular pillars with a broad flat arch between them. The balcony has a stucco railing with wrought iron inserts. The lower floor has a Chicago window on the left, a rectangular wood divided light door and a picture window to the right with transom window above. There is a full width front porch surrounded by three equal round arches on the front and matching ones on the sides. Part of the front porch front columns have been cut out and removed for unknown reasons. The porch roof forms the balcony above. The surface of the house has a later, more modern stucco covering. There are painted concrete stairs flanked by stucco covered plant piers. The concrete walkway goes straight to the front public sidewalk. There is a low retaining wall at the front of the property.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: Front view, April 2010

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

First assessed to Mary J. Long in 1915

Original Water Permit not located

Sewer Permit #12082 dated 12-14-

1914 by Mary J. Long

Water Permit #56709 on 5-12-1959

by TC Tipps

***P7. Owner and Address:**

Greg Avedian

4230-32 St James Pl.

San Diego CA 92103

***P8. Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

***P9. Date Recorded:**

April 23, 2010



P5a.

***P10. Survey Type:** (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4230-32 St. James APN# 443-422-20-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence ?

B4. Present Use: Single family residence?

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Prairie School House and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. Although the home has likely been re-stuccoed, the resource still embodies the distinctive characteristics through the retention of character defining features of the Prairie School style. The resource retains significant integrity and character defining features such as its overhanging eaves and stucco relief bands with horizontal emphasis. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4230-4232 Saint James Place, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The stucco is a non-historic Spanish Lace texture.

Update: Since the preparation of the Primary Record in August 2010, the following elements have changed: The wrought iron inserts at the second floor balcony have been removed.

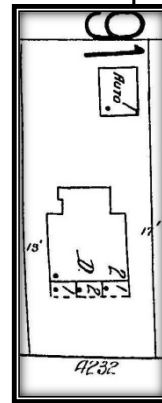
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The stucco is a non-historic Spanish Lace texture. Some of the stucco at the porch has been cut away, possibly for repair work.

State of California — The Resources Agency
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Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

*Resource Name or #: 4236 St. James APN # 443-422-21-00

P1. Other Identifier: Hale House

***P2. Location:** Not for Publication Unrestricted

***a. County:**

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** **Date:** T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4236 St. James City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #19, Block 10, TR1115 APN # 443-422-21-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This classic example of Craftsman architecture was built in 1913. The Residential Building Record listed the house as 1791 square feet with a detached garage of 192 square feet, with 5 bedrooms and 1 bathroom. The house is a 1½-story home of standard frame construction with a side gabled roof with intricate trussing on the ends and open eaves with plain exposed rafter tails on the front. A wide centrally located dormer with five equal sized divided light windows is topped by a shed roof, the entire roof being of composition shingles. The porch extends the full width of the house and its four straight brick columns support the overhanging roof. The columns begin with a concrete plinth just under the lintel and extend in brick all the way to the ground. They are symmetrically located along the front of the porch. The house front façade is covered in original wood siding. The front oak beveled and divided light door is on the left side of the porch. To its right is a large window that appears to be fixed glass with 6 divided lights above. In fact, it is a unique double hung window meant for the large bottom glass to open only about 12 inches upward, the 6 divided lights above being stationary. There is another of these windows on the left side of the house. The right end of the porch is completely enclosed by divided light windows and a solid entry door that faces onto the open covered area of the porch. The porch balustrade is brick topped by original concrete caps. The porch steps are flanked by short brick piers with concrete caps. The front concrete sidewalk extends to new brick replacement stairs going down to the public sidewalk. They are flanked at the bottom by narrow brick columns that repeat the theme of brick topped by concrete. There is a stucco retaining wall topped with new brick at the sidewalk. The original board and batten detached garage with dirt floor and a flat roof is located at the SW corner of the property.

***P3b. Resource Attributes:** (List attributes and codes) None

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo required for buildings, structures, and objects.)



P5b. Description of Photo: (View, date, accession #) front view from St. James Pl. taken Jan 2009

***P6. Date Constructed/Age and Sources:**

Historic Prehistoric Both
 First assessed to WJ Brown in 1914
 Water Permit not located
 Sewer Permit #10469 dated 8-5-1913

***P7. Owner and Address:**

Patricia Olafsen
 4236 St. James
 San Diego CA 92103

***P8. Recorded by:**

(Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

***P9. Date Recorded:**

April 23, 2010

***P10. Survey Type:** (Describe)
 Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 4236 St. James APN # 443-422-21-00

B1. Historic Name: Hale House

B2. Common Name:

B3. Original Use: Single family residential

B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) built this house in 1924. The water and sewer permits were taken out on August 4, 1924.

The Tax Assessor's Residential Building Record indicates first taxation in 1916.

Water Permit UKN Sewer Permit #10469 dated 8-5-1913

The house is listed as 1791 square feet with a detached garage of 192 square feet. There were 5 bedrooms and 1 bathroom. The current owner permitted a "popout" of 36 square feet in the kitchen at the rear of the house in 1977. The kitchen has the original sink and counters.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: William B Heberd

b. Builder: McCorkle & Stockhouse

*B10. Significance: Theme: Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residential Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its low pitched side-gabled roof with full-width porch and wide columns. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)* The house may also be significant for its association with San Diego Master Builder Morris B. (M.B.) who built this house in 1924.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: Union Tribune 8-10-1913

B13. Remarks:

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4236 Saint James Place, San Diego CA 92103

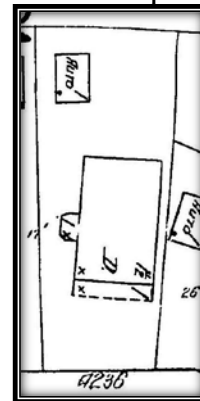
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The brick at the entry steps does not appear to be original. The same brick is found at the porch columns; therefore the brick at the columns may not be original.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4239 St. James APN# 443-432-03-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4239 St. James

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot # 2, Block 11, TR1115 APN# 443-432-03-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one story Spanish Eclectic stucco home in 1922. It has a flat roof and straight horizontal parapet. It is asymmetrical with a partial width front porch. The left portion of the house thrusts forward. There is a wooden round decorative vent located centrally over a focal tripartite arched divided light window with balconet. To its right is an arched opening leading onto the painted concrete porch. The porch is partly covered by a shed style red tile roof with exposed rafter ends supported on knee braces. The front entry door is made of paneled wood with an arched top. There is a ribbon of four tall divided light casement windows opening onto the porch from the right front of the house, shielded by an identical red tile shed roof. The front walkway extends straight to a second set of stairs leading to the public sidewalk. These stairs are flanked by a low stucco wall, which wraps to become a retaining wall at the front of the property. There are wrought iron handrails for the lower stairs.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: Front view April 2010

***P6. Date Constructed/Age and Sources:** Historic

Prehistoric Both

First assessed to Morris B Irvin and Chas Smith in 1922-23

Water Permit # 11149 dated 12-15-1921 by Morris B Irvin

Sewer Permit # 15659 dated 1-11-1922 by Morris B Irvin

***P7. Owner and Address:**

Christopher & Diane Stockmeyer
 4239 St. James Pl.

San Diego CA 92103

***P8. Recorded by:** (Name, affiliation, and address)
 Deborah Quillin

4251 Arguello St.
 San Diego CA 92103

***P9. Date Recorded:** April 23, 2010

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter

"none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4239 St. James APN# 443-432-03-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) built this house in 1922. Irvin took out the water permit on December 15, 1921 and the sewer permit on January 11, 1922. The house was first assessed in 1922-23.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Morris B Irvin

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its arched window and doorways, stucco surfacing and its red tiled shed roof. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)* The home may also be significant for its association with San Diego Master Builder Morris B. (M.B.) who built this house in 1922.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 4 *Resource Name or #: 1912 Sunset Blvd. APN# 443-422-15-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: #: 1912 Sunset Blvd. City: San Diego CA Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

E 40' of S 100' Lot 14 & W 5' of S 100' Lot 15, Block 10, TR1115 APN# 443-422-15-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This two story Spanish Eclectic with Moorish Influence house is 2336 square feet and was built in 1924. The second story is partial, set back and visible only from across the street. The roof is a combination of hipped, flat and shed roofs. The roof has Mission half-barrel tiles and exposed rafters on the right and a flat roof with partially obscured parapet to the left, probably flat or mission style. The exterior is smooth stucco. The entry porch area to the right side of the house presents a symmetrical front with two arches flanked at the outside edges with cast ornament beginning above the parapet and extending down. The left front arch is filled with arch-top glass French doors and have attached wooden screens. The right arch has fixed glass and a large ornate hand wrought iron balconet covering its lower part and ironwork filigree along the top of the arched glass. Separating the two arches is a molded crest ornament below the parapet and below it two free standing half-height Moorish spiral columns. There is an arched pair of doors at the right end of the porch leading to the driveway. The left side of the front facade has a six part segmented flat arch-top window with thick woodwork muntins. The lower part of this large window is also covered with an iron balconet. Above the window there is a decorative tile work mural depicting a maiden drinking at a fountain. Above the tile is a decorative attic vent that matches the decorative elements of the porch. There is a semi-circular planter below the window with fourteen inset tiles. The house has large urns on porch piers to either side of the front entry stairs and intricate cast ironwork railings on both sides of the steps leading up from the parkway. The ironwork railing is missing parts as shown in the photo below. The home is in excellent conditions and sits on a 4500 square foot lot.

See continuation sheet for interior photos of murals on the living room ceiling & Batchelder fireplace.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a. Photo or Drawing (Photo



P5b. Description of Photo: Front view from Sunset Blvd taken Jan, 2009

*P6. Date Constructed/Age and Sources: Historic
 Prehistoric Both
 Water Permit # UKN, 8-4-1924
 Sewer Permit # 19269, 8-4-1924

*P7. Owner and Address:
 Francis & Lucinda Cavenaugh
 1912 Sunset Blvd.
 San Diego CA 92103

*P8. Recorded by:
 (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded: August 2010

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # HRI#
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Page 2 of 4 *NRHP Status Code

*Resource Name or # 1912 Sunset Blvd. APN # 443-422-15

- B1. Historic Name:
 B2. Common Name:
 B3. Original Use: Single Family Property B4. Present Use: Single Family Property

*B5. **Architectural Style:** Spanish Eclectic with Moorish Influence

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) built this house in 1924. Irvin took out the water and sewer permits on August 4, 1924.

The Tax Assessor's Residential Building Record indicates first taxation in 1924. The record does not indicate any changes or modifications.

*B7. **Moved?** No Yes Unknown **Date:** **Original Location:**

*B8. **Related Features:** One of the old growth palm trees lining the north side of Sunset Blvd is located in front of the house.

B9a. Architect: Unknown

b. Builder: Morris B Irvin

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house with Moorish Influence. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its arched doorways and windows, low pitched red tiled roof, stucco surfacing and its decorative tile and molded detailing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)* The Spanish Eclectic house is also significant for its association with Master Builder Morris B. (M.B.) who built this house in 1924.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:**

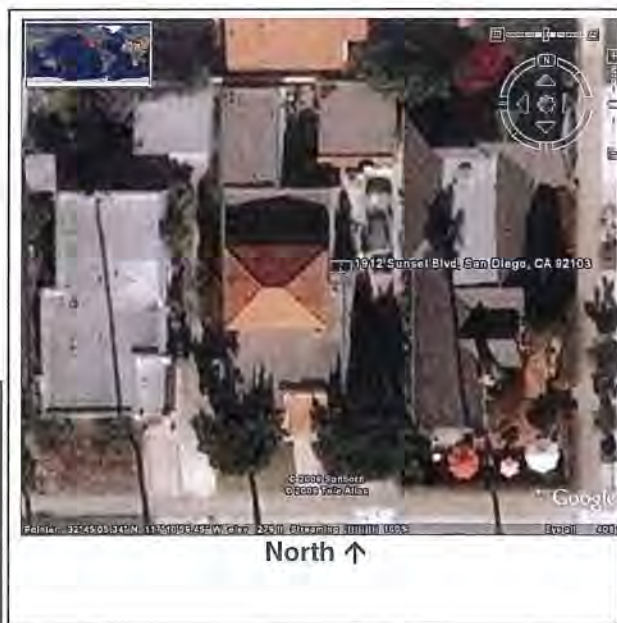
See attached bibliography

B13. Remarks:

*B14. **Evaluator:**

*Date of Evaluation:

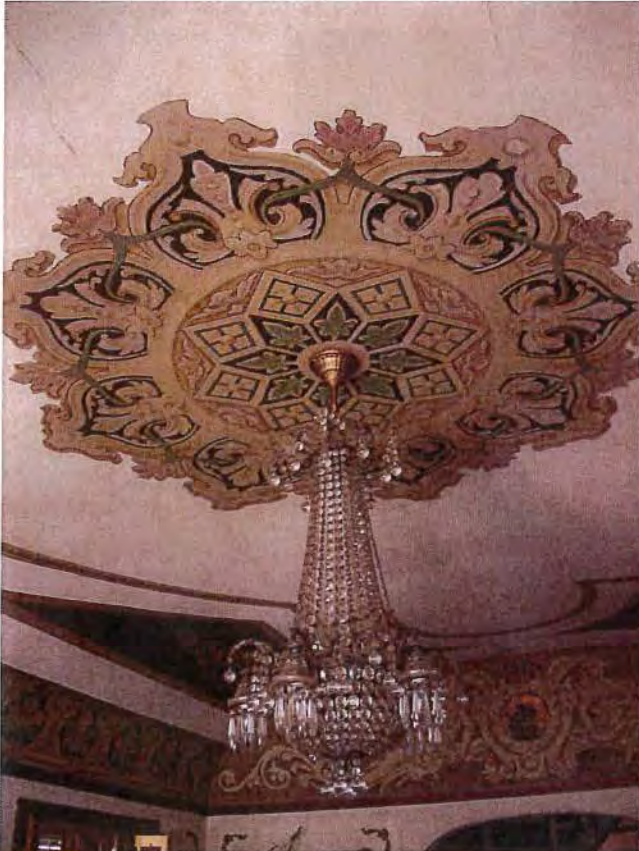
(This space reserved for official comments.)



*Recorded by: Deborah Quillin

*Date: 9-2011

Continuation Update



DPR 523L (1/95)

DPR 523A-Test (8/94)

*Required information



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 1912 Sunset Boulevard, San Diego CA 92103

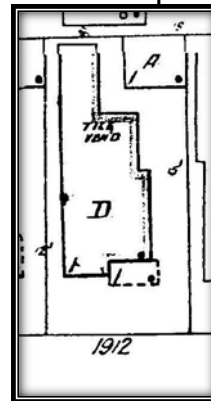
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: Based on the 1950 Sanborn Map, the building was originally one story. The second story, which is setback from the front façade, was constructed at an unknown date. The entry porch has been infilled with glass and glass doors; however, the original porch and entry is intact behind, and the use of single pane glazing in the original openings maintains an open feel.

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 1918 Sunset Blvd. APN# 443-422-14-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1918 Sunset Blvd.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Partial Lot #14, Block 10, TR1115 APN# 443-422-14-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a one story Spanish Eclectic house with Moorish Influence built in 1924. It has a simple linear form and a smooth stucco finish. There is a stucco chimney rising above the roofline on the left side. The home has a flat roof with a straight parapet. One parapet corner located behind the front porch has a pointed finial above a decorative cast spiral column. The left front corner of the house is ornamented with a full-length thin attached cast spiral column. The front two parapet corners seem to have the shelf upon which the same type of finials might have been attached. Centrally located on the front facade over the windows is a round decorative wood slat attic vent recessed into an elongated, deeply recessed shaped stucco opening. The predominant feature of the front facade is the three arched wood frame casement windows, visually related by a broad bas-relief arch of stucco over all three windows. There is a lathe turned wood column between each window arch. The porch is covered by a flat roof with large rectangular arch-top columns extending upward beyond its parapet and ending in decorative rounded finials. Between the columns a shed style red pan tile roof on exposed rafters is located above rounded arched openings on the front and side of the concrete porch. Both arches are accented with freestanding cast ornament Moorish columns. There are plant piers flanking the stairs that waterfall down the walkway and stairs to the public sidewalk. The home is in excellent condition.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. **Description of Photo:** Front view, January 2009

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

First assessed to Clifford Pease in 1926

Water Permit #15398 dated

6-17-1924 by MB Irvin

Sewer Permit #19109 dated

8-4-1924 by MB Irvin

*P7. **Owner and Address:**

Jim Mazzola & Davidde Burkhart

1918 Sunset Blvd.

San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August 2010

*P10. **Survey Type:**

(Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 1918 Sunset Blvd. APN# 443-422-14-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Spanish Eclectic with Moorish Influence

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) built this house in 1924. Irvin took out the water permit on June 17, 1924 and the sewer permit on August 4, 1924. The Tax Assessor first taxed the house in 1926.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. **Related Features:** The house has an original Batchelder tile fireplace in the living room.

B9a. Architect: unknown

b. Builder: Morris B Irvin

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house with Moorish Influence. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its arched doorways and windows, low pitched red tiled roofed porch, smooth stucco surfacing and its decorative molded detailing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)* The Spanish Eclectic house is also significant for its association with Master Builder Morris B. (M.B.) who built this house in 1924.

B11. Additional Resource Attributes: (List attributes and codes) None

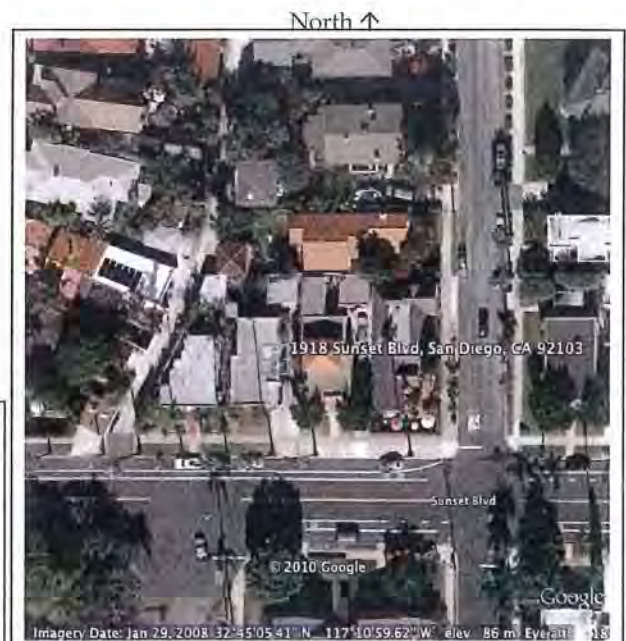
*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1930 Sunset Blvd.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Lot #13, Block 10, TR1115

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This Spanish Eclectic one story house has a symmetrical facade and was built around 1924. The home is clad in smooth stucco and has a flat roof with a straight parapet. There is a stucco chimney on the right side of the house. A protruding shaped stucco arch porch is surrounded and embellished with modern Spanish tiles installed on the diagonal. The Craftsman style recessed front door is natural finish wood with three divided lights in the upper portion with a small shelf and dentil brackets below them. Flanking the entryway on both sides are arched window openings below decorative wooden vents shaped in a Mission arch, with turned wood spindles, a wood lath grill and a wood sill. The large fixed glass windows have casement windows to each side and three divided lights above, all recessed into a broad low stucco arch. Stucco plant piers follow the walkway and seven stairs in a waterfall all the way to the public sidewalk. There are two modern low garden interlocking block walls at the front of the property.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
Front view, April 2010

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

First assessed to Thomas J Smith Jr in 1927

Water Permit #14985 dated 3-27-1924 by MB Irvin

Sewer Permit #18823 dated 4-10-1924 by MB Irvin

*P7. **Owner and Address:**

Jeffrey P & Amy Holzer

1930 Sunset Blvd.

San Diego CA 92103

*P8. **Recorded by:** (Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August, 2010

*P10. **Survey Type:**

(Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 1930 Sunset Blvd.

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Spanish Eclectic

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. **Related Features:** Detached Garage

B9a. Architect: unknown

b. Builder: Morris B. Irvin

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. Although the resources has been altered by probable repainting, the resource still retains significant integrity and character defining features such as its arched doorways and windows, stucco surfacing and its flat parapet roof and porch. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

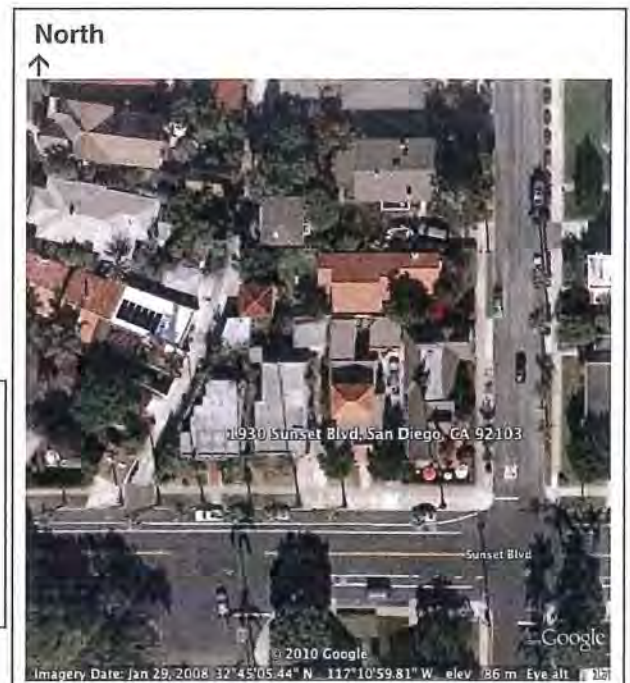
*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff *Date: 4/2/2014 Continuation Update

Address: 1930 Sunset Boulevard, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The concrete steps have been covered in textured paint, and low retaining walls have been added at the front yard.

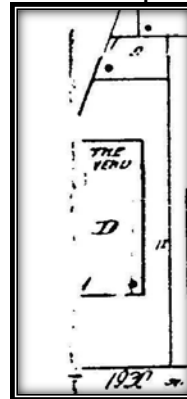
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The concrete steps have been covered in textured paint, and low retaining walls have been added at the front yard. Tile has been added to the entry door surround, and the entry door does not appear to be original.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 1978 Sunset Blvd. APN# 443-421-10-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1978 Sunset Blvd. City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot # 10, Block 9 , TR1115 APN# 443-421-10-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a one-story Spanish Eclectic house that was built around 1921. It has a flat roof fronted by a hip-on-gabled front roof section. The front roof has Mission half-barrel tiles in front of the flat roof parapet. The house is finished in smooth stucco. The contemporary front door is slightly offset to the left and deeply recessed. A wide stucco molded arch surrounds the recess. To the left of the front door is a pair of divided light French doors in the Mission style. To the right is an identical pair of doors installed with matching fixed glass windows to each side. The doors and windows flanking the entry have wooden pergolas above them that shade patios beneath. A 1924 photo shows a pergola on the right side, but not the left. The current ones are from a recent update that replaced the original rotted wood pergola. The homeowner believes the large floral urns visible in the photo below are from the 1915 Panama Pacific Exposition. There is a tinted concrete porch and walkway, with six stairs to the public sidewalk. According to the owner, the wrought iron balustrade on the stairs was added about 20 years ago by the previous owner, her father. The bottom two stairs are wider and overlap onto the sidewalk beyond the rock retaining wall. The river rock retaining wall is an original feature visible on the 1924 photo, capped with modern brick with a rolled front edge.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front view April 26, 2010

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

First assessed to Ella A Butz
 in 1923

Water permit #9950 dated 12-30-1920 by Edwin Rhode (& owner FP Allen Jr)

Sewer permit #14585 dated 2-7-1921 by Frank P Allen

*P7. Owner and Address:

Barbara Oswald
 1978 Sunset Blvd.
 San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded:

August, 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 1978 Sunset Blvd. APN# 443-421-10-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

Architect Frank P. Allen, jr. designed this residence. He took out the water permit on December 30, 1920 with Edwin Rhode and the sewer permit on February 7, 1921.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: detached garage; river rock retaining wall is an original feature visible on the 1924 photo

B9a. Architect: Frank P. Allen, Jr.

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is a contributing resource to the Mission Hills Historic District under HRB Criterion F for its significance as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its low pitched red tiled roof, original french doors, stucco surfacing and its decorative molded arched doorway. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) HP46 original river rock wall with modern brick cap

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 1978 Sunset Boulevard, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 states that the stucco is smooth; however, it is in fact textured.

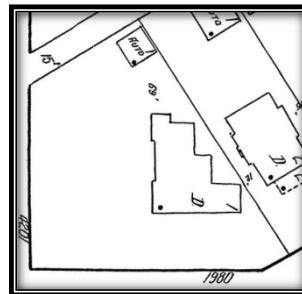
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: Based on a 1927 historic photo (see below) a trellis was always present to the right of the entry door; however, the trellis to the left of the entry door is new.



State of California — The Resources Agency
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PRIMARY RECORD

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*Resource Name or #: 2044 Sunset Blvd. APN# 443-402-17-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2044 Sunset Blvd.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Partial Lot # 14, Block 8, TR1115 APN# 443-402-17-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a one-story Spanish eclectic bungalow built around 1923. It is very difficult to see through overgrown trees and foliage. It has a flat roof with a parapet and a shed roof over the entryway and over some windows. The parapet has a slightly stepped center and corners. The shed roofs are of thin Mission half-barrel tiles. The house has been covered in textured stucco. There is a projecting portico with a shed roof. The portico is a three-sided arched arcade with a full width porch. Side windows are topped by a shed roof on stucco modillions. A bas-relief shaped stucco arch in a barely visible linked chain design surrounds the front arch. There is a solid wood front door with an arched peep covered by an iron grill. The portico is flanked by three windows with ornate multiple panes: tall narrow central arched pane with a fan light across the top and four vertical rectangular panes to each side. There are two steps to a concrete walkway to the public sidewalk. The porch floor is scored concrete.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single family property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
front view, September 2005

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

First assessed to Morris B. Irvin & Emma Sheldon in 1924-25

Water permit: #14441 on 12-19-1923 by Morris B. Irvin

Sewer permit: #18351 on 12-31-1923 by Morris B. Irvin

*P7. **Owner and Address:**

Smith Family
10901 Chardonnay Pl
San Diego CA 92131
Request no mail

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. **Date Recorded:** August, 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 2044 Sunset Blvd. APN# 443-402-17-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect:

b. Builder: Morris B. Irvin

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property]

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its arched doorways and windows and its stucco surfacing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)* The resource may be significant for its association with the Master Builder Morris B. Irvin who built this house in 1923.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



(This space reserved for official comments.)

*Recorded by: City of San Diego Historic Resources Staff *Date: 4/2/2014 Continuation Update

Address: 2044 Sunset Boulevard, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The stucco is more heavily textured, but not quite a Spanish Lace texture. The windows are very unique, and feature 13-lite windows with arched detailing on the front façade and 7-over-1 windows with arched detailing on the Ingleside Avenue façade. Rough sketches drawn not-to-scale are provided below.

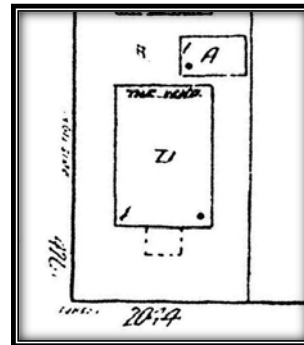
P5a. Photograph or Drawing



P5b. Description of Photo:

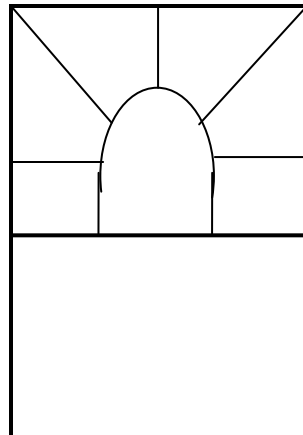
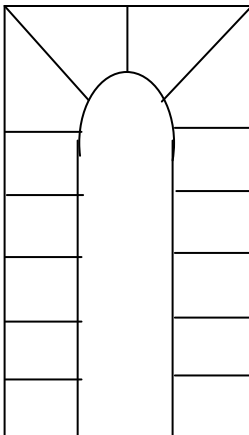
Photo of the primary façade from the Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: Based on the 1950 Sanborn Map, an addition was constructed on the east interior side of the property at an unknown date.



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*Resource Name or #: Wagenhals/Brown House Historical Landmark #593

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2124 Sunset Blvd. City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN #443-401-12-00 Mission Hills Block 7 Lot 12

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a two-story Craftsman house with a low-pitched front gabled roof and wide-open overhanging eaves. There are exposed rafter tails and a wood and concrete block foundation. Three decorative beams and a horizontal vent accent the front façade. There are original wood frame windows across the upper floor with 4:1 divided lights above and casement or sliders beneath. Two pairs of wood French doors lead to the recessed porch on the southeast corner of the house. The original brick chimney is now sheathed in river rock. A modern but stylistic appropriate pergola, front entry gate and enclosure wall wrap around the southwest corner of the house.

See original DPR/BSO for complete details.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front, August 2011

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Water Permit: None found

Sewer Permit: None found

1913 by The Daily Transcript

9-28-1913

*P7. **Owner and Address:**

Michael & Susan Harris

2124 Sunset Blvd.

San Diego CA 92103

*P8. **Recorded by:**

Orig: Kathleen Flanigan

update: Deborah Quillin

4251 Arguello St

San Diego CA 92103

*P9. **Date Recorded:**

August, 2011

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # Wagenhals/Brown House Historical Landmark #593

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Joel L. Brown

b. Builder: Joel L. Brown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria: B, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

State of California — The Resources Agency
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NRHP Status Code

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Page 1 of 2

*Resource Name or #: 2140 Sunset Blvd. APN# 443-401-11-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2140 Sunset Blvd.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Partial Lot # 10, & Partial Lot 11, Block 7, TR1115 APN# 443-401-11-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a one-story stucco house with a combination of flat roof and front gable roof covered in Mission half-barrel tiles. It has straight cut rafter tails. The front gable has exposed eaves and chamfered roof beams. Beneath the front gable is a cathedral style arched window recessed in angled stucco to give the illusion of thick walls. The top arch has eight panes with wood mullions. The lower has three sets of multi-pane windows not fully visible from the street. To the right of the gable is a patio-porch surrounded by a high stucco wall and foliage. Most of the house is obscured by the wall and wooden gate and is difficult to view. There is an arched wooden front door with an ornate cast brass lock and latch plate set into a rusticated stucco block surround on the front gable side of the porch. To its right is a row of four wood frame windows. There is a modern raw wood pergola over the patio that is not attached directly to the house. The east elevation is a plain wall with two horizontal transom windows. There is a flying wing wall with an arched gate that connects the house and the garage.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo:
Front view Sept 2008

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

First assessed to LM Schachtmayer
in 1924

Water permit #14314 dated 11-23-
1923 by W Muhunhram

Sewer permit #18249 dated 12-29-
1923 by LM Schachtmayer

*P7. **Owner and Address:**

David & Jeanna Preston

2140 Sunset Blvd.

San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August, 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 2140 Sunset Blvd. APN# 443-401-11-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its low pitched red tiled roof, stucco surfacing and its arched doorways and windows. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes)

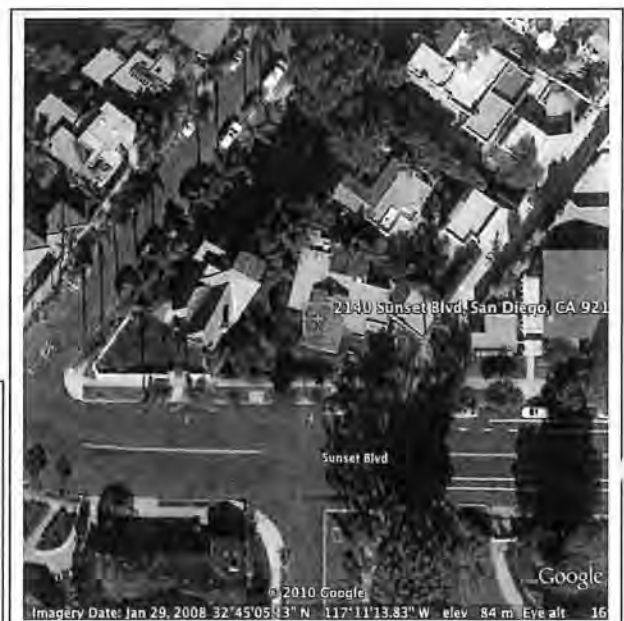
*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2150 Sunset Blvd.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN #443-401-10-00

Mission Hills Block 7

Lot 10

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house is a two and a half story Tudor Revival house. It is built of brick and stucco with wood half-timbered beams on the west north facades. It is crowned with a variety of steep gabled and modified gambrel roofs, covered in multi-colored slate. Slate shed roofs on carved brackets cover the tripartite windows with leaded diamond-paned transoms and plain double hung windows. Three casement windows next to the front door reach the porch floor and also have leaded diamond-paned glass. The carved wooden double front doors are in a deep recess. The low wall around the property was added in recent times and was built to blend with the house.

See original DPR/BSO for complete details.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. **Description of Photo:**

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

Water Permit: #17922,

4/22/1925 by Fred Jarboe

Sewer Permit: #18250, 12/29/1923

by L.M. Schachtmayer

*P7. **Owner and Address:**

Julia & Anthony Mauriello

2150 Sunset Blvd.

San Diego CA 92103

*P8. **Recorded by:**

Orig. Kathleen Flanigan

update: Deborah Quillin

4251 Arguello St

San Diego CA 92103

*P9. **Date Recorded:**

August, 2011

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # Fred Jarboe House Historical Landmark #429

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Fred Jarboe

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria: B

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



(This space reserved for official comments.)

PRIMARY RECORD

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*Resource Name or #: Jeanette E. & George R. Daley Historical Landmark #476

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4231 Witherby St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

APN #443-401-09-00 Mission Hills Block 7 Lot 8 south half, & Lot 9

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a two story Spanish Eclectic house in stucco over frame construction. It features an array of gabled, shed and flat roofs, some of which are red Spanish tile. The house has a concrete foundation and is accessed by red painted concrete stairs. There is an entry porch to the north front of the house with the wooden rectangular door facing north and not visible from the street.

See original DPR/BSO for complete details.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo:

P5a.



*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

Water Permit: 10/19/1926, no #
Sewer Permit: 24917, 10/19/1926
1926 per notice of completion

*P7. Owner and Address:

Robin Mithun
4231 Witherby ST.
San Diego CA 92103

*P8. Recorded by:

orig: Kathleen Flanigan
update: Deborah Quillin
4251 Arguello St
San Diego CA 92103

*P9. Date Recorded:

August, 2011

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # Jeanette E. & George R. Daley Historical Landmark #476

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Prairie

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Charles V. Pugh

b. Builder: Charles V. Pugh

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria: B, C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

State of California — The Resources Agency
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*Resource Name or #: 4245 Witherby St. APN# 443-401-08-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4245 Witherby St. City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot # 7 and N ½ of lot 8, Block 7, TR1115 APN# 443-401-08-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a 2,244 square foot Spanish Eclectic house. The house has a flat roof with a shed roof of red non-mortared Mission half-barrel tile covering the front parapet. The southern (right) section of the house is a square tower with a flat roof that is situated forward. The tower has a straight-cut parapet with raised corners connected by bands of bas-relief tiles. Under the tiles is a projecting stucco sill. To each side of the tiles is an attic vent of Mission half-barrel tiles. The front of the tower has a large cathedral fixed glass window recessed into a deep beveled stucco arch. The window has iron filigree work overlaying its edges and an iron balconet at its base. The north side of the tower has a shallow entry portico with a hipped Mission half-barrel tile roof. The recessed north section of the house has on its left, a stucco wing wall containing an arched gateway and iron gate, with a lamp above. The front facing wall has two sets of windows: the left is a pair of six pane casements. The right is a Chicago style window with vertical fixed glass in the center and six pane casements to each side. This window has a broad inset stucco arch with appliqué work above it. The arched wooden door is in a sculpted plaster surround flanked by ornate Spanish style lanterns. The south side of the tower has a buttress wall that slopes to join a stucco wall enclosing the side yard. The buttress contains a small arched niche. There is an arched entry and gate. The porch/patio on the north side of the house is enclosed by a low stucco wall open to the stairs by an iron gate. The stairs have tile risers that join a curving tinted pressed concrete walkway. The yard has been landscaped to be water saving. The house is in excellent condition and sits on a 9,500 square foot lot.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)
 Front view, January 2010

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 Water Permit #16201 dated 10-8-1924 by C.W. Duffy
 Sewer Permit # 19747 dated 10-14-1924 by C.W. Duffy
 First assessed to Marshall Cassidy in 1925

*P7. **Owner and Address:**

Mark T. Bradshaw
 PO Box 3136
 Abilene TX 79604

*P8. **Recorded by:**

Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:**

August 2010

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey

report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 4245 Witherby St. APN# 443-401-08-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

There is a building permit No. 313455 to replace and remodel the kitchen in 2006.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its pitched red tiled roof, stucco surfacing and its decorative tile and detailing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
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 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 4259 Witherby St. APN#443-401-06-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 4259 Witherby St. City: San Diego Zip: 92103
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #6, Block 7, TR1115 APN# 443-401-06-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This one story asymmetrical Spanish eclectic house was built in 1925 has two front facing gables connected by a flat roof section with a straight parapet. The gabled roofs are of Mission half-barrel tile raked over the front edges. The house is stucco and there is a stucco chimney on the north elevation. Centered in the north gable beneath the apex is a quatrefoil appliqué with four hollow clay tile pipe attic vents. The NW and SW corners both have wing walls on either side of the arched front window. The arched single fixed pane window is deeply inset into an angled stucco inset giving the illusion of thick walls. The window is flanked by Moresque cast pilasters. There is a wide stucco sill above an iron grill covering a crawl space vent. Between the two gables is a central porch. At the top of the wall there is an oval address plaque. Beneath is a fabric awning spanning four tall vertical wood casement windows. To the left is a projecting stepped stucco arch containing the front door and an arched ironwork security screen. To the right of the windows (N side of south gable) is a single vinyl window. The front facing south gable has a circular appliqué near the top, and a fabric awning over a rectangular fixed glass window and a wrought iron window box beneath. There is stucco flying wing wall with an arched opening for a garden gate. The front steps and walkway are concrete.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)
 September 2008

*P6. **Date Constructed/Age and Sources:**

Historic
 Prehistoric Both
 First assessed to JA Moore in 1926
 Water Permit #17689 dated 4-2-1925 by owner WW Bird
 Sewer Permit #21031 dated 4-29-1925 by JA owner Moore

*P7. **Owner and Address:**

Joseph W & Gail T Ruff
 4259 Witherby St.
 San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:** August 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4259 Witherby St. APN#443-401-06-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its pitched red tiled roof, stucco surfacing and its decorative tile and detailing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4259 Witherby Street, San Diego CA 92103

P3a. Description:

Update: Since the preparation of the Primary Record in August 2010, the following elements have changed: The concrete walkway has been replaced with stone and the lawn has been replaced with drought tolerant plantings.

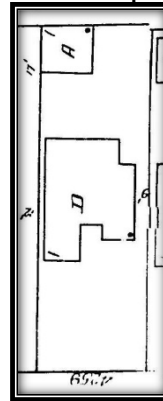
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Update: Since the preparation of the Building Structure and Object Record in August 2010, the following modifications have occurred: The concrete walkway has been replaced with stone and the lawn has been replaced with drought tolerant plantings.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: 4275 Witherby St. APN #443-401-04-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 c. Address: 4275 Witherby St. City: San Diego Zip: 92103
 d. UTM: Zone: 10 ; mE/ mN (G.P.S.)
 e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #3, Block 7 , TR1115 APN# 443-401-04-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a one-story house Spanish Eclectic house with stucco finishing. Centered on the south is a stucco chimney. It has a shed roof with round clay roof tiles on the right front facade over the living room and a flat roof with parapet and clay roof tile coping on the left facade and covering most of the rest of the house. Set in the right front facade is a large fixed glass window, flanked by ten pane casements with thin wood muntins, the whole window group having a broad arch to the top. The left front facade has three eight pane casement windows with wood surrounds and a fabric awning over the window. The wall of the north entrance has an arched inset into which is set a rectangular front door with wood surround and a large rectangular window. There is a large non-original type wall lamp next to the front door. The porch is painted concrete with three stairs leading to a tinted concrete walkway with two sets of stairs leading to the public sidewalk. There is an older evergreen tree in the front yard.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
 Front view, September 2008

*P6. Date Constructed/Age and Sources:
 Historic Prehistoric Both
 First assessed to Holmes W Johnson in 1926
 Water Permit #19600 dated 11-16-1925 by
 owner HH Johnson
 Sewer Permit #22594 dated 12-9-1925 by
 owner HH Johnson

*P7. Owner and Address:
 Michael D Breslauer & Stefanie E Levine
 4275 Witherby St.
 San Diego CA 92103

*P8. Recorded by:
 (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded: August 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4275 Witherby St. APN #443-401-04-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its red clay tiled roof with little or no overhang, stucco surfacing and its arched windows and door ways. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4281 Witherby St APN #443-401-03-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4281 Witherby St

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #2, Block 7, TR1115 APN# 443-401-03-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one story cross-gabled Tudor Revival style home. The right side of the cross gable has a stucco chimney with a stucco covered chimney pot on top. The house has prominent front gable with modest decorative half timbering and bargeboard with crown trim. It has a steep pitched roof with composition shingles extending over the front porch. The gable apex has a four pane wood fixed glass window with wood sill over several half-timbers embedded in the rusticated stucco. The window on the left side of the front facing gable has a wide lintel, angle cut on the ends, wider in the center, and tool marked to give the appearance of hand hewing. The window is a vertical fixed glass pane in the center with ten pane vertical casements to each side. They are flanked by decorative shutters with a club shape cut out. The cat-slide roof covers a recessed porch entered through a brick archway. There is a rectangular screen door 1:3 visible through the entry arch. The front door beyond has a twelve pane fixed glass with wood muntins on top and an inset panel below. The wall to the right of the entry has a window identical to the one in the front gable. There is a red brick porch and twenty concrete stairs that lead to the public sidewalk. The on it and is cut at a sharp oblique angle at the ends.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view, September 2010

*P6. Date Constructed/Age and Sources:

Historic

Prehistoric Both

First assessed to WG Maddox in 1926

Water Permit #18750 dated 7-17-1925 by owner P Calondes

Sewer Permit #21385 dated 8-8-1925 by owner P Calondes

*P7. Owner and Address:

John Saunders
4281 Witherby St.
San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. Date Recorded: August 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4281 Witherby St APN #443-401-03-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Tudor Revival Style

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Tudor Revival house and for its association with the Streetcar Suburb era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Tudor style. Although the brick porch entry was most likely modified at some point, the resource still retains significant integrity and character defining features such as its steeply-pitched roof, large chimney with decorative chimney pots and facade dominated by a prominent cross gable with decorative half timbering. *Mission Hills Historic District-Historical Context Statement. (Page 6, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4309 Witherby APN# 443-402-05-00

P1. Other Identifier:

***P2. Location:** Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4309 Witherby

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #3, Block 8, TR1115 APN# 443-402-05-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one story Spanish Eclectic house with Mission Influences. There is a stucco chimney with shoulders and an arched inset panel on the left side of the house. It has a flat roof and an ornamental stepped parapet. There are two gables projecting from the front, each with flared cornice detailing. The front corners of the house both have stucco covered arched wing walls. Both gables are roofed in Mission half-barrel tiles raked over the front and the walls have original medium grit stucco. The apex of the left gable has a hollow clay tile conduit attic vent. Underneath it is a twenty-eight pane arched cathedral window with wood muntins and an arched projecting stucco surround. The porch to its right that connects the two gables has a Mission influenced Española parapet with a flat roof. The soffit is stucco with an antique globe ceiling fixture. The front door is located to the left side of the porch. Facing front is a large square of fixed glass flanked by 4:4 double hung wood sash windows. The porch is surrounded by a low, shaped stucco wall and has a center wrought iron filigreed gate attached with small metal strips. The far right gable has a pair of more modern tall narrow casement windows. There are eight flared steps leading down to a landing and then six steps continuing to the sidewalk. The upper stairs have curved low stucco walls ending in cylindrical piers to their sides. There is a pipe railing over the curved wall. There is a brick retaining wall at the front sidewalk.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

September 2008

***P6. Date Constructed/Age and**

Sources: Historic

Prehistoric Both

First assessed to Emil Lengfelder
in 1929

Water Permit: #25392 dated 11-3-

1927 by owner Emil Lengfelder

Sewer Permit: #27793 dated 12-20-

1927 by owner Emil Lengfelder

***P7. Owner and Address:**

Lee H Bowlus

4309 Witherby St.

San Diego CA 92103

***P8. Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

***P9. Date Recorded:**

August 2010

***P10. Survey Type:** (Describe) Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.") none

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4309 Witherby APN# 443-402-05-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Spanish Eclectic with Mission Influence

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b, Builder: unknown

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The house is significant as a Spanish Eclectic house with Mission Influences. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style with Mission Influences. The resource retains significant integrity and character defining features such as its red tiled roof, stucco surfacing and its shaped mission roof parapet. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4309 Witherby Street, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The windows on the smaller projecting bay have been replaced with paired single lite vinyl casements.

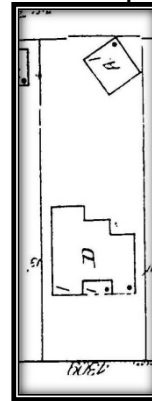
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The windows on the smaller projecting bay have been replaced with paired single lite vinyl casements.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4329 Witherby St.

City: San Diego

Zip: 921-3

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Partial Lot #1, Block 8, TR1115

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house is a one story Mission Revival Style house with Spanish Eclectic Influence built around 1924. The home has a simplified mission style parapet with a flat roof and a cross gabled front porch with projecting eaves. It has symmetrical attic vents that are deeply recessed stucco rectangles with stucco sills and a metal air vents. The facade is very symmetrical with stucco surfacing and a central front gable roof projecting about two feet, with straight cut bargeboards resting on wide stucco modillions. The stepped-back stucco pediment has a recessed rectangular louvered attic vent with stucco sill, which could be what the other attic vents once looked like. The central front door is nine panes of glass over a western crosshatched panel below. There is a wooden screen door. To each side of the door underneath the porch are 8:1 wooden double hung sash windows with wide sills. To both sides beyond the porch is a pair of 8:1 wood double hung sash windows with large wood sills. There is a scored concrete porch and twelve steps leading to the sidewalk. Stucco plant piers flank the porch and painted iron railings trail both sides of the stairs.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view, September 2008

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

First assessed to Frank E Melcher in 1925

Water Permit: #16647 dated 12-24-1924 by MV Melhorn for owner FD Zahn

Sewer Permit not located

*P7. Owner and Address: Mary

Blankinship
4329 Witherby St.
San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. Date Recorded:

August 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION

Primary #
 HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4329 Witherby St. APN #443-402-01-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Mission with Spanish Eclectic Influence

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Martin V. Melhorn

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Mission Revival house. The Mission Revival house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Mission Revival house style. The resource retains significant integrity and character defining features such as its shaped Mission parapet with stucco surfacing and its symmetrical porch with overhanging eaves. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4329 Witherby Street, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 states that porch is covered by a cross-gable, but it is covered by a front-gable.

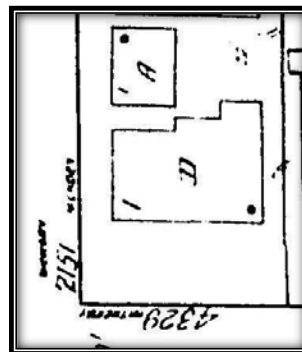
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4369 Witherby APN# 443-251-30-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
City: San Diego Zip: 92103

c. Address: 4369 Witherby Street

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Partial Lot #22, Block 6, TR1115 APN# 443-251-30-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The house is a small simplified Craftsman style with a front gabled roof. The home has a simple linear form. This is a single story house with a side entrance. The front gable roof has verge boards and wide overhanging eaves. The house has vertical wood siding with vertical wood slated attic venting areas above the roof line. The front facade has a shed roofed bump out with exposed raters and a row of two rectangular fixed 3:1 windows on each side of a 3:3 window. To the left is a grouping of two 2:3 matching windows. All the windows have craftsman style window surrounds. To the right of the front façade is a symmetrically set front door between two rectangular 2:3 windows behind a low wall with made with similar vertical wood siding. A painted concrete walk and three steps lead down to the public sidewalk. There is a low wooden plank wall across the front of the house. The house is in good condition. There is a large tree and foliage partially blocking the view of the house.

*P3b. **Resource Attributes:** (List attributes and codes)

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #)

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both

*P7. **Owner and Address:**
Martha Quillin/Nancy Shovlain
4369 Witherby
San Diego CA 92103

*P8. **Recorded by:** (Name, affiliation, and address) Deborah Quillin 4251 Arguello St. San Diego CA 92103

*P9. **Date Recorded:** 1-12-2009

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 4369 Witherby St. APN#443-251-30-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. The resource retains significant integrity and character defining features such as its attic venting and wide overhanging eaves. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

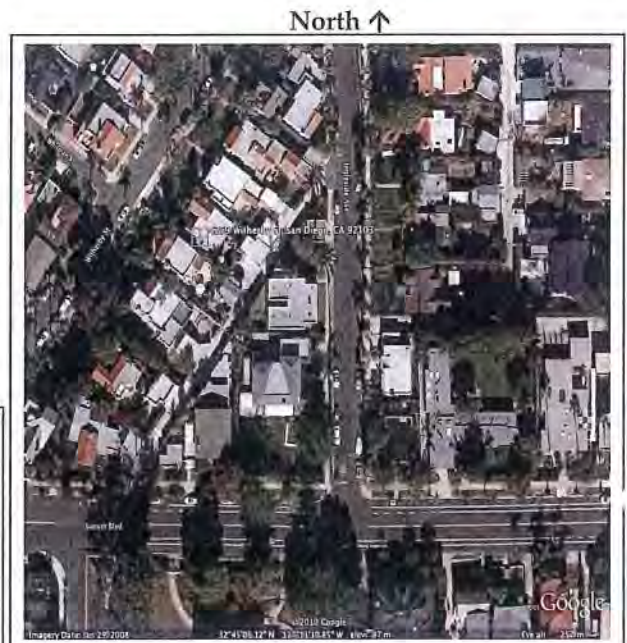
*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



Non-Contributing Properties as Recommended by
the Applicant and Staff

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4214 Arden Way APN# 443-421-14-00

P1. Other Identifier: Patterson Sprigg House

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4214 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #14, Block 9, TR 1115 APN# 443-421-14-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Craftsman style, two story house was built in 1913. It exhibits a cross gabled low pitched composition shingle roof. Barge boards cover the roof edge at the gables, under which the roof beams project. Exposed rafter tails are partially hidden behind rain gutters. The apexes of the gables are lath grills that vent the attic. Moderately wide horizontal board covers the walls of all elevations. The second floor front window is a Chicago style with fixed central rectangular pane flanked by narrow rectangular glazing and is partially blocked by large tree. The South elevation faces the driveway and is characterized by a second floor balcony above the porch. The balcony has two separate French doors and a small ventilation window. The second floor south facade includes 4:1 double hung sash windows. Underneath the balcony is a side facing porch supported by exposed wood beams on top of battered brick columns and brick piers. The first floor front window is a slightly larger Chicago style with fixed central rectangular pane flanked by narrow rectangular glazing. The French front door opens out onto the porch which is brick. A brick walkway connects to the driveway and street.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
(View, date, accession #)
Front view January 7, 2010

*P6. Date Constructed/Age and Sources: Historic

Prehistoric Both

Water & Sewer Permits not located
First assessed to Geo
Marston or E.L. Rambo in
1913

*P7. Owner and Address:

Rosemary E. Watson
4214 Arden Way
San Diego CA 92103

*P8. Recorded by:

Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. Date Recorded:

August 2010

*P10. Survey Type: Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4214 Arden Way APN# 443-421-14-00

B1. Historic Name: Patterson Sprigg House

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Builder Edward Rambo built this house in 1913, and the tax assessor first assessed the property that year. No water or sewer permits were located for this residence. *** This house appears to have been rebuilt with modern materials.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

Sidewalk stamp: DJ Miller (no date)

B9a. Architect: unknown

b. Builder: Edward L. Rambo

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

*Recorded by: City of San Diego Historic Resources Staff *Date: 5/2/2014 Continuation Update

Address: 4214 Arden Way, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: Based upon review of the Residential Building Record prepared by the County Assessor's Office, it appears that 1/4" x 8" masonite siding was added over the original beveled wood siding in 1953. The presence of the original wood siding has not been confirmed.

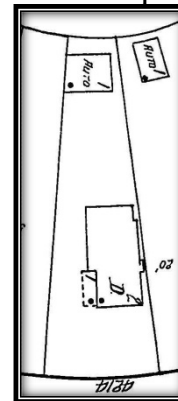
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 states that "This house appears to have been rebuilt with modern materials." Based upon review of the Residential Building Record prepared by the County Assessor's Office, it appears that 1/4" x 8" masonite siding was added over the original beveled wood siding in 1953. The presence of the original wood siding has not been confirmed. However, it does not appear based on available records that the house was rebuilt. Based on 1927 historic photographs (below), it appears that the second floor balcony railing is new; however, the one story porch is original, based upon Sanborn Map documentation. Additionally, a bedroom and bath were added to the garage in 1983.



PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code Reviewer Date

Page 1 of 2 *Resource Name or #: 4225 Arden Way APN# 443-422-07-00

P1. Other Identifier: Morris B. Irvin House

***P2. Location:** Not for Publication Unrestricted

***a. County:** San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4225 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #7, Block 9, TR1115 APN# 443-422-07-00

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
The house is a two story 1,488 square foot Craftsman built in 1914. This is a cross gabled house with red composition shingled roof and a red brick chimney piercing the right side of the end gabled portion of the house. The upper front gable has triangular knee braces and under gable stick work. The lower gable has knee braces and a horizontal diamond pane window with wood muntins. The lintel beam of the lower gable has a bumped up and slightly peaked center portion embellished with ornamental brackets. Three battered wood columns resting on siding covered piers support the gables. The entire porch is enclosed by divided light glass above the low siding balustrade. The porch entry has a wooden screen door and wooden divided light door. The entry to the house interior has a natural wood door with three slender vertical windows, each of which has a small square window above it. The door surround is slope sided with a composite crown above in natural wood. There are fixed glass windows with leaded glass above to the left and right of the door, the larger being on the right. The left window has tall vertical leaded glass sidelights. The piers flanking the steps are covered in tile with concrete caps and the stairs are covered with small stones. It is in good condition, on a 6,300 square foot lot.

***P3b. Resource Attributes:** (List attributes and codes) HP2 Single Family Property

***P4. Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

August 2010

P5b. Description of Photo:
Front view, January 8, 2010

***P6. Date Constructed/Age and Sources:** Historic
 Prehistoric Both
Water permit not located
Sewer Permit # 10931 dated 1-2-1914 by Winfiled H. Adams
First Assessed in 1913 to Winfield H. Adams

***P7. Owner and Address:**
Boyd R.D. Williams
488 Paradise Park
request for no mail

***P8. Recorded by:**
(Name, affiliation, and address)
Deborah Quillin
4251 Arguello St.
San Diego CA 92103

***P9. Date Recorded:**

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:** NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4225 Arden Way APN# 443-422-07-00

B1. Historic Name: Morris B. Irvin House

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) Irvin built this house in 1914, although the Tax Assessor first taxed it in 1913. The water and sewer permits were not found. In 1968 Building permit no. E20016 was taken out for a patio block wall.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: Morris B. Irvin

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Craftsman and for its association with the Arts and Crafts progressive era of development in Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Craftsman style. Although the front porch has been enclosed, because of the clear glass used, the resource still retains significant integrity and character defining features such as its full-width porch and wide columns and bases. *Mission Hills Historic District- Historical Context Statement. (Page 12, 9/28/2004)* The house may also be significant for its association with Master Builder Morris B. (M.B.) Irvin who built this house in 1914.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: see attached bibliography

B13. Remarks: Morris B. Irvin built this house in 1914 and retained it until 1919. He and Ida Irvin sold it in 1919 to Charlotte Orbikat.

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4225 Arden Way, San Diego CA 92103

P3a. Description:

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The exterior siding is vinyl and tile has been added to the wing walls flanking the entry steps, and gravel has been added to the steps themselves.

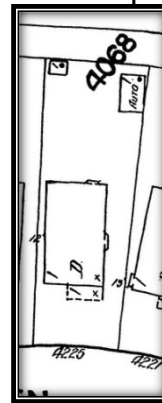
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: Vinyl siding was added to the exterior at an unknown date. The porch was also modified at an unknown date. The Sanborn Maps from 1921 and 1950 show a half-width porch set to the south end of the façade. It appears that the porch was extended to the north through the addition of an additional column and a very low pitch shed roof. This is supported by a 1927 aerial photo (below), which does not show a porch element on the north end of the front façade. The entire porch, including the expansion, was then enclosed with glass and the entry door moved forward. Additionally, tile has been added to the wing walls flanking the entry steps, and gravel has been added to the steps themselves.



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4232 Arden Way APN# 443-421-18-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4232 Arden Way

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #19, Block 9, TR1115 APN# 443-421-18-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The house is a 2,145 square foot Craftsman built in 1913. This one story house has a cross-gabled composition shingled roof with two gables facing the street, each with stickwork at the peaks supported by small triangular knee braces. A chimney pierces the left side gable roof. The front of the house is covered in vinyl siding, and the sides in stucco. The actual front door to the house is entered from the steps and porch on the right side of the house under the lower gable. The lower gabled section of house has a pair of aluminum French doors with tall narrow divided light sidelights in a battered surround. The doors open to a narrow platform that has no railings or stairs. The window on the right front is 4:3 divided light with narrow surrounds. It is in good condition and sits on a 6,900 square foot lot.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view, January 8, 2010

*P6. **Date Constructed/Age and Sources:**

Historic Prehistoric Both

Water Permit: Not located

Sewer Permit: #9403 dated 12-30-

1912 by Fred A. Heilbron

First assessed in 1913 to

W.T. Boldrick

*P7. **Owner and Address:**

Wesley Lee

4232 Arden Way

San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4232 Arden Way APN# 443-421-18-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Craftsman

*B6. Construction History: (Construction date, alterations, and date of alterations)

The builder of this 1913 house is not known. The Tax Assessor first taxed the property in 1913. No water or sewer permits were found. This Craftsman has been substantially altered with modern materials.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features of the Craftsman style.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4232 Arden Way, San Diego CA 92103

P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: 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.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4203 Arguello St. APN# 443-421-09-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4203 Arguello St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #9, Block 10, TR1115 APN# 443-421-09-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This Spanish Eclectic house is 2,831 square feet built around 1924. It is two-story smooth stucco Spanish Eclectic house with a flat roof and Mission half-barrel red tile parapet cap around part of it, with a projecting stucco cornice just under the tile. There is a two-story portion of house with a flat roof recessed on the north side. Beginning with the recessed section on the north, there is a horizontal attic vent beneath a straight parapet and two pairs of tall vertical casement windows stacked one above the other on the first and second floors. From north to south on the second story there are three pairs of casement windows facing Arguello St., with the one over the front door being smaller. All of the second floor windows have been replaced with modern windows. The first floor front has a pair of wood 10 pane casements on the north with a half-round stucco recess over it. The south has a large fixed glass window in the center with original wood 10 pane casements to each side. Each of those three windows has a half-round stucco recess above. The ogee shaped front door is recessed in a deep bevel-cut shaped stucco portico, with a slightly asymmetrical Mission half-barrel gabled red tile roof. The door itself is of heavy oak planks with iron strap hinges and nailheads. It has a hinged window in the upper half that opens to the inside and is covered by lathe turned wooden spindles on the outside. There is a niche with an arched top and bottom sill to the left of the door. To the right is a Mission style light fixture and address tiles beneath. The porch, stairs and walkway are of plain concrete. There is a modern see through fence and gate around the yard. The south Sunset St. side of the house has vinyl replacement windows on the second floor and new leaded glass over fixed glass windows on the first floor. The house is in excellent condition and sits on a 6,700 square foot lot.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view, January 9, 2010

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

First assessed to Frank P. Allen
in 1924

Water Permit: # 14724 dated
1-26-1924 by G.W. Vansyckle

Sewer Permit: #18625 dated
3-6-1924 by G.W. Vansyckle

*P7. **Owner and Address:**

Jack & Jill Limber
4203 Arguello St.
San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. **Date Recorded:**

August, 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): DPR 523A (1/95) *Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4203 Arguello St. APN# 443-421-09-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

G.W. Vansyckle took out the water permit for this residence on February 19, 1924 and the sewer permit on February 27, 1924. The builder is unknown. Extensive remodeling in the 1960s enclosed an original deck across the entire upper front of the house, enclosing it for interior use.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The house is significant as a Spanish Eclectic house. The Spanish Eclectic house is significant for its association with the Balboa Park Pan-Pacific exposition which influenced the early development of Mission Hills within the period of significance 1910-1940. The resource embodies the distinctive characteristics through the retention of character defining features of the Spanish Eclectic style. The resource retains significant integrity and character defining features such as its arched doorways and windows, stucco surfacing and its decorative red clay tile and detailing. *Mission Hills Historic District- Historical Context Statement. (Page 12-13, 9/28/2004)*

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4203 Arguello Street, San Diego CA 92103

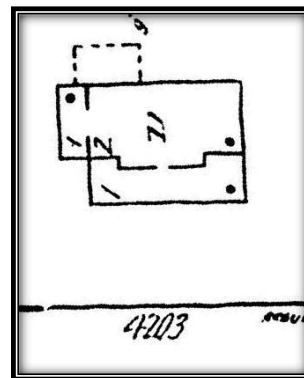
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The windows have been replaced with vinyl, and a second floor addition was added over the one story side wing.



1927

DEPARTMENT OF PARKS AND RECREATION

HRI #

PRIMARY RECORD

Trinomial

NRHP Status Code

Other Listings

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4227 Arguello St. APN# 443-421-08-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4227 Arguello St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #8, Block 9, TR1115 APN# 443-421-08-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The subject property is a 1,954 square foot Prairie Style house. The house has a flat roof, wide enclosed eaves and decorative boxed beams. It is two stories and has lacey stucco exterior finish. There is a stucco-covered chimney on the right side of the house. The west front-facing upper story has two sets of three Chicago style windows with small square upper glazing: The one to the north is flanked by wood 12:1 double hung sashes. All windows that open have aluminum screens. The asymmetrical porch has a projecting flat roof with metal flashing over a flat board. It is supported by heavy beams on square posts that are attached with metal brackets. The two modern oak front French doors are set into wood paneling which projects from the front of the house. The paneling has faux dentil work under the porch roof. There are wall mounted Colonial light fixtures, polychrome tile address plaque, and a rectangular surface-mounted mailbox around the pair of doors. The porch floor and stairs are concrete. There is another window on the south elevation of the first floor, with a 14:1 fixed in the center and more modern louvers to the sides. Wood paneling painted white has been applied beneath, reaching to the ground and to the right of the window extending to the corner. The house sits on a 4,300 square foot lot and is in poor condition.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single family property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. **Description of Photo:** (View, date, accession #)
 Front & side view,
 January 9, 2010

*P6. **Date Constructed/Age and Sources:** Historic Prehistoric Both
 Water & Sewer permits not located.
 First assessed 1915 to Morris B. Irvin

*P7. **Owner and Address:**
 Colin & Celine Peters
 4227 Arguello St.
 San Diego CA 92103

*P8. **Recorded by:** (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St
 San Diego CA 92103

*P9. **Date Recorded:**
 August, 2010

*P10. **Survey Type:** (Describe)
 Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):
 DPR 523A (1/95) *Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # HRI#
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Page 2 of 2 *NRHP Status Code
*Resource Name or # 4227 Arguello St APN# 443-421-08-00

B1. Historic Name:
 B2. Common Name:
 B3. Original Use: Single family property B4. Present Use: Single family property
 *B5. Architectural Style: Prairie
 *B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date: Original Location:
 *B8. Related Features:

B9a. Architect: unknown b. Builder: Morris B. Irvin
 *B10. Significance: Theme: Residential Architecture Area: San Diego, Mission Hills
 Period of Significance: 1910-1940 Property Type: Single Family Property Applicable Criteria:
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
 The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:
 *Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4227 Arguello Street, San Diego CA 92103

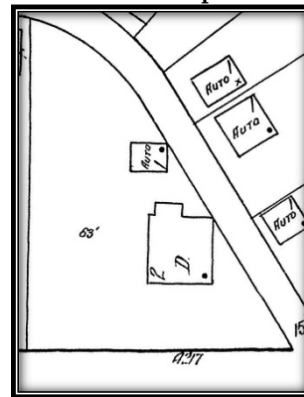
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The 1921 Sanborn Map indicates a flush front façade, with no projecting porch. 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.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4233 Arguello St. APN# 443-421-07-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 4233 Arguello St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #7, Block 9, TR1115 APN# 443-421-07-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 The house is 3,029 square feet. It is in excellent condition. It is a two story Contemporary Spanish Eclectic house with complex varying height cross gabled roofs of red Mission half-barrel tile and flat roofs. The left side of the house is an end gable large cathedral divided light window saved from the original house. It is set in a deep straight-sided stucco arch. It is multi-paned: eight across the top, ten to each side, and twenty in the center. The panes are divided into sections by ornate shaped wood. There is a large stucco sill beneath it. The right corner of the front gable is a buttress wall that ends in a plant pier, partially enclosing the porch. There is a chimney with a pierced metal cap visible near the center of the front façade. There is a flat-roofed round tower near the center of the house. It has five fixed glass windows arrayed around the top. The arch top wooden front door is deeply recessed into a bevel cut stucco surround. It has six panes of glass, the top ones conforming to the arch shape. The south front side of the house is a rectangular flat-roofed tower with a cantilevered balcony upstairs. It is accessed by a pair of wooden French doors that are covered with an awning. The house is finished in stucco. There are three tall narrow rectangular cutouts in the stucco balcony wall. Beneath the arched overhang created by the balcony is a pair of divided light casement windows. The concrete porch and stairs are circular and the sidewalk curves through the yard. There are stucco piers flanking the walkway at the public sidewalk. The house sits on a 5,100 square foot lot.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo:
 January 9, 2010

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 No Water Permit located
 Sewer Permit #19600 dated
 8-29-1914 by Charles E. Howard
 First assessed in 1925 to Charles
 Howard

*P7. **Owner and Address:**
 Stryker Family
 4233 Arguello St.
 San Diego CA 92103

*P8. **Recorded by:**
 Deborah Quillin
 4251 Arguello St
 San Diego CA 92103

*P9. **Date Recorded:**
 August, 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4233 Arguello St. APN# 443-421-07-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Contemporary Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

No water permit was found for this residence. The Sewer permit was taken out on August 29, 1914. The builder is not known. The house was extensively remodeled in the early 2000s, plans by architect Marc Tarasuck.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Marc Tarasuck in 2004

b. Builder: unknown original builder, although Morris B. Irvin owned the property in 1917 & 1918

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource appears to be substantially altered on the right facade and lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4233 Arguello Street, San Diego CA 92103

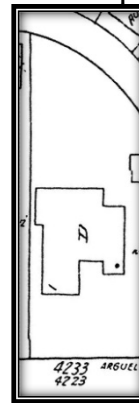
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: 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.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4274 Arguello St APN# 443-402-26-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4274 Arguello St City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #26, Block 8, TR1115 APN# 443-402-26-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a large two story Contemporary Spanish Eclectic home with variable height cross gables, roofed in red tapered Mission tiles. It has wide open eaves with wide fascia boards, decorative support beams and knee braces just under the gabled rooflines. The windows appear to be all aluminum clad, in a variety of shapes and sizes. The front wooden door has an arch top and an arched glass insert panel above a mail slot. The windows on the left have a fixed glass panel in the center with double hung to each side. The group on the right is a slight bow, with casements on the outer edges and fixed glass in the center two. There is a curved patio within a brick capped stucco wall to the left of the front door. The sidewalk is concrete. At the front of the yard there is a brick capped stucco retaining wall and a wrought iron handrail on the stairs. The house is in excellent repair.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)
 Front view January 2009



*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 Water permit: 10-11-1923 by Alice D. Schreiber
 Sewer Permit: 10-31-???? year and name unreadable
 First assessed to Alfred Butz in 1924

*P7. Owner and Address:
 Barry G & Cynthia Zamost
 4274 Arguello St.
 San Diego CA 92103

*P8. Recorded by:
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded:
 January 11, 2010

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4274 Arguello St APN# 443-402-26-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. **Architectural Style:** Contemporary Spanish Eclectic

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Master Builder Alexander Schreiber is the likely builder for this 1924 residence. The Tax Assessor first taxed it in 1924. Schreiber took out the water permit on October 11, 1923 and the sewer permit on October 31, 1923.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. **Related Features:**

Stucco retaining wall in front. Swimming pool and detached garage in back.

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** see attached bibliography

B13. Remarks: none

*B14. **Evaluator:** Deborah Quillin

***Date of Evaluation:** January 11, 2010

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4274 Arguello Street, San Diego CA 92103

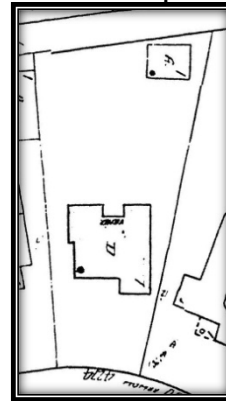
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: 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.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4280 Arguello St APN# 443-402-27-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4280 Arguello Street

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #27, Block 8, TR1115 APN# 443-402-27-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a contemporary home with Spanish and Mission influence. It has a variable height cross-gabled roofing of tapered Mission red barrel tiles. It is surfaced in smooth stucco. There are two chimneys on the left side, one near the back and one near the front. There is a partial second story with side gabling to the left rear of the house. The front facing lower left section has a grouping of windows in the front: the center is a large fixed glass pane with a wagon wheel divided light window above it. To each side is a tall rectangular double hung. The entry is a front gabled archway with double banded reveals on each side. The front door is rectangular. The right front wall of the house extends beyond the house itself and has a wrought iron gate to the backyard. There is a retaining wall covered with faux stone interspersed with painted black river rock.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: Front view, January 11, 2010



*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both
 Water Permit: 8-25-1922 by Adelaide T. Taylor
 Sewer Permit: 9-27-1922 by J.T. Taylor
 First assessed in 1923 to Adelaide T. Taylor

*P7. **Owner and Address:**

Israel Family
 4280 Arguello St.
 San Diego CA 92103

*P8. **Recorded by:**

Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:**

January 11, 2010

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4280 Arguello St APN# 443-402-27-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. **Architectural Style:** Contemporary Spanish Eclectic

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1923. The water permit was taken out by Adelaide T. Taylor on August 25, 1922. The sewer permit was taken out by J.T. Taylor on September 27, 1922.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. **Related Features:**

There is a detached garage with an second story apartment in the backyard. There is a retaining wall adjacent to the front sidewalk.

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential **Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** see attached bibliography

B13. Remarks: none

*B14. **Evaluator:** Deborah Quillin

***Date of Evaluation:** January 11, 2010

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4280 Arguello Street, San Diego CA 92103

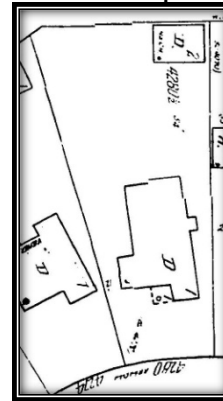
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: 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.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4288 Arguello St APN# 443-402-28-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.
 City: San Diego Zip: 92103

c. Address: 4288 Arguello Street

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot # 28, Block 8, TR1115 APN# 443-402-28-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a Prairie style home with some Craftsman influence built by Nathan Rigdon in 1919. It has a low-pitched cross-gabled roof of varying height, with one dormer and a stucco chimney on the left side. It has wide open eaves and broad fascia boards with exposed beam ends under the front gable and exposed rafter ends along the sides. The lowest gable at the front of the house has a simple vertical slat vent in the center and a pair of double hung windows beneath. To the right and recessed side of the second story, there are two identical, but separated double hung windows. The first floor left front has a large sliding glass window. On the right recessed section of the first floor there is a shed style shingled roof on three slender 4x4 supports. There is a plain wood front door with a fixed glass window to the right. Diagonal latticework fills the right side of the porch. The porch is painted concrete. There is a low brick planter box along the left front side of the house.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Residence

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: Front view, January 2008



P5a.

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 Water Permit: 3-11-1919 by Nathan Rigdon
 Sewer Permit: 3-11-1919 by Nathan Rigdon
 First assessed in 1920 to Nathan Rigdon

*P7. **Owner and Address:**
 White Family Trust

*P8. **Recorded by:** (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:**
 January 11, 2010

*P10. **Survey Type:** (Describe)

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4288 Arguello St APN# 443-402-28-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family home

B4. Present Use: Single family home

*B5. **Architectural Style:** Prairie with Craftsman influence

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Master Builder Nathan Rigdon built this house in 1919, and the Tax Assessor first taxed it in 1920. He took out the water and sewer permits on March 11, 1919. Building permit No. A52941 was taken out in 1962 to add a swimming pool. Permit no. E49441 was taken out in 1969 to repair and alter (replace) the balcony. 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.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. **Related Features:**

Retaining wall adjacent to front sidewalk. Swimming pool and sunroom in backyard.

B9a. Architect: unknown

b. Builder: Nathan Rigdon

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Residential **Applicable Criteria:**

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)
Because of substantial alterations/modifications the resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

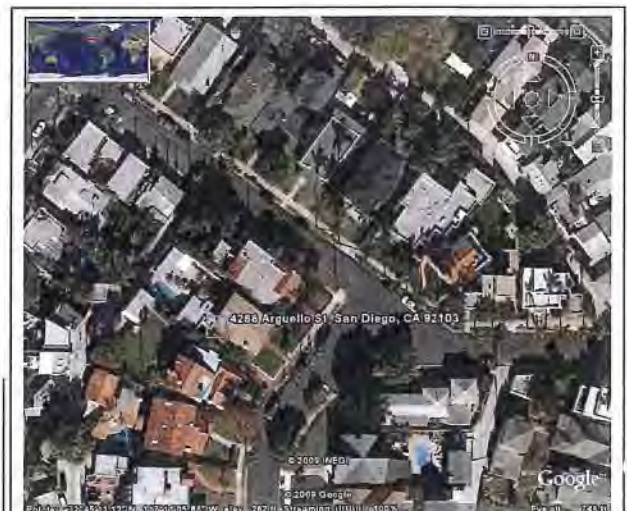
*B12. **References:** see attached bibliography

B13. Remarks: none

*B14. **Evaluator:** Deborah Quillin

*Date of Evaluation: January 11, 2010

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4288 Arguello Street, San Diego CA 92103

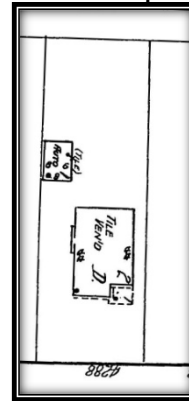
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The stucco texture is not historically appropriate; it appears that windows have been replaced; and the front porch appears to have been altered.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 2053 Hickory St. APN# 443-421-01-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2053 Hickory St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #1 , Block 9, TR1115 APN# 443-421-01-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a one-story house with a composition shingle hipped roof on the attached garage and on the house. It is covered in smooth stucco. There is an enclosed soffit that is covered by rain gutters. The front door is Colonial style with sidelights. There are vinyl windows and a red brick chimney on the front of the house. It has a tinted concrete porch and stairs with an iron balustrade.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo:
Front view, January 2009

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

Water permit: 12-24-1947

Sewer Permit #55541

10-14-1947 by Roy E. Swanson

*P7. Owner and Address:

Kenneth S & Carole A Hendrickson

2053 Hickory St.

San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded:

August, 2010

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 2053 Hickory St. APN# 443-421-01-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Minimal Traditional

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: Unknown

b. Builder: Unknown

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

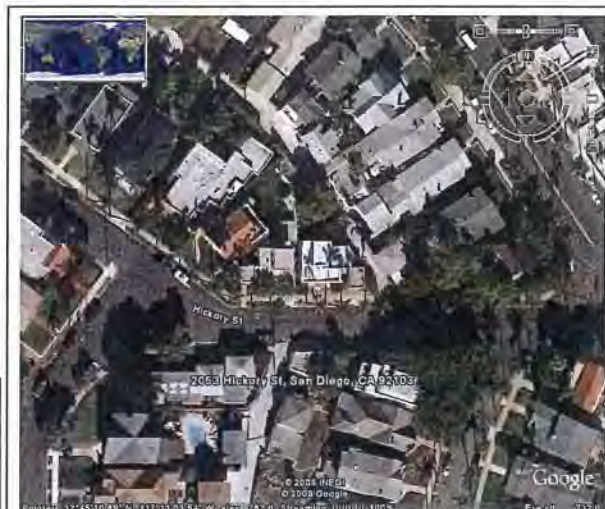
*B12. **References:** see attached bibliography

B13. Remarks: none

*B14. **Evaluator:**

***Date of Evaluation:**

(This space reserved for official comments.)



North ↑

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2 *Resource Name or # 2110 Hickory St. APN# 443-251-23-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2110 Hickory St. City: San Diego Zip:

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #16, Block 6, TR1115 APN# 443-251-23-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a Spanish Eclectic house with a flat roof, low straight parapet, and smooth stucco. There is a wide horizontal stepped band of stucco around the top edge and an arched top stucco chimney on the left. There is a wide wrap around porch which extends down the left side and across about two thirds of the front of the house. The front door is on the left side of the house. The porch roof with exposed rafters and open framing rests on slender 4x4 posts that have small corbels at their tops. The porch railing is a solid stucco wall that repeats the parapet banding theme. The porch floor, stairs, and walkway are covered in Saltillo tile and the stairs have decorative ceramic tile on the risers. The windows are wood framed, and are double hung, stationary and casement. A most unique tripartite window is on the left front of the house: It has three identical windows, casement in the center and stationary to the sides. Each has a long narrow fixed glass pane with an arched top. Above, are three divided lights with a sweeping concave bottom fitted to the arch. Around the corner on the west side of the house, there are two double hung windows that match in style. There is a wall around the side yard to the right, capped with red tile and containing an iron gate in a stucco arch. According to the owners detailing an extensive remodel in 1994-95, the original remaining parts are the fireplace and tiles, four bronze light fixtures, picture frame crown molding, and hardwood floors. Identical fireplace tiles appear in another Morris B. Irvin home at 1918 Sunset Blvd.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo:
 July, 2011

*P6. **Date Constructed/Age and Sources:** Historic
 Prehistoric Both
 Water Permit: #14099
 10-15-1923 by M.B. Irvin
 Sewer Permit: #18086
 11-26-1923 by M.B. Irvin
 First assessed to M.B. Irvin in 1924

*P7. **Owner and Address:**
 Lavine Family Trust
 2110 Hickory St.
 San Diego CA 92103

*P8. **Recorded by:**
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. **Date Recorded:**
 August 2010

*P10. **Survey Type:** (Describe)
 Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter

"none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 2110 Hickory St. APN# 443-251-23-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

Master Builder Morris B. (M.B.) built this house in 1923 and the Tax Assessor first taxed it in 1924. Irvin took out the water permit on October 15, 1923 and the sewer permit on November 26, 1923. According to the owner, an extensive remodel in 1994-1995 went down to the studs, replumbed to the street, replaced all electrical, and installed a new heating system.

*B7. Moved? No Yes Unknown Date: 1923

Original Location:

*B8. Related Features:

Sidewalk stamp R.D. Pelion 11-1916

B9a. Architect: unknown

b. Builder: Morris B. Irvin

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: see attached bibliography

B13. Remarks: none

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 2110 Hickory Street, San Diego CA 92103

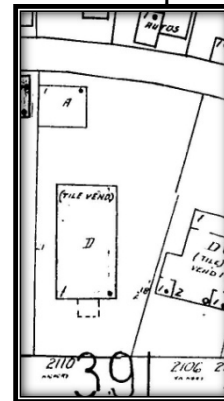
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 identifies an extensive remodel in 1994-1995 that stripped the house down to the studs. Review of the 1950 Sanborn Map reveals the extend of the remodeling and reconfiguration.

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2142 Hickory St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #20, Block 6, TR1115 APN# 443-251-27-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This is a two story contemporary home with Craftsman influence. It was originally a one story Spanish style home, according to the current owner whose parents owned it before him, built by M.B. Irvin in 1924. After extensive remodeling, this home has a low-pitched complex multiple height, shingled roof with cross gables and dormers, open eaves with exposed beams. In the upper left, the roof extends over a balcony, supported on the corner by a large squared pillar. On the right upper side there are three windows with fixed glass in the center and double hung to the sides, each separated by stucco. The ground floor is symmetrical with a central large patio entry porch covered by a front gabled roof. The front gable end and the beams are open and rest on a stucco covered lintel supported by squared stucco columns. A cantilevered roof with open eaves extends from the porch roof across the front and down the sides of the house. The rectangular front door is natural wood with a rectangular glass insert and iron grille, flanked by windows. To each side of the porch, facing front, are tripartite arch top windows from the original house. All other windows in the house are new energy efficient windows of various types. Each original window is composed of three fixed glass panes forming a broad flat arch shape at the top. There is a large heavy wooden sill beneath each. The porch, stairs and walkway exit from the right side of the large concrete porch and extend straight to the public sidewalk. There is a low stucco retaining wall across the front of the property.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front view, January 2009

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

Water Permit:

#16331 11-17-

1924 by Morris B. Irvin

Sewer Permit: #19860 11-13-1924

by Morris B. Irvin

First assessed in 1925 to Morris B. Irvin

*P7. **Owner and Address:**

Rapp Family
2142 Hickory St.
San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:** August, 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 2142 Hickory St. APN# 443-251-27-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Contemporary with Craftsman influence

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

In 2002 there was Building permit no. C-306712-01 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.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. **Related Features:**

retaining wall at front of property, detached garage

B9a. Architect: unknown

b. Builder: Morris B Irvin

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single Family Property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** see attached bibliography

B13. Remarks: none

*B14. **Evaluator:**

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 2142 Hickory Street, San Diego CA 92103

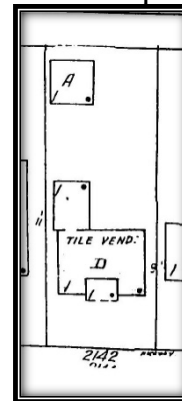
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 identified a first and second floor addition in 2005. To clarify, the house was originally constructed in 1924 as a one story building. 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.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code Reviewer Date

Page 1 of 2

*Resource Name or #: 2160 Hickory St. APN# 443-251-29-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2160 Hickory St City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #22, Block 6, TR1115 APN# 443-251-29-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a two story contemporary home. It has multiple heights and styles of roofs: flat with a sloped red tile parapet over a boxed eave on the upper story, and red tile cross gabled on the lower story with two front facing gable ends with exposed rafter ends. There is a stucco chimney on the left. The upper story has triple arcade with cast concrete balustrade enclosing a balcony and one arched window to the right comprised of a half round top and rectangular casements below. The house is white stucco with a few inset decorative tiles set on the diagonal. A wall of vegetation masks the first floor. The property is enclosed by a metal fence and gate supported by thick square stucco piers with cast concrete caps and decorated with diagonally set tiles.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5a.

P5b. Description of Photo:
 Front view January 2010

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

First Assessed in 1921 to

A. D. Hagaman

Water Permit 10-1-1925

by J. M. Taylor # 19219

Sewer Permit 11-3-1925

by J. M. Taylor # 22463

*P7. **Owner and Address:**
 Selective Holdings LLC

*P8. **Recorded by:**

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August 2010

*P10. **Survey Type:** (Describe)

Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 2160 Hickory St. APN# 443-251-29-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Spanish Contemporary

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1921. J.M. Taylor took out the water permits on October 1, 1925 and the sewer permit on November 3, 1925. 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.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:**

Sidewalk stamp: O Nelson 9-25

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. **Evaluator:**

***Date of Evaluation:**

(This space reserved for official comments.)



State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4225 Ingleside APN# 443-402-15-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4225 Ingleside City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
 Lot #13, Block 8, TR1115 APN# 443-402-15-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a contemporary remodel of a 1925 home. It has a cross-gabled shingled roof and a tall cylindrical entry tower, all with close eaves. The front facing gable has stucco covered stick work reminiscent of Tudor styling. Underneath is a tripartite aluminum clad divided light window. A row of divided light casement windows face forward on the end gabled section of the house to the right. The entry tower has a recessed square divided light window located above an arched wooden frame and panel oak door. There are wall sconce light fixtures to each side. A small radiating brick porch and stairs go to a curving sidewalk leading to the front.

3b. Resource Attributes: (List attributes and codes) HP2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:
 Front view January 2010

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both
 First Assessed to F.F. Everson in 1925
 Water Permit # 16255 on 10-18-1924 by F.F. Everson
 Sewer Permit # 19889 on 11-15-1924 by F.F. Everson

*P7. Owner and Address:
 Douglas Silveira
 4225 Ingleside St.
 San Diego CA 92103

*P8. Recorded by: (Name, affiliation, and address)
 Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded: 4-4-2010
 *P10. Survey Type: (Describe) Intensive
 *P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4225 Ingleside APN# 443-402-15-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. **Architectural Style:** Contemporary

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

The builder for this house is not known. The Tax Assessor first taxed the residence in 1925. F.F. Everson took out the water permit on October 18, 1924 and the sewer permit on November 15, 1924.

*B7. **Moved?** No Yes Unknown **Date:**

Original Location:

*B8. **Related Features:** None

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. **Evaluator:**

***Date of Evaluation:**

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4225 Ingleside Avenue, San Diego CA 92103

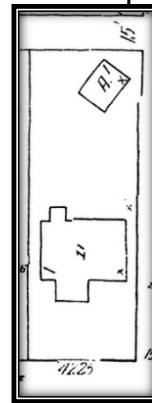
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: 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.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4275 Ingleside APN# 443-402-09-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad:

Date:

T ; R ; 1/4 of 1/4 of Sec ; M.D. B.M.

c. Address: 4275 Ingleside

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #7, Block 8, TR1115 APN# 443-402-09-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a one story Spanish Eclectic style stucco home built in 1924. The roof is mostly flat with the modern Spanish variegated color tiles applied as a half gable parapet. The left portion does not extend to the height of the right portion, giving it the appearance of a split-level. The front entryway is located a bit to the left of center, under a cross-gabled roof arch. The walls of the entry arch and the sides of the house are shaped and battered. There are identical door & window groupings on both sides of the entry. The taller central divided light window is stationary and the smaller doors to each side open. All of these share the same design: the mullions isolate a tall narrow single center arch of glass with radiating spokes to the outer edges. There is a chimney located to the right.

*P3b. Resource Attributes: (List attributes and codes) HP 2 Single Family Residence

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
Front View January 2009

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

First Assessed to Joseph

McCulloch Jr. in 1926

Water Permit # 15573 on 7-21-1924

by W.W. Bird

Sewer Permit # 19218 on 7-21-1924

by W.W. Bird

*P7. Owner and Address:

Bradshaw Living Trust

4275 Ingleside Ave.

San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded: 4-5-2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4275 Ingleside APN# 443-402-09-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family residence

B4. Present Use: Single family residence

*B5. **Architectural Style:** Spanish Eclectic

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

Builder W.W. Bird took out the water and sewer permits on July 21, 1924. The Tax Assessor first assessed the house in 1926.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: W.W. Bird

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4275 Ingleside Avenue, San Diego CA 92103

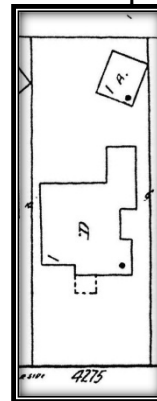
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: Based upon 1950 Sanborn Map documentation, it appears that the northern end of the front façade was pulled forward, flush with the southfacade, eliminating the articulation along the front façade. Additionally, the side recessed porch was in-filled and an addition was constructed at the back in 1937. Although permit records cannot date the front addition, and 1964 aerial photographs show the addition in place, the likelihood that this front addition occurred significantly impairs the historic integrity of the building.

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
 HRI #
 Trinomial
 NRHP Status Code

Other Listings
 Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4289 Ingleside APN# 443-402-07-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4289 Ingleside

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot # 5, Block 8, TR1115 APN# 443-402-07-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
 This is a two story contemporary home with a flat roof and straight parapet with exaggerated cornice molding. There is a half tower located over the front door that, along with a glass rail to its right, walls a balcony. The first floor porch has a hipped Mission half-barrel tile roof over the same exaggerated stucco molding. The roof and flat stucco soffit is supported on wide square stucco columns. The front door is Craftsman style with panes of glass separated by wood muntins. The latchplate and handle are cast brass. The rectangular front door has a cast concrete molded surround. There are Craftsman style wall mounted lamps flanking the door. To the right is a modern steel mailbox. To both sides of the door are rectangular white-framed windows. Two sets of concrete stairs lead down to the public sidewalk and a stucco retaining wall.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (isolates, etc.)

P5a.



P5b. Description of Photo: (View, date, accession #)
 Front view January 2009

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

First Assessed to John E. Bill in 1926

Water Permit # 14806 on 3-3-1924 by W.W. Bird

Sewer Permit # 18670 on 3-19-1924 by W.W. Bird

*P7. Owner and Address:

Guy L Blumenthal & Patricia L Warfield
 4289 Ingleside Ave.
 San Diego CA 92103

*P8. Recorded by: (Name, affiliation, and address)

Deborah Quillin
 4251 Arguello St.
 San Diego CA 92103

*P9. Date Recorded:

August 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 4289 Ingleside APN# 443-402-07-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and date of alterations)

Builder W.W. Bird took out the water permit on March 3, 1924 and the sewer permit on March 19, 1924. The Tax Assessor first assessed the house in 1926. 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.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: original house by W.W. Bird

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



State of California — The Resources Agency
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*Resource Name or #: 2004 Sunset Blvd. APN# 443-402-20-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2004 Sunset Blvd.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot # 19, Block 8, TR1115 APN# 443-402-20-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house is a modern structure built in 2003. It is a 4,143 sq. ft., 3 bedroom, 4-bathroom two-story house built of rusticated travertine block, glass and metal, and concrete.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single family property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:
Front view, Sept 2005

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

First assessed to FA Garretson in 1915

*P7. Owner and Address:

Alan G Beneroya
2004 Sunset Blvd.
San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. Date Recorded:

August, 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 2004 Sunset Blvd. APN# 443-402-20-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style:

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: Detached two car garage

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource was not built during the period of significance and lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See attached bibliography

B13. Remarks: None

North ↑

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



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*Resource Name or #: 2030 Sunset Blvd. APN# 443-402-19-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County:

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2030 Sunset Blvd.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot # 17 & #18, Block 8, TR1115 APN# 443-402-19-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house is one story mid-century modern home built in 1960. It has a flat roof and deep overhanging eaves. The entry is deeply recessed with a rock surround. The house is covered in medium grit stucco. The house is 2626 sq. ft, 5 bedrooms and 4 bathrooms. It is mostly obscured with a wall and heavy foliage.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo:

(View, date, accession #)

Front view Sept 2005

*P6. Date Constructed/Age and Sources: Historic Prehistoric Both

First assessed to FA Garretson in 1915

Water permit not located

Sewer permit for current home: #A23849 dated 1-28-1960 by Dr. & Mrs James Sandell, Contractor EA Bossum & Co.

*P7. Owner and Address:

Henri & Marcia Charmsson

2030 Sunset Blvd.

San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded: August, 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

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*NRHP Status Code

*Resource Name or # 2030 Sunset Blvd. APN# 443-402-19-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. **Architectural Style:** Mid-Century Modern

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

This property was originally home to a large mansion which covered several lots on this block. The mansion was owned and occupied by Edith Williams, who is listed as the owner from 1916 throughout the period of our research. The current stairs and adjacent retaining walls are unchanged from the time of a photo from the San Diego Historical Society of the original mansion on this site. The mansion was demolished in the 1950s and the lots were separated and built upon. This 1961 Modern home was designed by Homer Delawie and Lloyd Ruocco, considered to be the father of modern architecture in San Diego. This house was built in 1961 by contractor E.A. Bossum & Company. The current owner has the original plans and drawings for this 1961 house.

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. **Related Features:** The concrete stairs leading from the public sidewalk to the front entrance gate of the house are pictured in an old photo of the original mansion at this site from 1915.

B9a. Architect: Lloyd Ruocco & Homer Delawie

b. Builder: EA Bossum & Co.

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance:

Property Type: Single family residence

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features from the period of significance of 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.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. **References:** See attached bibliography

B13. Remarks: The current owner has the original plans and architectural drawings for the house.

North ↑

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



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*Resource Name or #: 2034 Sunset Blvd. APN# 443-402-18-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2034 Sunset Blvd.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot # 15 & #16, Block 8, TR1115 APN# 443-402-18-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This house is one story with a flat roof, mostly obscured with foliage. It has a mix of horizontal and vertical wood siding, long horizontal high windows, a natural wood double front door. There is a walkway of offset concrete pads from the front door to the public sidewalk. The two-car garage is attached to the house.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)



P5b. Description of Photo: (View, date, accession #) September 2005

*P6. **Date Constructed/Age and Sources:** Historic

Prehistoric Both

First assessed to FA Garretson in 1915

Water permit not located

Sewer permit for current house:

#A665-09089 dated 4-9-1954 by

Max Rabinowitz

*P7. **Owner and Address:**

Robert & Marianne Jacobs

2034 Sunset Blvd.

San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. **Date Recorded:**

August, 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or # 2034 Sunset Blvd. APN# 443-402-18-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Mid-Century Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. Related Features: Sidewalk stamp: D.J. Miller/Knez & Carlson (no dates)

B9a. Architect: Lloyd Ruocco

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features from the period of significance of 1910-1940. The home may be significant for its association with San Diego Architect Lloyd Ruocco and for its significance as an example of post war modern Architecture.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References: See attached bibliography

B13. Remarks: The current homeowner has the original Lloyd Ruocco drawings for the house.

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



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*Resource Name or #: 4249 Witherby St. APN#443-401-07-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date:

T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4249 Witherby St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot # 6, Block 7, TR1115

APN# 443-401-07-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a modernized two-story stucco house with a front gable and a flat roof behind. The front gable is on the north side of the house and has an adjoining shed style roof to its right. The gable roof is of Mission half-barrel tiles raked over the front edge and the shed roof is the same material. The front gable has a horizontal vinyl sliding window centered in the top. The south half of the house has an inset porch with iron balustrade accessed by vinyl glass French doors and vinyl window. The shed roof over it has exposed eaves and ceiling beams with one ornate cut end off the SW corner. A square post obscured by a round drain supports the roof. On the first floor, the front gable has a vinyl window pair to the left, an address plaque and an arched opening for the recessed front door. The right side of the house has a pair of vinyl French doors flanked by fixed glass. There is a porch extending from the right side of the house toward the left that is supported on a solid stucco wall with a blind arcade beneath. The porch ends in a set of stairs, a landing another set of stairs. The stairs lead to a walled tile patio at ground level, with an iron entrance gate. One of the blind arches is filled with tile and has a wall fountain and pool below.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view, September 2008

*P6. Date Constructed/Age and Sources:

Historic

Prehistoric Both

First assessed to Helene Benton in 1924

Water Permit #14791 dated 2-27-1924 by owner Helene A Benton

Sewer Permit #18258 dated 12-22-1923 by owner Helene A Benton

*P7. Owner and Address:

Jose A Acosta & Mary L Grebenc

4249 Witherby St.

San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded: August 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code

*Resource Name or #

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant historic integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4249 Witherby Street, San Diego CA 92103

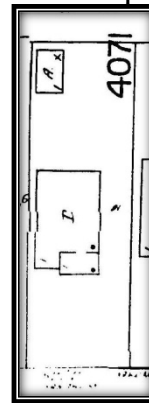
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications:
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.

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*Resource Name or #: 4267 Witherby St. APN#443-401-05-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4267 Witherby St. City: San Diego Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Lot #4, Block 7 , TR1115 APN# 443-401-05-00

*P3a. **Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)
This one story Spanish Eclectic house was built in 1923 and has a flat roof and a straight parapet. The house has an asymmetrical facade with a stucco chimney to the side. The red clay tiled shed roof covers the arched entryway. To the south of the entryway beneath the parapet there are two attic vents with shed style visors. There is a centered fixed glass vinyl window flanked by arched eight pane vertical vinyl windows. There is evidence of stucco repair around the windows. There are two crawl space vents near the ground. The porch and walkway are painted concrete and there are three sets of stairs separated by landings: four, then ten, then seven steps to reach the public sidewalk. There is a welded iron balustrade on the bottom stairs. The front is landscaped with grass.

*P3b. **Resource Attributes:** (List attributes and codes) HP2 Single Family Property

*P4. **Resources Present:** Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

Front view, September 2008

*P6. **Date Constructed/Age and**

Sources: Historic

Prehistoric Both

First assessed to Raphael R Rowe in 1924

Water Permit #13872 dated 8-27-1923 for owner RR Rowe by Henry Upholt
Sewer Permit #17927 dated 9-5-1923 by RR Rowe

*P7. **Owner and Address:**

Woods Trust
4267 Witherby St.
San Diego CA 92103

*P8. **Recorded by:**

(Name, affiliation, and address)

Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. **Date Recorded:** August 2010

*P10. **Survey Type:** (Describe) Intensive

*P11. **Report Citation:** (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

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*NRHP Status Code

*Resource Name or # 4267 Witherby St. APN#443-401-05-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features:

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Because its front facade and windows openings have most likely been altered the resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:

(This space reserved for official comments.)



North ↑

Address: 4267 Witherby Street, San Diego CA 92103

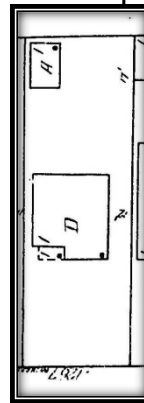
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications in the Construction History section: 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.

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Trinomial
NRHP Status Code

Other Listings
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*Resource Name or #: 4303 Witherby St. APN# 443-402-06-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla

Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4303 Witherby St.

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:

Lot #4, Block 8, TR1115 APN# 443-402-06-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This is a two story contemporary house with coarse grit stucco finish. By satellite image it has a cross gabled roof of composition shingles. There are two large asymmetrical trapezoidal windows at the top of the gable. They are over three rectangular horizontal windows on the left side and a horizontal sliding window on the right side. There is a stepped back portion of the house to the right side. There are nine concrete steps coming down from the side of the house to the front sidewalk that are flanked by low stucco walls.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)

September 2008

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

First assessed to Thomas R McNulty in 1924

Water Permit: # 12804 dated 1-25-1923 by TR McNulty

Sewer Permit: #17493 dated 5-14-1923 by TJ McNulty

*P7. Owner and Address:

ER Summers

800 W 5th St #1007

Austin TX 78703

*P8. Recorded by:

(Name, affiliation, and address)

Deborah Quillin

4251 Arguello St.

San Diego CA 92103

*P9. Date Recorded: August 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code

*Resource Name or # 4303 Witherby St. APN# 443-402-06-00

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single family property

B4. Present Use: Single family property

*B5. Architectural Style: Contemporary

*B6. Construction History: (Construction date, alterations, and date of alterations)

There is a 1992 building permit no. 003798-92 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.

*B7. Moved? No Yes Unknown Date:

Original Location:

*B8. Related Features: Sidewalk stamp: F Anderson 4-1923 & Sidewalk stamp: JP Sykes 3-1924

B9a. Architect: unknown

b. Builder: unknown

*B10. Significance: Theme: Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1942

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References: See attached bibliography

B13. Remarks: None

*B14. Evaluator:

*Date of Evaluation:



North ↑

(This space reserved for official comments.)

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4303 Witherby Street, San Diego CA 92103

P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1950 Sanborn Map:



B.6 Construction History:

The Building Structure and Object Record prepared in August 2010 identified modifications permitted in 1992. Comparison with the 1950 Sanborn Map reveals the extent of the modifications. The house has been substantially altered by one and two story additions, as well as remodeling, and no longer retains integrity to the period.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 4319 Witherby APN#443-402-04-00

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted

*a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: La Jolla Date: T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 4319 Witherby

City: San Diego

Zip: 92103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) Elevation:
Lot #2, Block 8, TR1115 APN# 443-402-04-00

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This house is a one-story side gable bungalow with a shed roof dormer with four rectangular windows that have been painted over. It has lacey stucco work. The front has a projecting hipped porch roof topped by a miniature cupola. The cupola has a hipped red tile roof over exposed rafter tails above stucco walls pierced by arched fan light windows. It is surrounded by a faux balustrade. The top of the porch roof has a stepped molding just under the tile and a central appliqué ornament on the front. Flanking the porch roof are old fabric awnings on spear shaped poles that are attached to a welded steel balustrade. The porch roof is supported by modern posts with filigree scrollwork. The porch steps are covered in terra cotta tile and flanked by iron balustrades. A rectangular divided screen door obscures the design of the front door. Flanking the door are twenty-four pane fixed glass windows with rectangular wide projecting stucco surrounds that cover the corners of the windows. There is a flowerpot shelf under the windows supported by wood brackets. There is a concrete block retaining wall at the front sidewalk.

*P3b. Resource Attributes: (List attributes and codes) HP2 Single Family Property

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5a.



P5b. Description of Photo:

(View, date, accession #)
September 2008

*P6. Date Constructed/Age and

Sources: Historic

Prehistoric Both

First assessed to WG Penn in 1921
Water Permit: #9651 dated 9-27-
1920 by owner Penn & Dunbar by
WG Penn

Sewer Permit: #14537 dated 1-21-
1921 by Penn & Dunbar

*P7. Owner and Address:

Jerry & Karen J Levine
4319 Witherby St.
San Diego CA 92103

*P8. Recorded by:

(Name, affiliation, and address)
Deborah Quillin
4251 Arguello St.
San Diego CA 92103

*P9. Date Recorded: August 2010

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
Artifact Record Photograph Record Other (List):
DPR 523A (1/95) *Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION	Primary # HRI#
BUILDING, STRUCTURE, AND OBJECT RECORD	

Page 2 of 2 *NRHP Status Code
*Resource Name or # 4319 Witherby APN#443-402-04-00

B1. Historic Name:
B2. Common Name:
B3. Original Use: Single family property B4. Present Use: Single family property
*B5. **Architectural Style:** This is a Craftsman that has been made into a faux Spanish Eclectic.

*B6. **Construction History:** (Construction date, alterations, and date of alterations)

*B7. Moved? No Yes Unknown Date: Original Location:

*B8. **Related Features:**

B9a. Architect: unknown

b. Builder: unknown

*B10. **Significance: Theme:** Residential Architecture

Area: San Diego, Mission Hills

Period of Significance: 1910-1940

Property Type: Single family property

Applicable Criteria:

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The resource lacks significant integrity and character defining features.

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. **References:** See attached bibliography

B13. Remarks: None

*B14. **Evaluator:**

***Date of Evaluation:**



North ↑

(This space reserved for official comments.)

*Recorded by: City of San Diego Historic Resources Staff

*Date: 4/2/2014

Continuation

Update

Address: 4319 Witherby Street, San Diego CA 92103

P3a. Description:

Update: Since the preparation of the Primary Record in August 2010, the following elements have changed: The cupola has been removed.

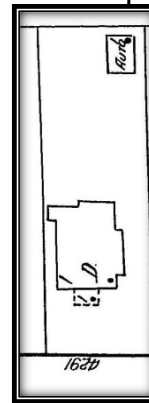
P5a. Photograph or Drawing



P5b. Description of Photo:

Photo of the primary façade from the
Public right-of-way, taken 3/18/2014.

1921 Sanborn Map:



B.6 Construction History:

Although noted elsewhere, the Construction History on the Building Structure and Object Record prepared in August 2010 does not identify the following modifications: Based on the form of the building, it appears that the building was originally constructed as a Craftsman residence, and we remodeled to appear more Spanish.

Update: Since the preparation of the Building Structure and Object Record in August 2010, the following modifications have occurred: The cupola has been removed.

