



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: June 12, 2014 REPORT NO. HRB-14-042

ATTENTION: Historical Resources Board  
Agenda of June 26, 2014

SUBJECT: **ITEM 10 – Mission Hills Historic District Expansion Amendment  
(2<sup>nd</sup> 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; classify all 99 properties within the expansion area boundary as either contributing or non-contributing resources; and take action to amend the designation of the Mission Hills Historic District to include the proposed expansion area.

**STAFF RECOMMENDATION**

At this time, staff recommends that the Board (Attachment 2):

1. Amend the name of the district from Mission Hills Geographic/Traditional Historic District to Mission Hills Historic District.

2. Amend the Mission Hills Historic District and its boundary to include the proposed expansion area.
3. Amend the finding supporting designation of the Mission Hills Historic District under Criterion D to include the following Masters, whose work is found within the proposed expansion area: Edward F. Bryans, Morris Irvin, Fred Jarboe, William Sterling Hebbard, McCorkle & Stockhouse and Alexander Schreiber;
4. Designate the following 68 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
4214	Arden Way	44342114	5D1	4241	Ingleside Avenue	44340213	5D1
4217	Arden Way	44342209	5D1	4247	Ingleside Avenue	44340212	5D1
4220	Arden Way	44342115	5B	4257	Ingleside Avenue	44340211	5D1
4224	Arden Way	44342116	5D1	4258	Ingleside Avenue	44340102	5D1
4229	Arden Way	44342206	5D1	4265	Ingleside Avenue	44340210	5D1
4230	Arden Way	44342117	5B	4275	Ingleside Avenue	44340209	6L
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
4240	Arden Way	44342120	5D1	4220	St. James Place	44342217	5D1
4241	Arden Way	44342203	5D1	4224	St. James Place	44342218	5D1
4244	Arden Way	44342121	5D1	4227	St. James Place	44343204	5D1
4247	Arden Way	44342202	5B	4230	St. James Place	44342220	5D1
4248	Arden Way	44342122	5D1	4236	St. James Place	44342221	5D1
4230	Arguello Street	44340221	5B	4239	St. James Place	44343203	5B
4240	Arguello Street	44340222	5B	1912	Sunset Boulevard	44342215	5D1
4241	Arguello Street	44342106	5D1	1918	Sunset Boulevard	44342214	5D1
4250	Arguello Street	44340223	5D1	1930	Sunset Boulevard	44342213	5D1
4251	Arguello Street	44342105	5D1	1978	Sunset Boulevard	44342110	5D1
4255	Arguello Street	44342104	5D1	2044	Sunset Boulevard	44340217	5D1
4265	Arguello Street	44342103	5D1	2124	Sunset Boulevard	44340112	5B
4266	Arguello Street	44340225	5D1	2140	Sunset Boulevard	44340111	5D1
4275	Arguello Street	44342102	5D1	2150	Sunset Boulevard	44340110	5B
4294	Arguello Street	44340229	5D1	4231	Witherby Street	44340109	5B
2022	Hickory Street	44325120	5D1	4245	Witherby Street	44340108	5B
2038	Hickory Street	44325121	5D1	4259	Witherby Street	44340106	5D1
2106	Hickory Street	44325122	5D1	4275	Witherby Street	44340104	5D1
2120	Hickory Street	44325124	5B	4281	Witherby Street	44340103	5D1
2124	Hickory Street	44325125	5D1	4295	Witherby Street	44340101	5D1
2138	Hickory Street	44325126	5B	4309	Witherby Street	44340205	5D1
2141	Hickory Street	44340203	5D1	4329	Witherby Street	44340201	5D1
2147	Hickory Street	44340202	5D1	4369	Witherby Street	44325130	5D1

5. Classify the following 31 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
4215	Arden Way	44342210	6Z	4210	Ingleside Avenue	44340113	6L
4221	Arden Way	44342208	6Z	4225	Ingleside Avenue	44340215	6Z
4225	Arden Way	44342207	6L	4289	Ingleside Avenue	44340207	6Z
4232	Arden Way	44342118	6Z	4219	St. James Place	44343206	6Z
4203	Arguello Street	44342109	6Z	4228	St. James Place	44342219	6L
4227	Arguello Street	44342108	6L	2004	Sunset Boulevard	44340220	6Z
4233	Arguello Street	44342107	6Z	2030	Sunset Boulevard	44340219	6Z
4258	Arguello Street	44340224	6L	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				

This recommendation is based on the following findings:

1. The expansion area is located within the boundaries of the original Mission Hills Subdivision (Map 1115) and was identified as an area of future district expansion at the time the Mission Hills Historic District was designated on July 16, 2007.
2. The resources within the expansion area were constructed largely within and reflect the Mission Hills District's 1908-1942 period of significance.
3. The expansion area embodies and contributes to the significance of the Mission Hills Historic District as designated by the Historical Resources Board on July 16, 2007 under HRB Criteria A, C and D:
  - a. The Mission Hills Historic District is significant under HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
    - i. 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.
    - ii. 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.
    - iii. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
  - b. The Mission Hills Historic District is significant under HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:

- i. 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.
- c. The Mission Hills 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.
4. The expansion area includes the work of several established Master Architects and Builders not found in the original district boundary, including Edward F. Bryans, Morris Irvin, Fred Jarboe, William Sterling Hebbard, McCorkle & Stockhouse and Alexander Schreiber.

## 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.

The proposed expansion amendment consists of the northwestern expansion area identified at the time the Mission Hills Historic District was designated in 2007. 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 is being processed consistent with HRB Policy 4.1.

### First Hearing

On May 22, 2014 the Board held the first hearing for the Mission Hills Historic District expansion amendment, at which time the nomination was reviewed, deemed complete and forwarded to a second hearing for designation. The staff report (without attachments) is included as Attachment 3. At the first hearing the Board took the following actions:

1. Accepted 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. Accepted the proposed revised Mission Hills Historic District boundary without further direction.

3. Considered the classification of contributing and non-contributing resources with direction to staff to reclassify 6 properties as follows:

ADDRESS	APN	RECLASSIFY FROM STAFF RECOMMENDATION OF	TO BOARD CLASSIFICATION OF
4214 Arden Way	4434211400	Non-Contributing	Contributing
4224 Arden Way	4434211600	Non-Contributing	Contributing
4240 Arden Way	4434212000	Non-Contributing	Contributing
4257 Ingleside Ave	4434021100	Non-Contributing	Contributing
4275 Ingleside Ave	4434020900	Non-Contributing	Contributing
4220 Saint James	4434221700	Undetermined	Contributing

4. Directed staff to continue investigation of 2 properties at 4258 Arguello Street and 4224 Saint James Place and provide a recommendation regarding contributing and non-contributing status at the next hearing.
5. Accepted the nomination as complete and forwarded the district amendment nomination to a second hearing for designation.

## ANALYSIS

### Staff Response to Board Direction

Based upon direction given by the Board at the first hearing, staff has made several modifications and clarifications to the district nomination. These modifications and clarifications include the following:

1. The Board's reclassification of 6 properties to contributing resources is reflected in the staff recommendation above. The Continuation Sheets (Form 523-L) prepared by staff were revised as needed and are included in Attachment 4. A summary of the revisions are as follows:

ADDRESS	APN	SUMMARY OF DPR REVISIONS
4214 Arden Way	4434211400	No revisions needed.
4224 Arden Way	4434211600	Revised to include discussion of early modifications and copies of newspaper images provided by Legacy 106, Inc.
4240 Arden Way	4434212000	No revisions needed.
4257 Ingleside Ave	4434021100	Minor revision to language, eliminating statement that changes had resulted in a loss of integrity.
4275 Ingleside Ave	4434020900	Revised to include discussion of modifications and copies of newspaper images provided by Legacy 106, Inc.
4220 Saint James	4434221700	New Continuation Sheet prepared to include architectural features not described; document Schreiber as builder; document modifications and include copies of newspaper images provided by Legacy 106, Inc; and provide a brief significance statement.

2. Staff has completed review of the two previously unclassified properties located at 4258 Arguello Street and 4224 Saint James Place. Continuation Sheets have been prepared by staff and are included in Attachment 4. A summary of the staff analysis and recommendation, which is also provided above, is as follows:

3.

ADDRESS	APN	APPLICANT REC	STAFF REC	REASON FOR STAFF RECOMMENDATION
4258 Arguello St	44340224	Contributing	Non-Contributing	The building was altered in 1988, which included addition of a stucco belt-course; the removal of a small roof parapet; and the conversion of the roof from flat to hipped.
4224 Saint James Pl	44342218	Non-Contributing	Contributing	Significant modifications are limited primarily to the apparent change from squared to arched openings at the porch. The building retains sufficient integrity to convey the significance of the District.

4. Although not specifically included in the Board’s motion, direction was provided to staff to update or prepare continuation sheets for 11 properties to include the architectural style as identified on the spreadsheet prepared by staff. New or updated Continuation Sheets were prepared for the following properties and are included in Attachment 4.

- 4230 Arden Way
- 4239 Arden Way
- 4266 Arguello Street
- 4294 Arguello Street
- 4224-26 Ingleside Avenue
- 4241 Ingleside Avenue
- 4258 Ingleside Avenue
- 2124 Sunset Boulevard
- 2150 Sunset Boulevard
- 4231 Witherby Street
- 4295 Witherby Street

5. Although not specifically included in the Board’s motion, there was a question regarding the date of construction for the property at 4369 Witherby Street. Staff stated at the meeting that the property was constructed c.1921, based on water and sewer permit records. A Continuation Sheet has been prepared to include this information, and is included in Attachment 4.

6. Although not specifically included in the Board’s motion, there was an inquiry regarding the date of the porch enclosure at 4204 Arden Way. While a specific date could not be identified, aerial photographs dating to 1972 appear to show the house without the added wrap-around porch that is present now. The Continuation Sheet has been updated to include this information, and is included in Attachment 4.

Additional Updates

In addition to the modifications directed by the Board, other minor modifications and updates have been completed by staff. The owner of the property at 4236 Saint James Place provided historic photographs and newspaper articles, and identified minor errors on the applicant’s DPR

form. Staff has prepared an updated Continuation Sheet to include this information, which is included in Attachment 4.

Staff has also prepared an updated Spreadsheet, which includes all of the property reclassifications approved by the Board at the May 22<sup>nd</sup> hearing, which is provided as Attachment 5. Reclassifications approved by the Board are called out in light green, new staff recommendations are called out in light blue, and discrepancies between the applicant's recommendation and staff recommendation continue to be called out in grey.

### 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.

### District Significance

The Mission Hills Historic District was designated in July 2007 under HRB Criteria A, C and D. The District was found to be significant under HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development, reflecting an association with San Diego Progressive Era civic politics, the influence of the 1908 Nolen Plan through the use of progressive planning techniques, and a high concentration of quality design and construction, with a substantial number of individually significant structures. The District was found to be significant under HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction representing two distinct architectural phases – Arts and Crafts during the pre-World War I era, and Period Revival styles in the interwar period. Lastly, the District was found to be significant under HRB Criterion D, as it reflects the quality design and construction work of several established Master Architects and Builders.

The proposed expansion area, which was part of the original Mission Hills subdivision reflects and contributes to the established significance of the Mission Hills Historic District. In addition, the expansion area includes the work of several established Master Architects and Builders not found in the original district boundary. These Masters include Edward F. Bryans, Morris Irvin, Fred Jarboe, William Sterling Hebbard, McCorkle & Stockhouse and Alexander Schreiber. Therefore, staff is recommending that the District finding related to Criterion D be amended to include these Masters.

### Classification and Designation of Contributing and Non-Contributing Resources

With the reclassifications made by the Board at the May hearing, staff is now recommending that, of the 99 properties within the Mission Hills Historic District expansion area, 68 properties be classified as contributing and 31 properties as non-contributing. This results in 68% (percent) of

the resources in the proposed expansion area and 73% (percent) of the resources in the district as a whole identified as contributing to the significance of the district.

### Property Owner Support and Opposition

Additional communication from two property owners regarding their position in support or opposition to the establishment of the district was received since the last hearing, one opposed and one in support of the district amendment. As of the date of this report, staff has received 55 responses (55% of all properties in the district); 33 (60%) in favor, 20 (36%) opposed, and 2 (4%) blank.

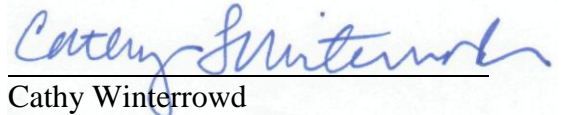
### CONCLUSION

At this time, staff recommends that the Board:

1. Amend the name of the district from Mission Hills Geographic/Traditional Historic District to Mission Hills Historic District.
2. Amend the Mission Hills Historic District and its boundary to include the proposed expansion area;
3. Amend the finding supporting designation of the Mission Hills Historic District under Criterion D to include the following Masters, whose work is found within the proposed expansion area: Edward F. Bryans, Morris Irvin, Fred Jarboe, William Sterling Hebbard, McCorkle & Stockhouse and Alexander Schreiber;
4. Designate the 68 properties identified by staff as Contributing Resources; and
5. Classify the 31 properties identified by staff as Non-Contributing Resources



Kelley Stanco  
Senior Planner



Cathy Winterrowd  
Deputy Director/HRB Liaison

KS/cw

Attachments:

1. Map of the Proposed Expansion Area
2. Draft District Amendment Resolution
3. Staff Report No. HRB 14-037 (without attachments)
4. New and Updated Continuation Sheets (in alpha – numeric order)
5. Spreadsheet Listing of Contributing and Non-Contributing Resources as Proposed by Both the Applicants and Staff (Under Separate Cover)
6. Map Showing Proposed Amended Boundary for Mission Hills Historic District







RESOLUTION NUMBER N/A  
ADOPTED ON JUNE 26, 2014

WHEREAS, on July 16, 2007 the Historical Resources Board of the City of San Diego held a noticed public hearing to consider the designation of the Mission Hills Historic District, 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;

WHEREAS, the Historical Resources Board voted 7-0-0 to designate the Mission Hills Historic District with a period of significance of 1908-1942 under HRB Criteria A, C and D as recorded in Resolution Number R-07071601;

WHEREAS, on July 25, 2007 the historic designation of the Mission Hills Historic District was appealed to the City Council;

WHEREAS, on January 22, 2008 the City Council adopted Resolution No. R-303355, denying the appeal and upholding the action of the Historical Resources Board to designate the Mission Hills Historic District;

WHEREAS, at the time of the designation three areas of future district expansion were identified;

WHEREAS, San Diego Municipal Code Section 123.0205 states that a historical resource designation may be amended in the same manner and procedure as was followed in the original designation if there is new information, the discovery of earlier misinformation, or a change in circumstances surrounding the original designation;

WHEREAS, an intensive level survey of one of the previously identified expansion areas was prepared and submitted, constituting new information;

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on June 26, 2014, to consider the amendment of the historical designation of the Mission Hills Historic District (with various property owners) to include a previously identified expansion area 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; 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 Mission Hills Historic District, designated as **Site No. 821** would be amended to include the proposed expansion area, and

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its amendment of the Mission Hills Historic District to include the expansion area on the following findings:

1. The expansion area is located within the boundaries of the original Mission Hills Subdivision (Map 1115) and was identified as an area of future district expansion at the time the Mission Hills Historic District was designated on July 16, 2007.
2. The resources within the expansion area were constructed largely within and reflect the Mission Hills District's 1908-1942 period of significance.
3. The expansion area embodies and contributes to the significance of the Mission Hills Historic District as designated by the Historical Resources Board on July 16, 2007 under HRB Criteria A, C and D:
  - a. The Mission Hills Historic District is significant under HRB Criterion A as a special element of the City and neighborhood's historical, cultural, landscaping and architectural development:
    - i. 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.
    - ii. 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.
    - iii. reflecting a high concentration of quality design and construction, with a substantial number of individually significant structures.
  - b. The Mission Hills Historic District is significant under HRB Criterion C, as it embodies distinctive characteristics of various styles, types and period(s) of construction:
    - i. 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.
  - c. The Mission Hills 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.
4. The expansion area includes the work of several established Master Architects and Builders not found in the original district boundary, including Edward F. Bryans, Morris Irvin, Fred Jarboe, William Sterling Hebbard, McCorkle & Stockhouse and Alexander Schreiber.

BE IT FURTHER RESOLVED, that the following properties within the expansion area have been identified as Contributing Resources to the Mission Hills 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
821-061	4205	Arden Way	4434221200	5B
821-062	4211	Arden Way	4434221100	5D1
821-063	4214	Arden Way	4434211400	5D1
821-064	4217	Arden Way	4434220900	5D1
821-065	4220	Arden Way	4434211500	5B
821-066	4224	Arden Way	4434211600	5D1
821-067	4229	Arden Way	4434220600	5D1
821-068	4230	Arden Way	4434211700	5B
821-069	4235	Arden Way	4434220500	5D1
821-070	4238	Arden Way	4434211900	5D1
821-071	4239	Arden Way	4434220400	5D1
821-072	4240	Arden Way	4434212000	5D1
821-073	4241	Arden Way	4434220300	5D1

<b>HRB Site #</b>	<b>St #</b>	<b>Street Name</b>	<b>APN</b>	<b>Status Code</b>
821-074	4244	Arden Way	4434212100	5D1
821-075	4247	Arden Way	4434220200	5B
821-076	4248	Arden Way	4434212200	5D1
821-077	4230	Arguello Street	4434022100	5B
821-078	4240	Arguello Street	4434022200	5B
821-079	4241	Arguello Street	4434210600	5D1
821-080	4250	Arguello Street	4434022300	5D1
821-081	4251	Arguello Street	4434210500	5D1
821-082	4255	Arguello Street	4434210400	5D1
821-083	4265	Arguello Street	4434210300	5D1
821-084	4266	Arguello Street	4434022500	5D1
821-085	4275	Arguello Street	4434210200	5D1
821-086	4294	Arguello Street	4434022900	5D1
821-087	2022	Hickory Street	4432512000	5D1
821-088	2038	Hickory Street	4432512100	5D1
821-089	2106	Hickory Street	4432512200	5D1
821-090	2120	Hickory Street	4432512400	5B
821-091	2124	Hickory Street	4432512500	5D1
821-092	2138	Hickory Street	4432512600	5B
821-093	2141	Hickory Street	4434020300	5D1
821-094	2147	Hickory Street	4434020200	5D1
821-095	4215	Ingleside Avenue	4434021600	5D1
821-096	4231	Ingleside Avenue	4434021400	5D1
821-097	4241	Ingleside Avenue	4434021300	5D1
821-098	4247	Ingleside Avenue	4434021200	5D1
821-099	4257	Ingleside Avenue	4434021100	5D1
821-100	4258	Ingleside Avenue	4434010200	5D1
821-101	4265	Ingleside Avenue	4434021000	5D1
821-102	4275	Ingleside Avenue	4434020900	5D1
821-103	4281	Ingleside Avenue	4434020800	5D1
821-104	4224-26	Ingleside Avenue	4434011400	5D1
821-105	4204	St. James Place	4434221600	5D1
821-106	4220	St. James Place	4434221700	5D1
821-107	4224	St. James Place	4434221800	5D1
821-108	4227	St. James Place	4434320400	5D1
821-109	4230	St. James Place	4434222000	5D1
821-110	4236	St. James Place	4434222100	5D1
821-111	4239	St. James Place	4434320300	5B
821-112	1912	Sunset Boulevard	4434221500	5D1
821-113	1918	Sunset Boulevard	4434221400	5D1
821-114	1930	Sunset Boulevard	4434221300	5D1
821-115	1978	Sunset Boulevard	4434211000	5D1
821-116	2044	Sunset Boulevard	4434021700	5D1
821-117	2124	Sunset Boulevard	4434011200	5B
821-118	2140	Sunset Boulevard	4434011100	5D1
821-119	2150	Sunset Boulevard	4434011000	5B
821-120	4231	Witherby Street	4434010900	5B
821-121	4245	Witherby Street	4434010800	5B
821-122	4259	Witherby Street	4434010600	5D1
821-123	4275	Witherby Street	4434010400	5D1

<b>HRB Site #</b>	<b>St #</b>	<b>Street Name</b>	<b>APN</b>	<b>Status Code</b>
821-124	4281	Witherby Street	4434010300	5D1
821-125	4295	Witherby Street	4434010100	5D1
821-126	4309	Witherby Street	4434020500	5D1
821-127	4329	Witherby Street	4434020100	5D1
821-128	4369	Witherby Street	4432513000	5D1

BE IT FURTHER RESOLVED, that the following properties within the expansion area have been identified as Non- Contributing Resources to the Mission Hills 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:

<b>St #</b>	<b>Street Name</b>	<b>APN</b>	<b>Status Code</b>
4204	Arden Way	4434211100	6L
4208	Arden Way	4434211200	6L
4212	Arden Way	4434211300	6L
4215	Arden Way	4434221000	6Z
4221	Arden Way	4434220800	6L
4225	Arden Way	4434220700	6L
4232	Arden Way	4434211800	6Z
4203	Arguello Street	4434210900	6Z
4227	Arguello Street	4434210800	6L
4233	Arguello Street	4434210700	6Z
4258	Arguello Street	4434022400	6L
4274	Arguello Street	4434022600	6Z
4280	Arguello Street	4434022700	6Z
4288	Arguello Street	4434022800	6L
2053	Hickory Street	4434210100	6Z
2110	Hickory Street	4432512300	6Z
2142	Hickory Street	4432512700	6Z
2150	Hickory Street	4432512800	6L
2160	Hickory Street	4432512900	6Z
4210	Ingleside Avenue	4434011300	6L
4225	Ingleside Avenue	4434021500	6Z
4289	Ingleside Avenue	4434020700	6Z
4219	St. James Place	4434320600	6Z
4228	St. James Place	4434221900	6L
2004	Sunset Boulevard	4434022000	6Z
2030	Sunset Boulevard	4434021900	6Z
2034	Sunset Boulevard	4434021800	6Z
4249	Witherby Street	4434010700	6Z
4267	Witherby Street	4434010500	6L
4303	Witherby Street	4434020600	6Z
4319	Witherby Street	4434020400	6Z

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the amendment of the historical designation of the above named historic district, designated as Historical Resources Site No. 821. The designation includes the entire boundary of the district as amended.

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: x-x-0

BY:  
JOHN LEMMO, Chair  
Historical Resources Board

APPROVED AS TO FORM AND  
LEGALITY: JAN GOLDSMITH,  
CITY ATTORNEY

BY:  
CORRINE NEUFFER  
Deputy City Attorney

DRAFT







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  
 (1<sup>st</sup> 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 5<sup>th</sup> and the posting and distribution of materials related to the district and designation, self-addressed stamped ballots were mailed to property owners on April 22<sup>nd</sup>. Owners were asked to respond by May 17<sup>th</sup>. 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.

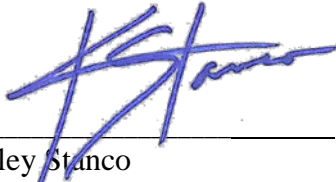
Staff is recommending that, of the 99 properties within the Mission Hills Historic District expansion area, 61 properties be classified as contributing and 35 properties as non-contributing, with the remaining 3 properties still under evaluation by staff, as discussed above. This results in 62% (percent) 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.

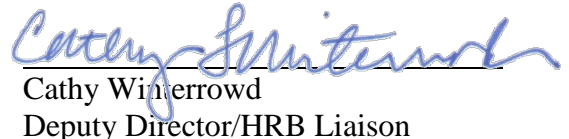
### CONCLUSION

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)



\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  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.

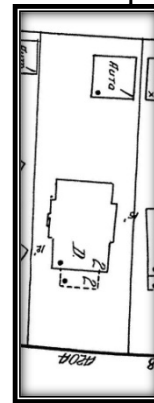
**P5a. Photograph or Drawing**



**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. Permit records could not be located to identify a specific date for this modification, however, aerial photographs from 1972 appear to show the porch in the original configuration (see Page 2 of 2). In addition, the house has been restuccoed with a non-historic Spanish Lace texture.





Aerial, 1972 (historicaerials.com)

Note that the lower wrap-around porch seen in the 2009 photo is not present, and the walkway is more centered compared to the current position.



Aerial, 2009 (yahoo maps)

\*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.

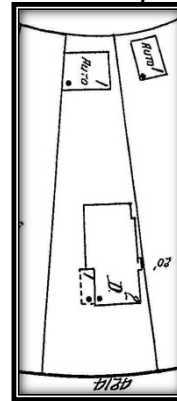
**P5a. Photograph or Drawing**



**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.





\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  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.

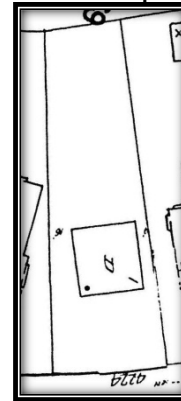
**P5a. Photograph or Drawing**



**P5b. Description of Photo:**

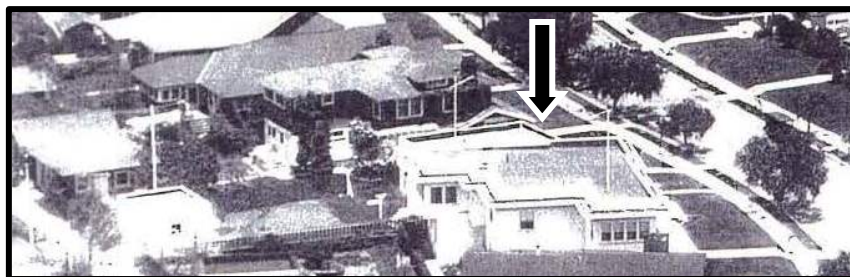
Photo of the primary façade from the Public right-of-way, taken 3/18/2014.

**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. The side gable roof at the front was added six years after the building was constructed, based on newspaper articles which detail the changes as an example of modernization (see page 2 of 2). The change occurred within the 1908-1942 period of significance.



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

\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  Continuation  Update

*San Diego Union, June 30, 1929*

## MODERNIZATION OF OLD HOMES PROVES POPULAR

Gains Favor Here; Change  
Over in Style Has Real  
Meaning and Money Value

San Diegans are taking up the "home modernizing" movement with considerable zest, according to records at the Home Modernizing bureau established in the San Diego chamber of commerce as headquarters of the nation-wide movement as it applies to this city. How well this campaign of converting old buildings into modern appearance and convenience serves the individual property owner is best illustrated by "before and after" pictures such as presented in the accompanying photographs.

Probably there are few cities in the United States where the modernization idea has been so truly in order, and therefore so logically accepted, as in San Diego. The southern California favor for Spanish, or Mediterranean, styles of architecture, which may largely be attributed to the influence of the Balboa park exposition buildings, gives "modernization" real meaning and value here. It is not only a case of installing tile baths, more electrical connections, altering roof lines and adding a wing and some paint, but at the same time accomplishing a "change over" to style that has come to mean money value. The individual, of course, may have individual choice of style that are not of the Spanish type, and the "change over" opportunity in line with the modernization movement is cited only as a general advantage locally.

### SUBSTANTIALLY CONSTRUCTED

Some observers have pointed out that many of the so-called old-fashioned buildings in San Diego are more substantially constructed than many of the new ones, yet have small value as compared to the modern appearance of the new types. Those well built older buildings are particularly adapted to modernization for very substantial increase in money value, it is claimed.

As an example wherein a house that might be regarded in fair conformity with San Diego's preferred architecture, since it had stucco exterior, has been worked over to commercial as well as living advantage, attention is drawn to the home picture "before and after" herewith. This is an instance of adding value to a place not regarded "obsolete" and so not subject to greatest possible increase in value as of "obsolete" to "modern."

## Old Home Becomes Newer Home

Fred W. Simpson's home on Arden way, before and after "modernization." Top—Photograph taken before the architect and contractor went on the job. Bottom—Photograph showing the changed appearance after the modern touch had been added to the exterior.



### PLANS ALTERATIONS

The home is that of Fred W. Simpson at 4224 Arden way. Architect John S. Siebert was asked to plan alterations, and contract given to T. F. Carter for the work. The box top was changed in part to pitched roof covered with red tile, the shelter over the front door discarded for wider door and frame of Batchelder tile, chimney raised, a pergola added at the side of the house as passage to a patio created in the rear and walled in. Some changes also were made inside the house.

Architect Siebert gave the information that the house was rated a \$3500 value before the "modernization" operations, that the total cost of the work was \$1400 and that the value stands increased to \$5500 at least and possibly to more than \$6000. Besides getting a more attractive and convenient place in which to live, the owner has profited from \$600 to \$1100, according to these figures.

\*Recorded by: City of San Diego Historic Resources Staff

\*Date: 6/3/2014

Continuation

Update

Address: 4230 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.

B.1 Historic Name: Chester Eastman Spec House #1, HRB Site #748

B.5 Architectural Style: Craftsman





\*Recorded by: City of San Diego Historic Resources Staff

\*Date: 6/3/2014

Continuation

Update

Address: 4239 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.

**B.5 Architectural Style:** Craftsman



\*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.

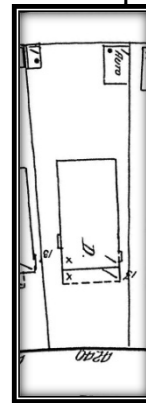
**P5a. Photograph or Drawing**



**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.



\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  Continuation  Update

Address: 4258 Arguello Street, San Diego CA 92103

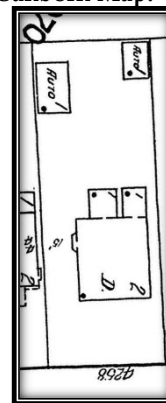
**P5a. Photograph or Drawing**



**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: In 1988 the house underwent a remodel and addition that included a two-story 1,324 square foot addition at the rear; in-kind replacement of all windows; addition of a raised stucco beltcourse between the first and second floor; and alteration of the roof that included removing the small parapet seen in the c.1970s photos shown on sheet 2 and changing the roof pitch from flat to hipped. The removal of the roof parapet, construction of the hipped roof, and the addition of the belt course resulted in a change in materials, design and feeling, presenting more as a Prairie design than the original Mission Revival/Prairie design.

\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  Continuation  Update



Photos Circa 1970s

\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  Continuation  Update

Address: 4266 Arguello Street, San Diego CA 92103

**P3a. Description:**

Correction: The Primary Record prepared in August 2010 states that the building 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 house.

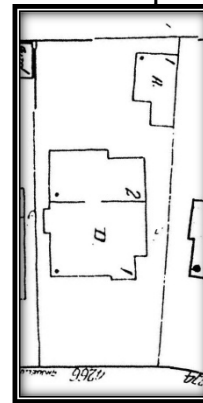
**P5a. Photograph or Drawing**



**P5b. Description of Photo:**

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

**1950 Sanborn Map:**



**B.5 Architectural Style:** Spanish Eclectic

**B.6 Construction History:**

Correction: The Building Structure and Object Record prepared in August 2010 states that the building was constructed in 1916; however, this appears to be a typo. Water and Sewer Records indicate that the structure was built in 1926.





\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  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.

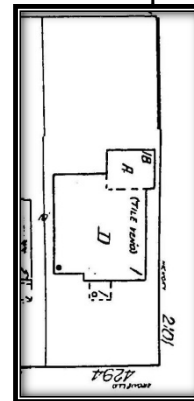
**P5a. Photograph or Drawing**



**P5b. Description of Photo:**

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

**1950 Sanborn Map:**



**B.5. Architectural Style:** Spanish Eclectic

**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.



\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  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.

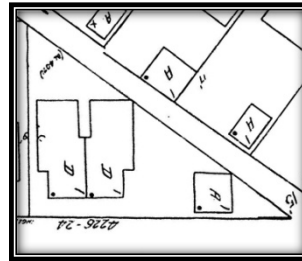
**P5a. Photograph or Drawing**



**P5b. Description of Photo:**

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

**1950 Sanborn Map:**



**B.5. Architectural Style:** Spanish Eclectic

**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.



\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  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.5 Architectural Style:** Minimal Traditional

**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.



\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  Continuation  Update

Address: 4257 Ingleside Avenue, San Diego CA 92103

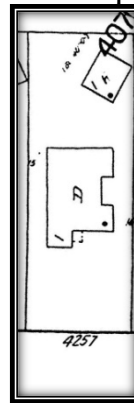
**P5a. Photograph or Drawing**



**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.





\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  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.

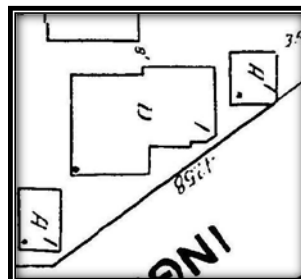
**P5a. Photograph or Drawing**



**P5b. Description of Photo:**

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

**1950 Sanborn Map:**



**B.5 Architectural Style:** Spanish Eclectic

**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.



\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  Continuation  Update

Address: 4275 Ingleside Avenue, San Diego CA 92103

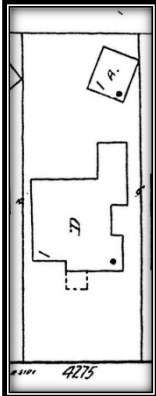
**P5a. Photograph or Drawing**



**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: A newspaper photograph dated January 18, 1925 shows the original appearance of the house. Although Sanborn Fire Insurance Maps indicate that the front façade was stepped in at the north end of the front façade, this is not supported by the historic photograph. However, the photograph does reveal that the house was modified through the removal of the original shaped parapet roof at the north end of the front façade, which was replaced with a shed tile roof. This modification occurred at an unknown date.

**Inspiration Heights—Million Dollar View—4275 Ingleside Drive**

8 large rooms, including extra large living room with barrel ceiling, all interior walls hand decorated, 2 baths, hot water furnace heat, lot 50x140 to alley, automatic sprinkling system, double garage. Price \$15,000. Jacobson Realty Co., 1155 6th St.



\*Recorded by: City of San Diego Historic Resources Staff \*Date: 6/3/2014  Continuation  Update

Address: 4220 Saint James Place, San Diego CA 92103

**P3a. Description:**

Correction: The Primary Record prepared in August 2010 does not identify the following elements: The front façade is stepped back along four planes (not 5 as shown in the 1950 Sanborn Map), and features a distinctive corner window on the second to last plane. The long entry porch is set perpendicularly to the street, with glass block inclosing the street end. To the right, centered under the front gable, is a large focal window set under a sloping stucco hood supported by massive stucco buttresses.

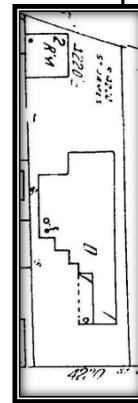
**P5a. Photograph or Drawing**



**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 1939, the rear unit over the garage was constructed. It is unknown when the glass block was installed at the end of the porch. The historic photographs found in newspaper articles written at the time the house was built are not clear enough to decipher whether the glass block was present (see pages 2-5). If the glass block were not present originally, it might be assumed that access to the porch would have been through this opening. Review of a 1972 aerial photograph shows the curved walkway leading from the sidewalk to the left of the house, and not through the end of the porch, as it does now (see below). It is not clear whether this indicates that the glass block was present in 1972, or simply that access was never intended to be through the end of the porch.

B.9b. Builder: Alexander Schreiber

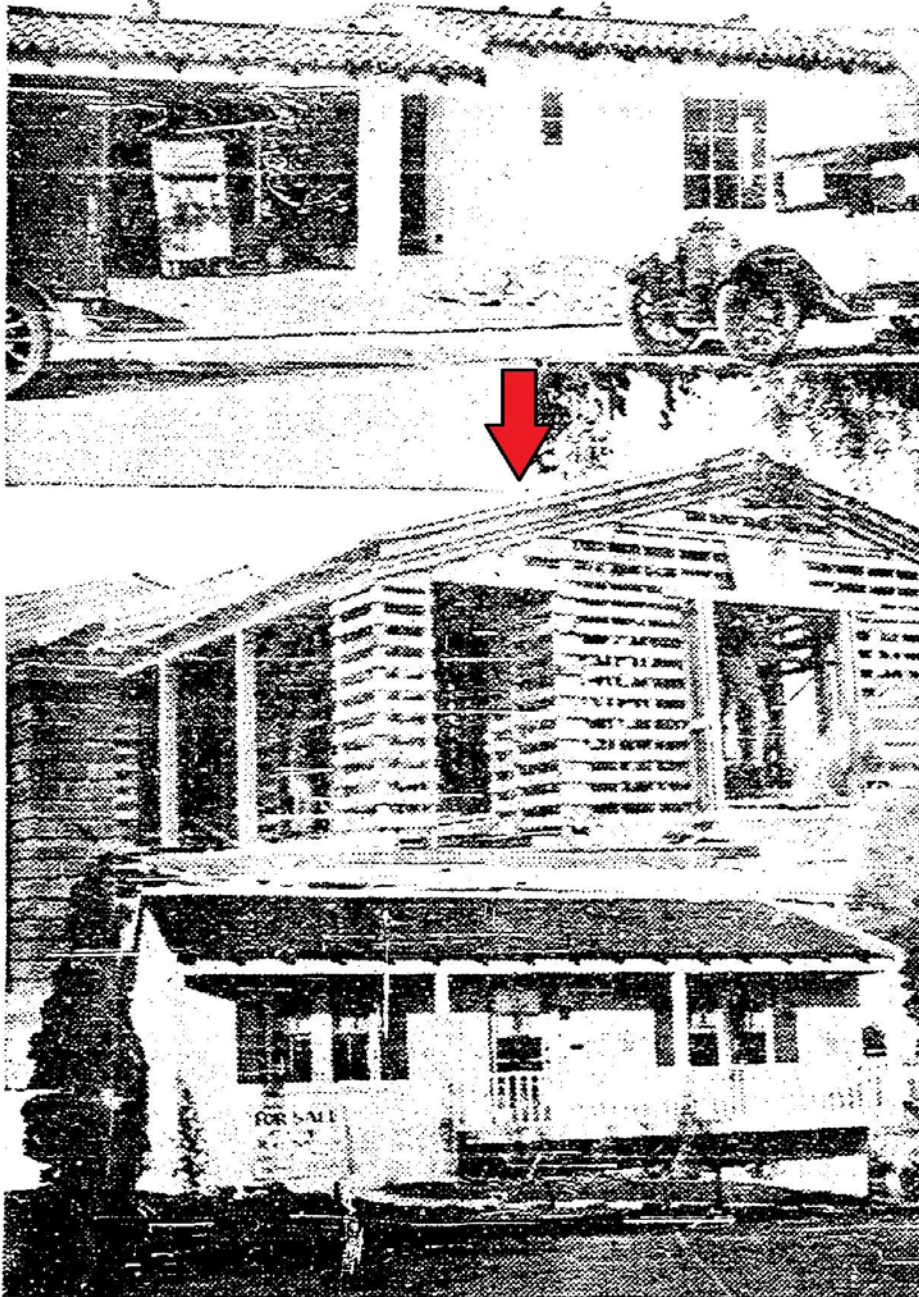
**B.10 Significance:**

The Building Structure and Object Record prepared in August 2010 states that "The resource is heavily obscured behind landscaping and patio walls and 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 1936, was built within the period of significance and retains integrity to the period. The resource reflects the District's significance under Criteria A, C and D, and should be considered for designation as a contributing resource.



**1972 Aerial Photograph**

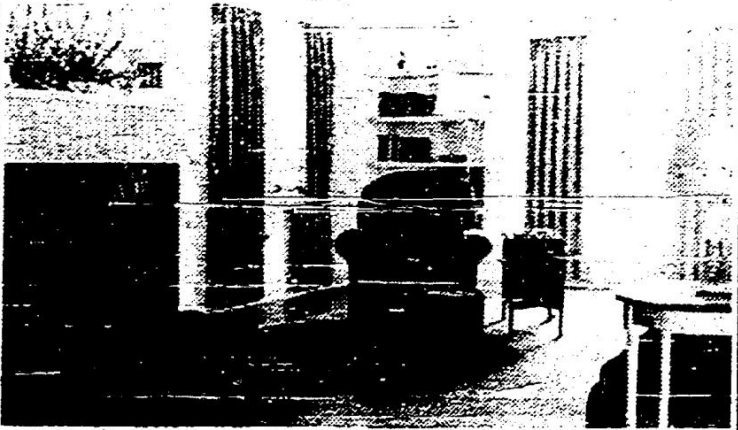
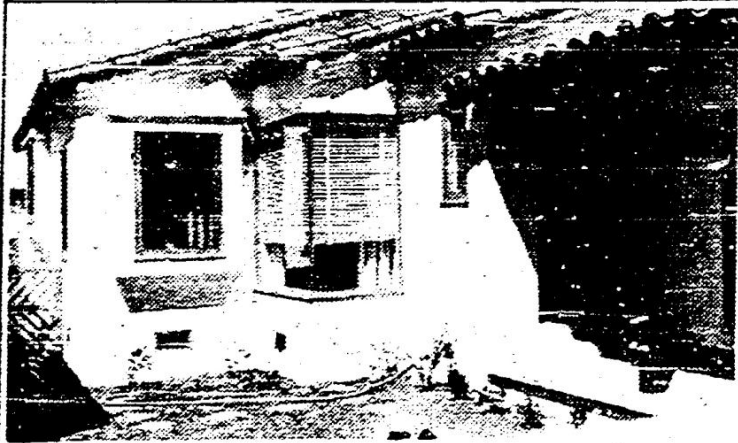
*San Diego Union, January 26, 1936*  
**NEW HOMES REFLECT LOCAL ACTIVITY**



City-wide home construction activity is reported by the Whiting Mead Co., which furnished the materials for the new residence of Russell Pitzer (top), 4520 Copeland st., being built by Charles Salyers; the new \$6000 home of Alfred W. Lauch which A. Schreiber is building at 4220 St. James pl.; and (bottom) the attractive home, open for inspection, which Sam Mgder just completed for Maude Barthalomew at Copeland and Castle aves.

*San Diego Union, April 12, 1936*

**'RESIDENCE OF CONTRASTS'**



**HOME FEATURES  
NEW TREATMENT**

Featuring the Spanish treatment outside and the modern influence inside, the new home of Mr. and Mrs. A. W. Loucks, 4220 St. James st., provides one of the most interesting examples of architectural contrast.

The attractive residence, built by Al Schrieber of materials from the Whiting, Mead Co., features many interesting and novel treatments. Knotty pine has been used with decided effect in the breakfast room, while arches in the dining and living rooms are faced with mirrors.



Scenes at "the home of contrasts," built of Whiting Mead Co. materials and featuring its "helps for better homes" ideas. Top, corner of the patio; below, corner in the spacious living room. Bottom, view of front facade. The 4220 St. James st. residence was built by Al Schrieber for Mr. and Mrs. A. W. Loucks.





*San Diego Union*  
June 30, 1939

# Board Delays Women's Club Setback Action

Hearing on San Diego Women's club request for revision of building setback restrictions on the east side of Third ave. between Maple and Laurel sts., originally scheduled for yesterday afternoon, was postponed by city planning commission yesterday.

The change had been requested by the club to permit it to erect a new clubhouse and utilize more of the lot for the improvement than now is allowed.

## TO MEET TWICE MONTH

The commission also:

Voted to go on a summer schedule and meet every two weeks instead of every Thursday.

Recommended to city council that the major street plan ordinance be amended to provide for extension of Mission Valley rd. from College ave. to Sixty-seventh st. and El Cajon blvd.

Tabled request of a bank to build two houses on single lot at Soledad ave. and Primrose st., La Jolla.

Approved Alfred Loucks' request for zero-foot sideyard for room over garage at 4220 St. James pl.

Permit for addition  
*San Diego Union*, July 14, 1939

# Permits

## BUILDING

A. W. Loucks, per A. Schrieber, addition, 4220 St. James: \$250.



\*Recorded by: City of San Diego Historic Resources Staff

\*Date: 4/2/2014

Continuation

Update

Address: 4224 Saint James Place, San Diego CA 92103

**P5a. Photograph or Drawing**



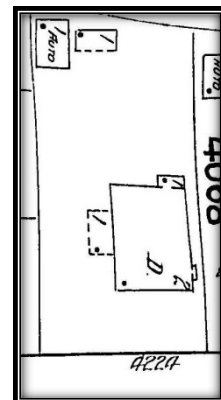
**P5b. Description of Photo:**

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

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

Constructed 1914 per Sewer Record issued to Graves

**1921 Sanborn Map:**



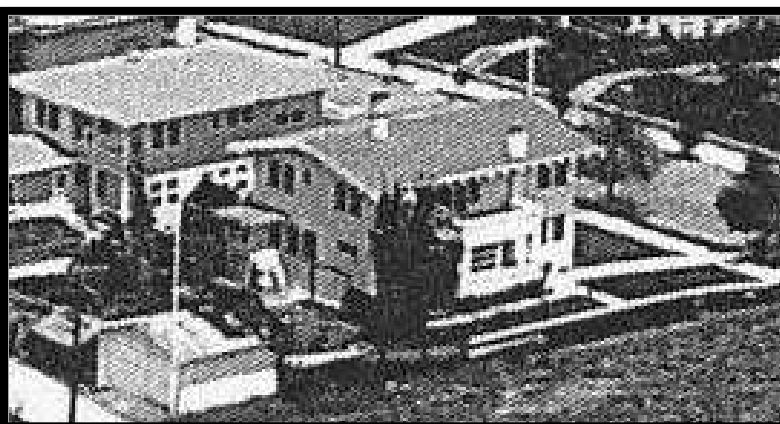
**B6. Construction History:**

Correction: The Building Structure and Object Record prepared in August 2010 does not identify the following modifications: The driveway and entry walkway has been replaced with new concrete and brick. The Residential Building Record indicates the presence of a wrought iron railing at the second floor balcony above the porch. It appears that this has been removed and replaced with a stucco wall. The arched openings at the porch appear somewhat inconsistent with the Prairie style of the home, and review of the 1927 aerial photograph (see below) appears to show a porch with larger, squared openings. Additionally, the door at the second floor balcony above the porch appears to be newer.

B9b. Builder: JS Graves

**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 1914, was built within the period of significance. Although the porch has been altered, it has been maintained in its original location as an open porch, and retains sufficient integrity to the period to convey the significance of the district. The resource reflects the District's significance under Criteria A and C, and should be considered for designation as a contributing resource.



1927 Aerial Photograph



\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/9/2014  Continuation  Update

Address: 4236 Saint James Place, San Diego CA 92103

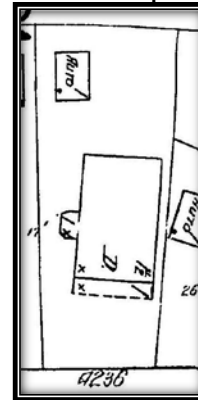
**P5a. Photograph or Drawing**



**P5b. Description of Photo:**

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

**1921 Sanborn Map:**



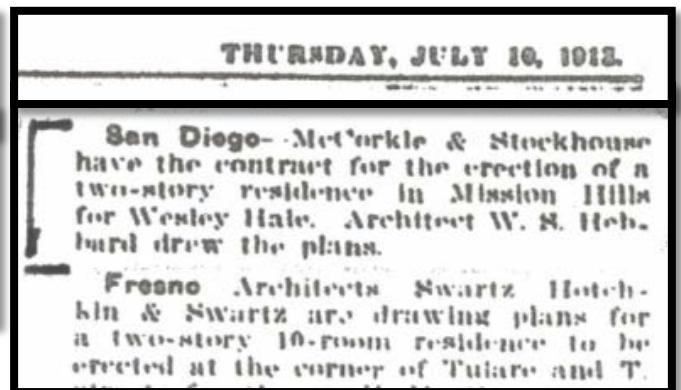
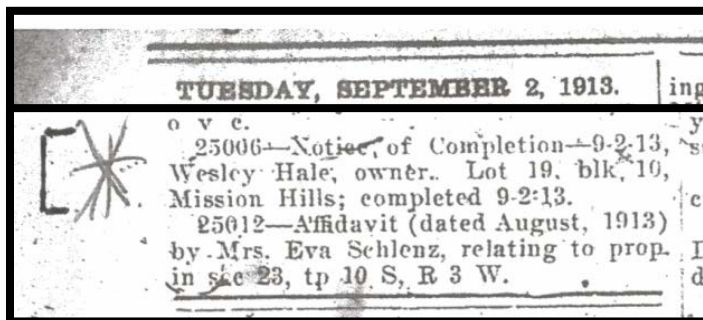
**B.6 Construction History:**

Correction: The Building Structure and Object Record prepared in August 2010 contains an error stating that "Master Morris B. (M.B.) built this house in 1924. The water and sewer permits were taken out on August 4, 1924." This appears to be a carry-over from another form. The building was designed by Master Architect William Sterling Hebbard and constructed in 1913 by Master Builder McCorkle & Stockhouse. This is documented through newspaper articles construction notices (see below & page 2 of 2).

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. However, the brick at the porch columns does appear to be original, based on historic photographs.

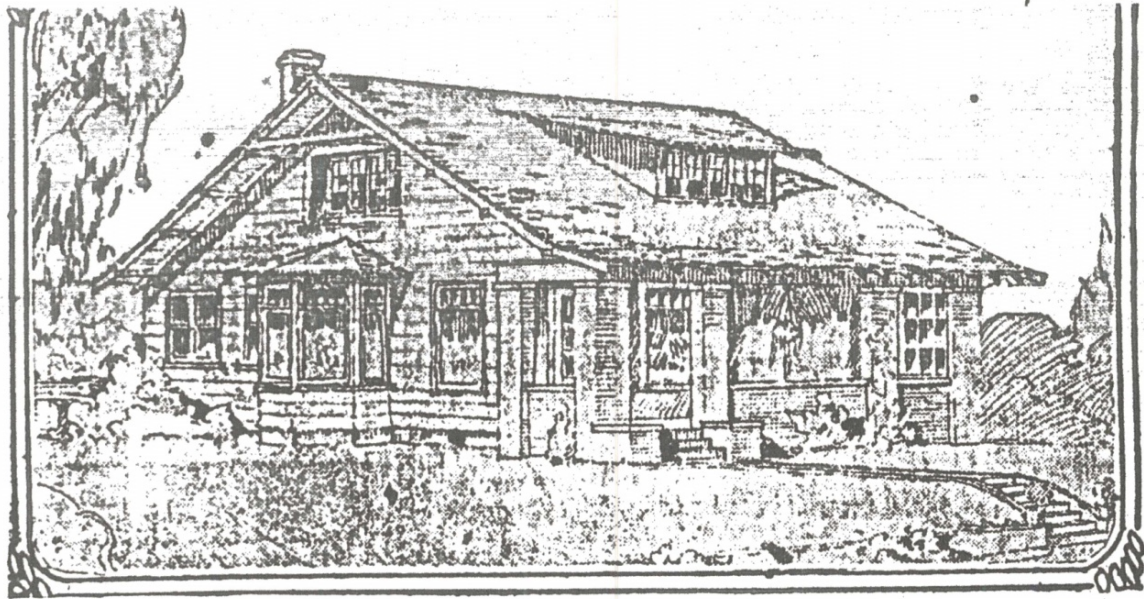
B.9a Architect: William Sterling Hebbard

\*B10. **Significance:** The Building Structure and Object Record prepared in August 2010 contains an error stating that "The house may also be significant for its association with San Diego Master Builder Morris B. (M.B.) who built this house in 1924." This appears to be a carry-over from another form. The building was designed by Master Architect William Sterling Hebbard and constructed in 1913 by Master Builder McCorkle & Stockhouse.



SAN DIEGO UNION AUGUST 10, 1913, P 41

10 AUG



### MISSION HILLS HOME FINISHED IN HARDWOOD

Six-Room House Is Being Erected on Howard Street for Wesley Hale.

Among the attractive homes under construction in the Mission Hills district is a six-room house for Wesley Hale fronting northeast on Howard street, the thoroughfare for which a petition recently was filed asking that the name be changed to St. James.

The front is marked by a wide porch extending the entire width of the house, with railing and columns arranged along artistic lines. The building is of frame construction with a clapboard exterior to be painted in cream with trimming of white. The interior will be completely finished, hardwood trimming being used in the principal rooms and hardwood floors in every room.

The building was designed by Architect W. K. Hebbard and is being erected by Contractors McCorkle & Stockhouse. The site is legally described as lot 19, block 10, Mission Hills. This home including the lot will represent an investment of more than \$5500.

He who regards booze as a business lubricant is apt to find business slipping.

Garbage and love letters should be burned before they create trouble.

### HOTEL IS PLANNED AT FOURTH AND B CORNER

Excavation Work to Be Commenced in Few Days on \$40,000 Structure.

Work will be commenced within the next few days excavating the basement for a \$40,000 hotel building to be erected on a lot 50 by 100 feet at the northeast corner of Fourth and B streets for W. G. Van Houten and J. A. Carper from plans prepared by Architect J. H. Holmes.

The proposed building will be four stories in height with exterior walls of reinforced concrete. The ground floor will comprise fifty-one guest rooms and a number of private and public baths. Practically all modern conveniences are provided for in the plans.

The plans and specifications were filed with the city building inspector last week and the first contracts for construction work will be awarded in about two weeks.

Architect Holmes also filed plans with the inspector last week for a six-story class A building to be erected for O. L. Churchill on 50 by 100 feet at the southwest corner of Ninth and C streets at a cost of about \$60,000. The building will be constructed of reinforced concrete throughout and will contain ninety rooms.

There are times when a tender heart seems about the most expensive luxury.

Sometimes a married man thinks it is his conscience, when it is his wife he is afraid of.

### A Whole Block 12 FULL LOTS

Partially occupied by a new, modern 10-room house. All located in fashionable Florence Heights. The price is—

# \$24,000.

This is \$6000 under the market—and the house is thrown in. \$3000 cash will handle. (3275)



1141 Broadway. Both Phones  
Members San Diego Realty Board

\*Recorded by: City of San Diego Historic Resources Staff

\*Date: 6/3/2014

Continuation

Update

Address: 2124 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.

B.1 Historic Name: Katherine H. Wagenhals/Joel Brown House; HRB Site #593

B.5 Architectural Style: Craftsman





\*Recorded by: City of San Diego Historic Resources Staff

\*Date: 6/3/2014

Continuation

Update

Address: 2150 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.

B.1 Historic Name: Fred Jarboe House; HRB Site #429

B.5 Architectural Style: Tudor Revival



\*Recorded by: City of San Diego Historic Resources Staff

\*Date: 6/3/2014

Continuation

Update

Address: 4231 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.

B.1 Historic Name: The Jeanette E. & George R. Daley House; HRB Site #476

B.5 Architectural Style: Spanish Eclectic



\*Recorded by: City of San Diego Historic Resources Staff \*Date: 4/2/2014; 6/3/2014  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.

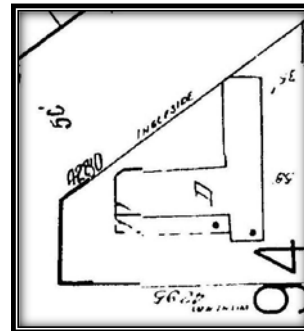
**P5a. Photograph or Drawing**



**P5b. Description of Photo:**

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

**1950 Sanborn Map:**



**B.5 Architectural Style:** Ranch

**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.



\*Recorded by: City of San Diego Historic Resources Staff

\*Date: 6/5/2014

Continuation

Update

Address: 4369 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 6/5/2014.

\*P6. Date Constructed/Age and Sources: c.1921 per water and sewer records.

B5. Architectural Style: Craftsman





**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."	Contributing	Classified as Contributing by HRB on May 22, 2014	5D1
4215	Arden Way	44342210	1920	Spanish		Contributing		Non-Contributing	Lacks Integrity: Based on the 1921 Sanborn Map and historic photographs dating to 1927, the house was originally constructed with an open front porch, which has been enclosed. The entry walkway has also been altered. Based on the photo and the association with Schreiber, the house was likely constructed in the Craftsman style and then remodeled into a Spanish design. This is also supported by aerial photographs, which show a grey roof in 1989 and 1990. The remodel likely occurred in 1993 under construction permit C-00557-93.	6Z
4217	Arden Way	44342209	1920	Prairie		Contributing		Contributing		5D1
4220	Arden Way	44342115	1913	Prairie	HRB 947	Contributing		Contributing		5B
4221	Arden Way	44342208	1913	Craftsman		Contributing		Non-Contributing	Lacks Integrity: The house is clad in asbestos shingle siding; and a one story addition constructed sometime after 1950 is present on the front façade to the north of the porch.	6L
4224	Arden Way	44342116	1923	Spanish Eclectic		Contributing		Contributing	Classified as Contributing by HRB on May 22, 2014	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
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		Contributing	Classified as Contributing by HRB on May 22, 2014	5D1
4241	Arden Way	44342203	1919	Craftsman		Contributing		Contributing		5D1
4244	Arden Way	44342121	1912	Craftsman		Contributing		Contributing		5D1
4247	Arden Way	44342202	1919	Craftsman	HRB 495	Contributing		Contributing		5B
4248	Arden Way	44342122	1912	Mission Revival		Contributing		Contributing		5D1
4203	Arguello Street	44342109	1924	Spanish Eclectic		Non-Contributing	"Extensive Remodeling in the 1960s enclosed an original deck across the entire upper front of the house."	Non-Contributing	Lacks integrity. Extensive remodeling in the 1960s enclosed an original deck across the entire upper front of the house; a second floor addition was added over the one story wing; and the windows have been replaced with vinyl.	6Z
4227	Arguello Street	44342108	1915	Prairie		Non-Contributing	"The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The existing entry porch has been added, as has the small pop-out in which the entry door is set. Vertical wood paneling has been added to the front façade; and the stucco is a non-historic Spanish Lace texture.	6L
4230	Arguello Street	44340221	1928	Colonial Revival	HRB 523	Contributing		Contributing		5B

**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
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		Non-Contributing	Lacks Integrity: The removal of the roof parapet, construction of the hipped roof, and the addition of the belt course resulted in a change in materials, design and feeling, presenting more as a Prairie design than the original Mission Revival/Prairie design.	6L
4265	Arguello Street	44342103	1913	Craftsman		Contributing		Contributing		5D1
4266	Arguello Street	44340225	1926	Spanish Eclectic		Contributing		Contributing		5D1
4274	Arguello Street	44340226	1924	Modified		Non-Contributing	"The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: A two story addition was approved in 1999. Based on the remaining original features, it appears that the home was remodeled from a Craftsman to appear more like a contemporary Spanish building.	6Z
4275	Arguello Street	44342102	1913	Craftsman		Contributing		Contributing		5D1
4280	Arguello Street	44340227	1922	Spanish Eclectic		Non-Contributing	"The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: Based upon the 1950 Sanborn Map, it appears that modifications include not only a rear second floor addition, but also modifications to the front that included (at a minimum) pulling the southern half of the front façade out toward the street, flush with the northern projecting bay. Windows have also been altered.	6Z

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

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

**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
4224-26	Ingleside Avenue	44340114	1923	Spanish Eclectic		Non-Contributing Applicant Supports Staff Recommendation	"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 Applicant Supports Staff Recommendation		Contributing		5D1
4247	Ingleside Avenue	44340212	1924	Spanish Eclectic		Contributing		Contributing		5D1
4257	Ingleside Avenue	44340211	1924	Spanish Eclectic		Contributing		Contributing	Classified as Contributing by HRB on May 22, 2014	5D1
4258	Ingleside Avenue	44340102	1926	Spanish Eclectic		Non-Contributing Applicant Supports Staff Recommendation		Contributing		5D1
4265	Ingleside Avenue	44340210	1926	Spanish Eclectic		Contributing		Contributing		5D1
4275	Ingleside Avenue	44340209	1924	Spanish Eclectic		Non-Contributing		Contributing	Classified as Contributing by HRB on May 22, 2014	5D1
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."	Contributing	Classified as Contributing by HRB on May 22, 2014	5D1
4224	St. James Place	44342218	1914	Prairie		Non-Contributing Applicant Supports Staff Recommendation	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."	Contributing	Significant modifications appear to be limited primarily to the apparent change from squared to architect openings at the porch. The building was constructed within the period of significance, and retains sufficient integrity to convey the significance of the district under HRB Criteria A and C.	5D1
4227	St. James Place	44343204	1911	Colonial Revival		Contributing		Contributing		5D1

**MISSION HILLS DISTRICT EXPANSION AMENDMENT  
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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
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



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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
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 Applicant Supports Staff Recommendation	"The resource lacks significant integrity and character defining features."	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
4303	Witherby Street	44340206	1923	Modified		Non-Contributing	There is a 1992 building permit no. 003756-92 to rebuild a portion of the existing single family dwelling and replace walls, roof, add new windows, a deck at the garage and plaster outside. The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The house has been substantially altered by one and two story additions, as well as remodeling, and no longer retains integrity to the period.	6Z
4309	Witherby Street	44340205	1927	Spanish Eclectic		Contributing		Contributing		5D1
4319	Witherby Street	44340204	1921	Spanish Eclectic		Non-Contributing	"This is a Craftsman that has been made into a faux Spanish Eclectic. The resource lacks significant integrity and character defining features."	Non-Contributing	Lacks Integrity: The house has been substantially altered by remodeling, and no longer retains integrity to the period.	6Z
4329	Witherby Street	44340201	1924	Spanish Eclectic		Contributing		Contributing		5D1
4369	Witherby Street	44325130	C. 1921	Craftsman		Contributing		Contributing		5D1
<b>TOTAL CONTRIBUTING PROPOSED BY STAFF</b>								<b>68</b>		
<b>TOTAL NON-CONTRIBUTING PROPOSED BY STAFF</b>								<b>31</b>		
<b>DEFINITION OF STATUS CODES</b>										
	<b>5B</b>	Resource Listed Locally as an Individually Significant and a Contributing Resource to a Historic District								
	<b>5D1</b>	Contributing Resource to a Historic District								
	<b>6L</b>	Non-Contributing Resource: Could Be Reconsidered as Contributing Resource with Restoration Completed as Part of an Approved Restoration Plan.								
	<b>6Z</b>	Non-Contributing Resource								



