



Ms. Kristi Byers, Chair &
City of San Diego
Historical Resources Board (HRB)
202 C Street, 5th Floor
San Diego, CA 92101

10-23-25

Graves House – HRB Hearing

4128 Ibis Street - San Diego

Dear HRB Board:

I am writing you to express my support for historic designation of the Graves House located at 4128 Ibis Street in Mission Hills.

I have been a licensed architect for 35 years having completed over 250 projects around the Southwest with my firm Hubbell & Hubbell Architects, INC. My background includes extensive experience in historic preservation including 6 years as a project architect for former **SHPO** officer Milford Wayne Donaldson, FAIA.

The property owners, David and Sarah Potter, worked diligently and directly with HRB Staff to prepare an approved restoration plan for the front facade of the Graves House, which removed non-original wood siding, and restored the original stucco underneath. They did not have to do so because the property is located within a National Register Historic District, nor did they have to do so as part of the rear ADU project (also reviewed and approved by the City). They did so at great personal expense for the sole purpose of achieving historical designation.

Our firm has been working with the Potter family for the last 2 years helping with the reconstruction & conversion of their existing detached garage into an ADU. During this period, we have worked directly with have also worked with HRB staff making sure the rebuilt garage does not affect the pending Historical designation of the home. We have also been consulting with the planners on the front façade revisions, so I was surprised to learn that Staff was not recommending approval for the home.

In my personal and professional opinion, the Graves House is a very good, representative example of the Craftsman style, and qualifies under HRB Criterion C (Architecture). The structure embodies the distinctive characteristics of a style, type, period, or method of Craftsman construction through its character-defining one-story form; low-pitched, front-gabled and rear-hipped roof with wide eave overhang, projecting beams, and exposed roof rafters; chimney; stucco exterior over wood and hollow clay tile frame; partial-porch supported by a square wood column and solid wood balustrade; and wood fixed and double-hung windows. One unique feature of the home is the use of hollow clay tile (HCT) for the construction of the exterior walls. During my time with MWD Architects we worked on numerous HCT commercial buildings on the Gas Lamp Quarter, but this is only the second residential project I have encountered that used this wall system making it very unique.

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The Graves House has a good degree of original integrity necessary for designation. Specifically, there is no question that the home retains its original location, design, materials, workmanship, setting, and feeling. All modifications and alterations are minimal in nature (primarily some window replacements) and can easily be restored after designation, in conjunction with the Mills Act program requirements.

In an effort to promote fair and equitable historical preservation, I urge the HRB to designate the Graves House under HRB Criterion C.

I hope this information is helpful & please let me know if I can answer any additional questions.

Sincerely,

Drew L. Hubbell

Architect, AIA Lisc. C-24104



325 W. Washington Street, Suite 2, #221
San Diego, CA 92103
619-497-1193
www.MissionHillsHeritage.org

--A community organization dedicated to preserving the character, charm and historical resources of the Mission Hills neighborhood.

October 20, 2025

Historical Resources Board
City of San Diego
1222 First Avenue, MS 501
San Diego, CA 92101

Re: HRB Hearing Date: October 23, 2025
Item #1 – 4128 Ibis Street

Dear Chair Byers and Board Members:

Mission Hills Heritage disagrees with Staff's recommendation regarding this property and urges the Board to designate 4128 Ibis Street under Criterion C.

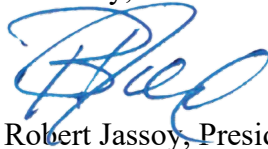
The nomination report submitted by the applicant's consultant adequately demonstrates that the property embodies the distinctive characteristics of the Craftsman (or Arts & Crafts) style. We especially take issue with staff's claim that the building is a "minimal expression" of the Craftsman style and only retains "some of its basic Craftsman elements." While the building was not designed by an architect in the "high style" it is an excellent expression of a more typical vernacular Craftsman bungalow, with features that instantly make it recognizable as being Craftsman, including the low-pitched roof, front gable with large slatted attic vent, projecting beams supporting the eaves, wide front steps leading to the recessed porch with heavy masonry pillar and large wood post supporting the outer side of the porch roof, and groupings of triple windows.

We also strongly disagree with staff's position that modifications make the property ineligible for designation. The owners have gone to great lengths to remove non-original wood siding and restore the stucco on the front façade. Metal railings added for safety purposes should never be grounds to disqualify a property. Nor should replacement windows on non-public facades disqualify a property for designation. Moreover, the work plan required for the Mills Act contract, should the owners choose to apply for such, can include restoration of the windows.

Lastly, we are aware that the owners applied for designation of this property in October 2024, then applied for a permit to restore the front façade several months later. That permit was apparently reviewed and approved as being consistent with US Secretary of Interior Standards for the Treatment of Historic Properties in May 2025. Staff's recent claim in their October 8th memo that they did not connect the two is very suspect. This appears to be part of an unfortunate pattern whereby staff approves restoration work as being consistent with the standards while either a preliminary review or application for designation is pending, but without mentioning to the applicant that they believe the property does not qualify for designation. It should be noted that homeowners often spend many thousands of dollars to restore their properties to historic condition, and such efforts should be encouraged, not punished.

We urge the Board to designate this property under Criteria C. Thank you for this opportunity to provide comment on this nomination.

Sincerely,

A handwritten signature in blue ink, appearing to read 'R. Jassoy', with a stylized flourish at the end.

Robert Jassoy, President



Save Our Heritage Organisation

Protecting San Diego's architectural and cultural heritage since 1969

October 21, 2025

Historical Resources Board
City of San Diego, City Planning Department
9485 Aero Drive, MS 413
San Diego, CA 92123

Dear Chair Byers and Board Members:

Regarding Item #1 – 4128 Ibis Street

HRB Hearing Date: October 23, 2025

SOHO has read and we agree with Mission Hills Heritage in opposing staff's recommendation regarding 4128 Ibis Street under Criterion C. We urge the Board to designate this property as a historic resource.

Please see the attached letter from Mission Hills Heritage for details.

Sincerely,

Bruce Coons
Executive Director
Save Our Heritage Organisation