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--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.

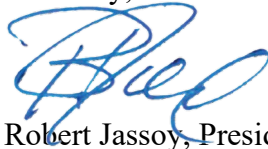
The nomination report submitted by the applicant's consultant adequately demonstrates that the property embodies the distinctive characteristics of the Craftsman (or Arts & Crafts) style. We especially take issue with staff's claim that the building is a "minimal expression" of the Craftsman style and 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