



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.

To: Historical Resources Board
Date: March 19, 2021
Re: HRB Meeting of March 25, 2021, Board Agenda – Item #6 (Fred Bushman Building)

Chair McCullough and Board Members:

The following are comments concerning Item #6 on the agenda for March 25, 2021.

The 2-story Spanish Eclectic style commercial building at 3951-3957 Goldfinch is an excellent example of a Two-Part Commercial Block, and is prominently located on the corner of two major thoroughfares in Mission Hills. It is extremely rare in the degree to which it is intact. There are very few buildings remaining in Mission Hills or Uptown with Moorish shaped transom windows and fewer still with intact spindles. (110 W. Washington is a 1-story building with similar transoms, but the spindles are missing. 820 W. Washington is another 2-story commercial building with similar transoms, but the spindles were replicated during a restoration about 12 years ago.) Character-defining features are intact, including the original storefronts, a curved parapet with red clay tile accents, red clay tile vents, and original smooth stucco finish. The four small window replacements on the non-public north side and two small windows with sashes removed on the W. University side should not disqualify the property from designation. This property should easily qualify under Criterion C. This is a very important resources for the neighborhood and should be preserved.

The Craftsman-style bungalow at 820 W. University Ave., is similarly very intact, and the 1927 move from the corner lot and changes to the porch are within its period of significance. The removal of the sashes in the front dormer and other minimal alterations should not disqualify it from designation.

Additionally, these properties represent an excellent example of the formerly common practice of relocating an older existing building on site in order to make way for new construction, rather than demolishing the structure. As such, these structures are examples of the historic and economic development of Mission Hills and are significant under Criterion A. Designation under Criterion A would provide an excellent educational opportunity to highlight a past development practice that is too often ignored in this day and age.
