COLONIAL REVIVAL ARCHITECTURE
Origins, Architects and Builders in Mission Hills

Kiley Wallace
Architectural Historian

The Leo R. Hoffman Residence at 4230 Arista Street, built in 1948 by Master Builder Pear Pearson.
COLONIAL ARCHITECTURE OF MISSION HILLS

Jenney / Keller House at 1945 Sunset Blvd., designed by Master Architect Walter S. Keller and built in 1913.
What is Colonial Revival Style Architecture? Where does it come from?

Based on the original homes of the 13 American Colonies which were themselves based on earlier European styles the early settlers were familiar with. These early English and Dutch houses are seen mostly on the Atlantic Seaboard. Different Colonial Revival movements or waves have occurred over the years. Term actually describes a number of revival styles including Georgian, Federal, Regency, Adam, Dutch Colonial, Saltbox and Cape Cod.
The Colonial Revival Architectural Style

The traditional style evoked America’s early history and had a nostalgic appeal, especially around wartime – World Wars I and II.

Double hung windows with multi-pane glazing.

Symmetrically balanced façade, usually with central doorway.

Windows frequently in adjacent pairs unlike original precedent examples.

Accentuated front doorway, usually with decorative cornice supported by pilasters or classical thin columns.

Cornice return detail.

White painted horizontal clapboards and brick are the most common surfacing.

Entryway fanlight and door sidelights.

Genesis of Colonial Revival Style

- Inspired by our American architectural heritage.
- American Centennial in 1876.
- Based on the original homes of the 13 American Colonies which were themselves based on earlier European styles.
- The revival style began slowly after American Centennial celebrations of 1876. The style grew quickly after the First World War and into the 1920’s -1940’s.
Colonial Revival Earliest Influences
Earliest Examples / Restored Colonial Williamsburg

- Architects McKim, Mead and White lead tours of New England and designed large early examples for wealthy clients in Massachusetts and Rhode Island in the 1880’s.
- Early Colonial Revival style simply applied earlier Colonial details to simplified Queen Anne Victorian or shingle style houses.
- By the early 1900’s, architects began to produce more “authentic” Colonial Revival designs.
- Easy way to tell original Colonial houses from Colonial Revival is the use of paired windows which were never used on original Colonial homes.
- New pride in America’s past, early style was utilized by fashionable architecture firms building large estate homes for very wealthy clients.
- 1920’s-1930’s Colonial Williamsburg restoration, opening and HABS reports (WPA detailed drawings).
Very Early Colonial Revival Designs in San Diego

Built in 1907: Quartermass / Stensrud House at 5602 Adams Ave.

Built in 1899 in early Regency style: 506 22nd Street in Sherman Heights District.

Built in 1896: 442 21st Street in Sherman Heights District.

The Colonial Revival Architectural Style

The term describes a number of revival styles including Georgian, Federal, Regency, Adam, Dutch Colonial, Saltbox and Cape Cod.

Georgian Style
1714-1830

Federal Style
Named after the Era (Federal)
1780-1820
The Colonial Revival Architectural Style

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Regency Revival Style Colonial
Named after George IV who was appointed Regent of England from 1811 to 1820.

Dutch Colonial Revival
COLONIAL REVIVAL ARCHITECTURE
IN MISSION HILLS

1815 Sunset Blvd. in Mission Hills, built in 1910.
COLONIAL REVIVAL ARCHITECTURE of Mission Hills

San Diego Union, June 29, 1913
New Home of A. J. Morganstern Completed Last Week in Inspiration Heights at a Cost of $15,000 From Plans Prepared By Architect W. S. Keller.

Jenney / Keller House at 1945 Sunset Blvd., designed by Master Architect Walter S. Keller and built in 1913.
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS

Physician to Build Handsome Residence

Site Selected on Inspiration Heights

COLONIAL REVIVAL ARCHITECTURE
IN MISSION HILLS

4414 Conde Place in Mission Hills
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS

2271 Pine Street, built in 1924
Mission Hills Fort Stockton Line Historic District
Here is a neat little four-room Colonial whose green roof, white siding and flower boxes bring back a memory of Dixie. Two bedrooms and a nice cabinet kitchen make this a very roomy four-room house.

These photographs and floor plans furnished by courtesy of Klicka Lumber Company, 30th and University. It is estimated that the house on the right could be built for about $3700, while the house on the left could be duplicated for approximately $2500.
The Dakota

The “Dakota” offers an appealing exterior and comfortable living on one floor. A compact bungalow insuring pleasant living; its very compactness making it inexpensive to build and to heat. Do not overlook the dining set and built-in kitchen features.

Dimensions:
- Width over all: 31' 6"
- Ceiling height: 8' 6"
- Depth over all: 38' 0"
- Height of basement: 10' 0"

Small Colonial bungalow
Home Builder’s Catalog, 1928.
Colonial Revival bungalow at 2250 Pine Street (with large rear addition)
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS

1102 Hunter Street in Mission Hills
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS

4230 Arguello Street in Mission Hills
Designed by Master Designer Ralph E. Hurlburt. Built in 1928.
COLONIAL REVIVAL ARCHITECTURE
IN MISSION HILLS

3910 Henry Street, built in 1928.
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS - 1936

San Diego Union, 1936.
4045 Trias Street, 2251 and 2293 San Juan Rd.
Colonial/Monterey house at 2293 San Juan Road in Mission Hills. Built in 1936 by Master Architect Ralph Frank.
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS

2243 Guy Street in Mission Hills (originally located at 2275 San Juan Road), designed by Master Architect Ralph Frank and built in 1936 by Hurlburt, Frank & Slaughter.
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS

4062 Witherby Street in Mission Hills, built in 1938.
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS

4120 Couts Street in Mission Hills, built circa 1939.
4496 Trias Street, designed in 1939 by Master Builder William Wahrenberger and completed in 1940.
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS

2526 Presidio Drive in Mission Hills. Photo from 1949.
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS

Leo R. Hoffman House at 4230 Arista Street, built by Pearson Construction Company in 1948.
COLONIAL REVIVAL ARCHITECTURE IN MISSION HILLS

4136 Couts in Mission Hills
Later 1940-1950’s Colonial Revival in Point Loma.
A New American Vision for Architecture

2250 Pine Street in Mission Hills

THANK YOU!