



Historical Resources Board Meeting

June 25, 2026

ITEM 2:

PINGREE AND JUNE OSBURN BUNGALOW COURT

Shannon Anthony, Senior Planner



City Planning Department

Overview



Pingree and June Osburn Bungalow Court

- 3749-3761 Fourth Avenue

Preliminary Review 1 (Complete)

- BFSA Environmental Services, a Perennial Company
- Report Findings
 - Resource is not significant under any HRB Criteria.
 - Report was deemed complete, and the property was scheduled to be heard by the HRB at the applicant's request.

Preliminary Review 2 (Not Complete)

- Nexus Planning & Research
- Report Findings
 - Resource is not significant under any HRB Criteria.
 - Report, dated February 5, 2026, was not deemed complete.

Staff Recommendation

- Designate the Pingree and June Osburn Bungalow Court located at 3749-3761 Fourth Avenue as a historical resource with a period of significance of 1924-1925 under HRB Criteria A and C.

Physical Setting



Address:

3749-3761 Fourth Avenue

APN:

452-063-35-00

Community Planning Area:

Uptown

Neighborhood:

Hillcrest

Setting:

Residential

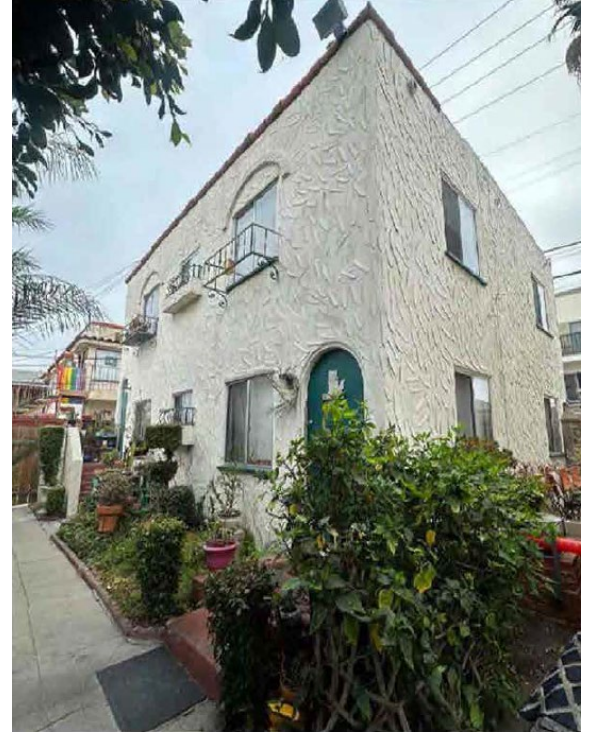
Building Information

- **Style:**
Spanish Colonial Revival
- **Year Built:**
1924-1925
- **Architect:**
Unknown
- **Builder:**
Pingree I. Osburn



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South



North

Side Elevations (S/N)

Photos by BFS Environmental Services, A Perennial Company

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Character Defining Features

Full Bungalow Court Property Type:

- Recognizable and well-defined full bungalow court layout in U-shaped plan on a double lot.
- Uniform Spanish Colonial Revival architecture style.
- Central landscaped common area with a central walkway that connects to individual units.
- Accessed directly from the street.



Alterations

- Roof repairs for 3755 in 1933 and 3749 in 1939.
- Plaster Repairs for 3759-3761 in 1939.
- A detached garage constructed on LOT 2 between 1925 and 1950, and demolished in 1981.
- The original detached garage, on LOT 3, was demolished in 1981.
- Wood-framed windows were replaced with aluminum-framed windows within the existing openings, prior to 1982.
- Original arched multi-lite doors were replaced with arched plain wood entry doors within the existing openings between 1982 and 2007.
- Original stucco texture was modified on all buildings prior to 2004.
- In-kind fire damage repairs were made to 3749 in 2000.
- Stucco-clad site wall along Fourth Avenue was demolished circa 2007-2008.

Completed at Unknown Date:

- Addition of a garage-type metal door between the two rear buildings at the east elevation on the alley.



Designation Criterion



Integrity Analysis

**The property at 3749-3761 Fourth Avenue
does retain integrity under HRB Criterion A**

- Integrity of location, setting, feeling, and association
- Retains its overall organization, form, and scale through the retention of the original residential buildings and spatial relationships and continues to convey its significance as a full bungalow court.
- Modifications are minimal and do not have a major impact on integrity of location, setting, feeling and association.

Designation Criterion



Staff Recommendation

Staff recommends designation of the property at 3749-3761 Fourth Avenue under HRB Criterion A

- Resource is a special element of the historical development of the City of San Diego and retains integrity to its 1924-1925 period of significance.
 - Bungalow courts, which originated in Southern California, are a finite resource that represent a unique part of San Diego's historic built environment and reflect San Diego's response to the housing shortage that accompanied rapid population growth in the early 20th century.
 - In addition, the subject resource's proximity to the then-existing streetcar line on Fifth Avenue demonstrates the connection between public transit and working and middle-class housing provided by the bungalow courts.
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Designation Criterion

Staff Recommendation

B

Staff does not recommend designation of the property at 3749-3761 Fourth Avenue under HRB Criterion B

Designation Criterion

Integrity Analysis

**The property at 3749-3761 Fourth Avenue
does retain integrity under HRB Criterion C**

- Integrity of design, materials, and workmanship
- Despite the modifications, the resource is still able to convey its historic significance as an example of the full bungalow court property type under HRB Criterion C.

Designation Criterion

Staff Recommendation

Staff recommends designation of the property at 3749-3761 Fourth Avenue under HRB Criterion C

- Resource embodies distinctive characteristics of the full bungalow court property type, including a recognizable and well-defined full bungalow court layout in U-shaped plan on a double lot, uniform Spanish Colonial Revival architecture style, and a central landscaped common area with a central walkway that connects to the individual units, and is accessed directly from the street.

Designation Criterion

Staff Recommendation

D

Staff does not recommend designation of the property at 3749-3761 Fourth Avenue under HRB Criterion D

Staff Recommendation

Staff recommends that the HRB designate the Pingree and June Osburn Bungalow Court, located at 3749-3761 Fourth Avenue, under:

- HRB Criterion A as a special element of the historical development of the City of San Diego with a 1924-1925 period of significance.
- HRB Criterion C as a historical resource that embodies the distinctive characteristics of the full bungalow court property type with a 1924-1925 period of significance.

