



THE CITY OF SAN DIEGO

MEMORANDUM

DATE: June 18, 2026

TO: Historical Resources Board and Interested Parties

FROM: Shannon Anthony, Senior Planner, Heritage Preservation, City Planning Department

SUBJECT: **ITEM #2 - PINGREE AND JUNE OSBURN BUNGALOW COURT**

This memo addresses the supplemental information submitted by Heather Riley with Allen Matkins regarding the Pingree and June Osburn Bungalow Court at 3749-3761 Fourth Avenue.

The supplemental information submitted includes the Historical Resources Research Report prepared by Nexus Planning and Research, dated June 1, 2026. A previous draft of the Historical Resources Research Report, dated February 5, 2026, was previously reviewed by staff as part of a preliminary review (PRJ-1151885) and was deemed incomplete.

Staff has completed a cursory review of the updated Historical Resources Research Report prepared by Nexus Planning and Research dated June 1, 2026, and found that many of the previously identified issues remain. As a result, the report submitted cannot be deemed complete at this time, but is provided to the Board for reference as it was submitted as part of public comment. If there is information in the draft Historical Resources Research Report prepared by Nexus Planning and Research that the Board would like to consider or review further, staff would recommend that the Board return the report to the applicant for revision to address issues, deficiencies and questions raised by both staff and the Board.

At this time, staff's recommendation to designate the property under Criteria A and C remains unchanged.


Shannon Anthony
Senior Planner


Suzanne Segar
Senior Planner/HRB Liaison
City Planning Department

SA/ks/ss

Attachments:

1. Correspondence and Supplemental Information from Allen Matkins *under separate cover*

Allen Matkins

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Via Electronic Mail

June 17, 2026

Kristi Byers, Chairperson
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Melanie Woods, Board Member
Historical Resources Board
City of San Diego
202 C Street, 6th Floor
San Diego, CA 92101

Re: 3749-3763 Fourth Avenue, HRB Agenda Item 2, June 25, 2026

Dear Chairperson Byers and Board Members:

Attached please find a copy of the Historic Resource Research Report, dated June 1, 2026 (Report) for 3749-3763 Fourth Avenue (Property) in the City of San Diego by Jennifer Ayala of Nexus Planning & Research. The Report was prepared as a supplement to the previously completed Historical Resource Research Report, dated July 7, 2025 (Initial Report), prepared by BFS&A Environmental Services. The Report supports and expands upon the Initial Report's conclusion that the Property should not be designated as an historic resource.

As explained in the Report, the Property does not demonstrate eligibility under Criteria A, B, C, D, E, or F. Notably, the Property does not exemplify or reflect a special element of historical development, is not associated with significant persons or events, does not embody the distinctive characteristics of an architectural style, type, period, or method of construction, and is not representative of the work of a master.

Allen Matkins Leck Gamble Mallory & Natsis LLP
Attorneys at Law

Kristi Byers, Chairperson
June 17, 2026
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In addition, cumulative alterations have diminished integrity such that the Property does not convey historical significance under the City's designation criteria. Accordingly, the Property is not eligible for listing on the San Diego Register and we respectfully request that the Historic Resources Board not designate the Property as historic.

The Property owner and their consultant team will be available at the June 25, 2026 hearing to respond to any questions. Thank you in advance for your time and consideration.

Respectfully submitted,



Heather S. Riley

HSR:ptl
Attachment

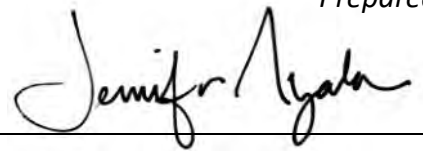
cc: Kelly Stanco, Deputy Director, Climate, Preservation & Public Spaces
Shannon Anthony, Senior Planner
Suzanne Segur, Senior Planner/HRB Liaison

Historical Resource Research Report

June 1, 2026

3749 – 3763 Fourth Avenue
San Diego, CA 92103

Prepared by:



Jennifer Ayala, RA, LEED AP
Principal Architect

Submitted to:
The City of San Diego
Heritage Preservation Planning
1222 First Avenue
San Diego, California 92101

Prepared for:
Heather Riley, Partner
Allen Matkins Leck Gamble Mallory & Natsis LLP
One America Plaza
600 West Broadway, 27th Floor
San Diego, CA 92101



2801 B Street, Suite 100
San Diego, CA 92102
Tel. (619) 985-9280

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 6Z
Other Listings

Review Code	Reviewer	Date
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Page 1 of 197 *Resource Name or #: 3749-3763 Fourth Avenue

P1. Other Identifier: n/a

*P2. Location: Not for Publication Unrestricted

*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Pt. Loma Date 2015 T; R ; of of Sec ; B.M.

c. Address: 3749-3763 Fourth Avenue City: San Diego Zip: 92103

d. UTM: (Give more than one for large and/or linear resources) Zone , _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate) APN 452-063-35, Lots 2 and 3 in Block 3 of Brookes' Addition

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

3749–3763 Fourth Avenue is a multi-family residential property on an approximately 13,500 square foot parcel in the Uptown Community Plan Area. Developed in 1924, the Property consists of six wood framed duplex buildings arranged in a U-shaped configuration around a shared central courtyard, totaling twelve dwelling units. Four one-story duplexes line the north and south sides of the courtyard, and two two-story duplexes sit at the rear along the alley. The buildings have flat roofs with parapets and recessed courtyard-facing entries. Current cladding is non-historic heavy textured (English Trowel) stucco. Front doors are non-historic particle board, and windows are non-historic metal-framed sliders. The site includes shared concrete walkways, a central courtyard, and paved rear access areas.

*P3b. Resource Attributes: (List attributes and codes) HP2

*P4. Resources Present: Building Structure Object Site District Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) Front (north) January 2026

P5a. Photograph



*P6. Date Constructed/Age and Source: Historic Prehistoric Both

*P7. Owner and Address:
Marshall A. Lewis, Successor Trustee
Lewis Hoxie & Spear, APLC, 2535 Camino
Del Rio S, Ste 245, San Diego, CA 92108-
3780

*P8. Recorded by: (Name, affiliation, and address) Jennifer Ayala, RA LEED AP; Nexus Planning & Research, 2801 B Street, #100, San Diego, CA 92102

*P9. Date Recorded: January 2026

*P10. Survey Type: (Describe) Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.") See Continuation Sheets

*Attachments: NONE Location Map

Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record

Linear Feature Record Milling Station

Record Rock Art Record Artifact Record Photograph Record Other (List): Attachments A-F

BUILDING, STRUCTURE, AND OBJECT RECORD

*Resource Name or # 3749-3763 Fourth Avenue *NRHP Status Code 6Z

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B1. Historic Name: 3749-3763 Fourth Avenue

B3. Original Use: multi-family

B4. Present Use: multi-family

***B5. Architectural Style:** Utilitarian with Spanish Eclectic influences.

***B6. Construction History:** (Construction date, alterations, and date of alterations)

The property was developed in 1924 as a coordinated multi-family residential project constructed in phases on two adjacent parcels under common ownership. Notices of Completion document completion of improvements between November 28, 1924 and January 19, 1925. Original construction was wood frame with smooth sand-textured stucco exterior finishes and flat roofs. Alterations include roofing and plaster repairs in the 1930s; removal and replacement of all 85 original wood framed windows (replaced with aluminum sliders) and 22 original wood framed divided lite doors (all replaced with plywood doors); application of non-original heavy texture English trowel stucco; addition of supplemental foundation curbs; removal of fireplaces and detached garages; incremental replacement of site paving; removal of the Fourth Avenue frontage wall; and fire damage repairs in 2000. Setting changes include construction of an eight-story multi-family development immediately south of the Property and the demolition of the site across Fourth Avenue to make way for an approved eight-story, 300 dwelling unit building.

***B7. Moved?** No Yes Unknown **Date:** N/a **Original Location:** Yes

***B8. Related Features:** N/A **B9a. Architect:** Not identified **b. Builder:** Pingree I. Osburn

***B10. Significance:** Bungalow Court **Area:** Architecture (evaluated) **Period of Significance:** 1924 **Property Type:** Bungalow court

Applicable Criteria: City of San Diego HRB Criteria A-F (evaluated)

3749-3763 Fourth Avenue was assessed under the Historical Resources Guidelines of the City of San Diego's Land Development Manual. The Property was developed as a bungalow court but is not significant under any HRB criterion. Under Criterion A: Community Development, bungalow court development was widespread across San Diego in the mid 1920s, and the Property does not reflect a special element of the City's, community's, or neighborhood's development. The bungalow court context is citywide, and no comparative citywide survey has been prepared to show this Property is a distinctive example within it. Under Criterion B: Person or Event, no persons or events of recognized historical importance are associated with the site. Under Criterion C: Architecture, the Property is not a good example and does not retain sufficient integrity to convey significance, as cumulative alterations have substantially compromised integrity of Design, Setting, Materials, Workmanship, Feeling, and Association. No master architect or builder has been identified, so the Property is not eligible under Criterion D. Criteria E and F do not apply. The Property retains integrity of Location only.

B11. Additional Resource Attributes: (List attributes and codes)

None

***B12. References:** Published authorities on Vernacular Architecture; City Building Records; San Diego City Directories; the Union Tribune archives, and others (see continuation sheets).

B13. Remarks: Sketch Not-to-Scale, nearest cross streets are: Robinson Avenue and Pennsylvania Avenue

***B14. Evaluator:** Nexus Planning & Research: J Ayala, RA, LEED AP

***Date of Evaluation:** April 2026



CONTINUATION SHEET

Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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P3.A BUILDING DESCRIPTION

3749 - 3763 Fourth Avenue (APN 452-063-35, Lots 2 and 3 in Block 3 of Brookes' Addition) is located in the Uptown Community Plan Area, on an approximately 13,500 square-foot lot, on the east side of Fourth Avenue, between Robinson and Pennsylvania Avenues. The subject parcel contains four, one-story residential duplexes and two, two-story residential duplexes. Each one-story duplex measures approximately 960 square feet of living area, and each two-story duplex measures approximately 1,560 square feet of living area, for a total of approximately 8,064 square feet of residential building area containing a total of twelve dwelling units.

The area surrounding the subject parcel is developed with a mix of residential and commercial uses, including single family residences, multi-family buildings, and larger scale apartment complexes exhibiting varied architectural styles, heights, and densities. Surrounding development consists of a mix of residential and commercial uses of varied scale and period. Recent and approved multi-family development has altered the immediate context.

3749 - 3763 Fourth Avenue (Property) is the subject of this Historical Resources Research Report (Report).

The Property's original date of construction is established as 1924 based upon the following historical sources: San Diego County Assessor's Building Record; two Notices of Completion documenting phased construction of one two-story flat building, four, one-story duplex bungalow units, and an associated garage, with improvements completed between November 28, 1924 and January 19, 1925; and a November 2, 1924 San Diego Union newspaper article. See section B.6 and Attachments for details.¹

The Property consists of a coordinated grouping of early twentieth century residential duplex buildings developed as a modest scale multifamily complex. The Property's buildings are arranged to provide shared access, consistent with period bungalow court and small flat development patterns. The buildings exhibit simple massing and utilitarian residential design reflective of speculative multifamily construction of the mid 1920s, with limited architectural detailing and without features associated with a master architect, high style, or innovative construction methods.

Four, one-story duplex buildings (3749, 3749 ½, 3751, 3751 ½, 3757, 3759, 3761, and 3763 Fourth Avenue)
Each duplex's primary elevation faces the central courtyard. Front elevations are symmetrically composed with simple linear massing and paired projecting entry bays oriented toward the central courtyard. The roofs are flat with parapets capped in barrel mission tile; the tile is located primarily on the courtyard facing elevations and not side or rear elevations. Exterior wall surfaces are finished in heavy, non-original textured stucco. Decorative elements are limited and include inverted arched plaster relief motifs above recessed entries; stucco finished buttresses are present at the midpoint of select elevations. Front doors consist of

¹ San Diego Union. "Home Construction in San Diego Continues at Rapid Pace". 11/2/1924. Page 45.

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Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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recessed arched non-original particle board doors accessed by concrete stoops connected to a shared concrete walkway. Windows consist of non-original metal-framed sliding units. The two original street-facing arched window groupings, which originally contained wood-framed multi-lite units, were removed and replaced with non-original metal-framed sliding windows (85 original windows replaced across the Property in total). (See page 121, Attachment D.1 Historical Photographs)

Rear elevations are utilitarian in character and contain minimal architectural detailing, with non-original fiberglass doors and metal-framed sliding windows.

Side elevations contain limited fenestration consisting of non-original metal-framed sliding windows; elevations facing between duplexes are blind.

Two, Two-Story Duplexes (3753, 3753 ½, 3755, and 3755 ½, Fourth Avenue)

The two identical two-story duplexes are symmetrically located at the rear of the parcel, constructed along the alley and positioned behind, and visually centered between, the four, one-story duplexes. Each building exhibits a compact rectangular form and mirrors the other in massing and configuration. Each roof is flat with a parapet capped with Mission barrel tile along the front elevation, turning the corners approximately two feet. Exterior wall surfaces are finished in heavy, non-original textured stucco. The front elevations are symmetrical, each containing two front doors positioned toward the outer edges of the elevation. One door serves the ground floor unit and is accessed by a low concrete stoop; the second door provides access to the upper unit via a short flight of concrete steps with a stucco finished balustrade. Front doors consist of non-original arched particle board doors. Fenestration consists of non-original metal-framed sliding windows arranged in horizontal groupings on both stories. Decorative elements on each front elevation include arched stucco finished plaster reliefs above upper story windows and wrought iron balconettes.

Rear elevations are utilitarian in character and contain non-original doors and predominantly metal-framed sliding windows; fenestration patterns vary and are not symmetrical.

A non-original wood-framed infill structure occupies the space between the two buildings along the rear property-line.

Side elevations are set back from the property-lines and contain limited non-original fenestration; adjacent side yards are paved for parking.

Site Layout

The Property's duplexes are arranged in a U-shaped configuration around a central courtyard, with one-story duplexes located along the north and south sides of the courtyard and two-story duplexes located at the base of the U along the rear property-line. The central courtyard contains mature palm trees and grass and serves as the primary shared open space for the site. Two parallel concrete walkways extend from the street right-of-way through the site to the rear of the Property and provide primary pedestrian circulation; the walkways exhibit evidence of incremental alteration and repair over time. Additional concrete paving is present along the side property-lines and functions as rear exit access to Fourth Avenue and the alley.

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Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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Technical Assessment of Stucco Finish

The existing exterior wall finish consists of a heavy, irregular troweled stucco characterized by inconsistent application, oversized trowel marks, and an overall lack of uniform pattern. The finish was applied as a heavy English-trowel (skip-trowel) coating that varies in pattern and thickness across all elevations, in contrast to the smooth, sand-finished stucco characteristic of 1920s construction and of the Property's 1924 period. The finish is visually dominant, obscures the wall plane, and is substantially heavier than stucco finishes typically associated with the Property's 1924 construction period.

This stucco does not correspond to documented early twentieth century Portland cement finishes and differs markedly from the finer sand or lightly textured finishes customary for San Diego buildings of the early 1920s, including those with Spanish Eclectic influences. Based on texture, application method, and comparative analysis with period appropriate finishes, the stucco represents a later non-original alteration that conceals the original wall finish rather than reflecting original design intent.

Condition

The Property is in very poor physical condition and exhibits extensive deterioration. This Report's assessment of the Property's physical condition is based on site observations conducted by a Nexus Planning and Research representative and California registered architect and historical resources expert, Jennifer Ayala on January 13, 2026. These observations concur with the building conditions and deterioration documented in the Conditions Report prepared by Lloyd Russell, Architect, based on a visual inspection conducted on October 8, 2025.²

- Advanced rot of original wood window sills due to prolonged moisture exposure;
- Significant deterioration and material failure of window frames;
- Extensive stucco failure, including exposed and actively deteriorating original stucco, particularly at foundations and window sills;
- Delamination and material separation at roof parapets;
- Deterioration and delamination of all front doors;
- Cracking of foundations and localized wall and foundation movement;
- Evidence of water intrusion and active leaks;
- Concrete foundation curbs poured parallel to existing duplex foundations, suggesting efforts to supplement structural support without reconstruction failing foundations.

Collectively, these conditions reflect long-term deferred maintenance and advanced failure of both original and non-original materials affecting primary structural systems and exterior envelope components.

² Russell, Lloyd, AIA. *3749–3763 Fourth Avenue Conditions Report*. Letter and photographic documentation prepared for Allen Matkins, October 15, 2025. Based on a visual site inspection conducted October 8, 2025.

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Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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This discussion addresses the Property's physical condition and is not an evaluation of integrity, which is addressed separately in this report (see page 20) in accordance with the City's Guidelines for designation. This section documents the extent of deterioration observable at the time of investigation.

The Property's evaluated physical features include:

1. Rectilinear, symmetrical massing	Appears original
2. Courtyard oriented arrangement of buildings with shared central walkways	Appears original, with loss of ancillary features including the original garages
3. Spanish Colonial Revival architectural style	Spanish Eclectic stylistic references; non-original as currently expressed
4. Stucco cladding	Non-original finish
5. Wood-framed particle board entry doors. Fiberglass doors at rear entries	Non-original materials
6. Metal-framed slider-windows	Non-original metal-framed sliding units
7. Flat roofs with parapets with mission tile-covered parapets	Mission tile coping is non-original
8. Plaster reliefs on one-story duplexes	Non-original
9. Plaster reliefs on two-story duplexes	Appears original
10. Wrought iron detailing	Appears original

B.6 CONSTRUCTION HISTORY

Assessor's Residential Building Record - Attachment A.1

APN 452-063-35

3749-49 ½ - 51-51 ½ -57-59-61-61 ½

Fourth Avenue

- *One-story;*
- *Double;*
- *Flat-court;*
- *8 units;*
- *Standard Construction*
- *Concrete foundation;*
- *Wood frame;*
- *Stucco on;*
- *Wood-framed double-hung windows [no longer extant];*
- *Flat roof with composition roofing;*
- *Gutters*
- *Built in 1924;*
- *Four duplex buildings of approximately 960 square feet each*
- *Fireplaces [No longer extant]*
- *CUP [concrete uncovered porch] (16) 336 SF*
- *Flat, 1800 SF*
- *Garage #1 192 [No longer extant]*
- *Garage #1 216 [No longer extant]*

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Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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APN 452-063-35
3749-49 ½ - 51-51 ½ -57-59-61-61 ½
Fourth Avenue

- *Miscellaneous Structures:*
- *3' frame and stucco wall, 127LF* [No longer extant]
- *Two-story;*
- *4 units;*
- *Standard Construction*
- *Concrete foundation;*
- *Wood frame;*
- *Stucco on;*
- *Wood-framed double-hung windows* [no longer extant];
- *Flat roof with composition roofing;*
- *Gutters*
- *Built in 1924;*
- Four duplex buildings of approximately 960 square feet each
- *Fireplaces (4)* [No longer extant]
- *CUP* [concrete uncovered porch] (2) 48 SF

APN 452-063-02

Notice of Completion – Attachment A.2

Two Notices of Completion document phased construction of one two-story duplex building, four one-story duplex buildings, and an associated garage, completed between November 28, 1924 and January 19, 1925.

Water and Sewer – Attachment A.3

- Water service connection for 3759 Fourth Avenue, P. J. Osburn, dated August 27, 1924.
- No sewer service connection record identified.

Building Permits - See Attachment A.4

Nexus researched permits on file with the City of San Diego Records, listed in the Union Tribune, or noted on the ABR.

Date	Permit #	Type	Scope of Work	Architect/ Builder
9/12/1924	Per Evening Tribune	Building	"P. I. Osborne. [sic] 3759 Fourth: four frame stucco cottages and garages. 3759-63 Fourth Street: \$1750 each."	- / Osburn
9/19/1924	Per Evening Tribune	Building	"P. Osburn. 412 Pennsylvania. Stucco cottage. 3757 Fourth: 4500."	- / Osburn
9/26/1924	Per Evening Tribune	Plumbing	"P. Osburn. Per same. 3759 Fourth (8)"	- / Osburn
10/17/1924	Per Evening Tribune	Plumbing	"P. Osburn. Per same. 3761-63 Fourth (8 each)"	- / Osburn
10/24/1924	Per Evening Tribune	Electric	"Osburn. Per same. 3759 to 3762 Fourth (12 each)"	- / Osburn
11/21/1924	Per Evening Tribune	Electric	"Osburn. Per Balboa 3759-61 Fourth (30)"	- / Osburn

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Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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11/24/1924	Per Evening Tribune	Electric	"P. J. Osburn, per Balboa, 3759-59 ½ Fourth (20) Same. 3761-63 Fourth (20)"	-	/ Osburn
12/11/1924	Per Evening Tribune	Electric	"Osburn. Per Balboa, 3749 ½ to 3755 Fourth (24)"	-	/ Osburn
11/20/1929	Per Evening Tribune	Plastering	"Charles Norton, 3759 Fourth Avenue (2500 sq. yds.)"	-	/ -
6/4/1930	Per Evening Tribune	Electric	"Cleir Apts. Per same. 3753 Fourth (1 ½ - h.p. motor)"	-	/ -
11/1/1936	Per San Diego Union	Roofing	"Brown, per same. 3749 Fourth (40 sq)"	-	/ -
9/28/1939	Per Evening Tribune	Plastering	"Leddell, per same 4 th (1200)"	-	/ -
3/20/2000	Legacy Permit 1699425	Building	"Fire damage repair to replace 1,988 sqft drywall in kitchen, bath, bedroom, & living room. Repair hole in roof, replace electrical. Stucco repair"		/ Your Money's Worth
3/27/2000	Legacy Permit 1692065	Building	"Replace free standing floor heater with wall unit in SFD"	-	/ Your Money's Worth
3/27/2000	Legacy Permit 1449110	Building	"Replace water heater SFD to outside location"	-	/ Your Money's Worth

Site Plan with Building Footprint (See Attachment A.5.)

Aerial photograph provided with additions and alterations identified.

Lot Block Book Page (See Attachment A.6.)

Lot Block Book Page shows the Property was first assessed for improvements in 1925 under P J Osborne's ownership.

Previous Survey Forms (See Attachment A.7.)

The City of San Diego's online database, California Historical Resources Inventory Database (CHRID) contains a Department of Parks and Recreation (DPR) Survey (prepared by Jennifer R.K. Stropes, Jillian L.H. Conroy, and Hilary Wehrle, BFS Environmental Services, a Perennial Company) for the Property. CHRID notes that the Property is "pending designation".

The DPR form describes the Property as a bungalow court constructed in 1924 and 1925 consisting of two two-story duplex buildings and four one-story duplex buildings arranged around a shared central walkway. The DPR found that the buildings retained integrity of location and setting but noted that extensive alterations, including replacement of original stucco texture, windows, doors, and removal of ancillary features, had compromised integrity of design, materials, workmanship, and feeling. As a result, the Property was determined not eligible for designation under Criteria A, B, or C. The DPR's finding of retained

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Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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integrity of setting predates the adjacent eight-story development described in this Report; under current conditions the Property no longer retains integrity of setting (see Setting, below).

The Property was listed in the 2016 Uptown Community Planning Area Historic Resource Survey (2016 Uptown Survey) and identified as a Potential Individual Historic Resource.³ The 2016 Uptown Survey noted the following:

- 3749 4th Ave was given a status code of “5S3” (appears to be individually eligible for local listing or designation through survey evaluation);
- Court (MPL⁴);
- Spanish Colonial Revival Bungalow Court;
- Heavily altered;
- Built in 1930; and
- “Y”, identified as a district contributor.

The 2016 Uptown Survey status code of 5S3 and the district-contributor notation are reconnaissance-level survey findings, not integrity evaluations, and predate the City's 2023 adoption of the Bungalow Context. The survey's finding that the Property appears individually eligible assumed a level of integrity that the documented post-survey alterations and adjacent eight-story redevelopment prove incorrect, as detailed in the Integrity section of this Report.

Chain of Title (Attachment B.1.)

Seq.	Years (Recorded)	Total	Owners
	Lot 2	-	Union Trust Company of San Diego
	Lot 3	-	William H. Morton and Vera A. Morton
-	May 28, 1924 (Lot 2) November 18, 1924 (Lot 3)	-	Pingree I. Osburn and June Osburn
1	August 28, 1925 – November 2, 1927	2	D. S. Rowland and Lillie M. Rowland
2	November 2, 1927 – August 5, 1932	5	Benjamin Vlier and Doris Rosa Vlier
3	August 5, 1932 – March 14, 1940	8	Anna Murphey Brown
4	March 14, 1940 – June 26, 1940	<1	Charles M. Swank
5	June 26, 1940 – April 21, 1945	5	Arthur H. Swank
6	April 21, 1945 – February 19, 1946	<1	Henry John King and Jeanne King
7	February 19, 1946 – June 6, 1952	6	L. Leo Levitt and Rose S. Levitt
8	June 6, 1952 – February 20, 1957	5	William H. Poschman
9	February 20, 1957 – June 6, 1957	<1	Poschman Properties, Inc.
10	June 6, 1957 – December 28, 1962	5	Joseph W. Rogers and Isabel M. Rogers

³ Uptown Community Plan Area. 2016 Historic Resources Survey Report. Appendix C. C-9.

⁴ Multiple Property Listing.

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11	December 28, 1962 – October 1, 1979	17	Milo Youel and Helene Berens Youel
12	October 1, 1979 – June 10, 1980	<1	Betty Jean Comer
13	June 10, 1980 – September 9, 1980	<1	Milo Youel and Helene Berens Youel
14	September 9, 1980 – August 29, 1990	10	Gert Koppel and Edith Koppel
15	August 29, 1990 – March 17, 1993	3	Edith Koppel
16	March 17, 1993 – April 22, 1996	3	Gert Koppel
17	April 22, 1996 – September 21, 2006	10	Gert Koppel, Trustee
18	September 21, 2006 – March 27, 2024	18	Aline Koppel, Successor Trustee
19	March 27, 2024 – Present	–	Marshall A. Lewis, Successor Trustee

San Diego City Directory – through 2025 (Attachment B.2.)

San Diego City Directory listings from 1924 through 2025 were researched.

Deed from Date of Construction (Attachment B.3.)

The Property was conveyed to Pingree I. Osburn and June Osburn through two separate transactions in 1924, with Lot 2 transferred from Union Trust Company of San Diego in May 1924 and Lot 3 transferred from William H. Morton and Vera A. Morton in November 1924.

Architect – Unknown

Historical research did not reveal the identity of either the Property's architect or designer.

Builder – Pingree I. Osburn

Historical research, in the form of Notices of Completion recorded by the County of San Diego, reveals that the Property was built by Pingree I. Osburn. Pingree I. Osburn is not currently listed among the City of San Diego's established master builders.

Maps (Attachment C.1 and C.2.)

Copies of the 800 scale Engineering, the USGS, and original Subdivision Maps are included within the Attachments.

Sanborn Fire Insurance Maps (Attachment C4.)

Sanborn Fire Insurance Maps show the Property's development from 1921 through 1970. The Property's development appears for the first time on the 1950 Sanborn Fire Insurance Map.

Historical and Transitional (See Attachment D1.)

- Historical research within the San Diego History Center yields one historical photograph which includes a portion of the Property's parcel.
- The City Clerk's archives contain a collection of film created by the Transportation and Storm Water Department (1970s Photolog). Historical research within the archives yielded views of the Property's Fourth Avenue elevations.

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Current Photographs (See Attachment D3.)

Current photographs were taken in January 2026 and document existing site conditions and surrounding development at the time of field investigation. Selected photographs from the 2024 BFSa report are included in the Attachments for comparative purposes only, to illustrate changes to the Property's immediate setting resulting from subsequent adjacent development. These earlier photographs do not represent current conditions and are not relied upon for evaluation of integrity of setting. The paired comparison of 2024 and 2026 photographs demonstrates the magnitude of change to scale, massing, spatial relationships, and visual context affecting the Property.

Alterations

According to historical research, including building permits, and site observations, the Property contains significant alterations.

Date	Location	Description	In-kind repair?	Retain historical integrity?
1933	3755 Fourth Ave	Roofing repairs	Lack of information	Undetermined
1939	3749 Fourth Avenue	Roofing repairs	Lack of information	Undetermined
1939	3759 Fourth Avenue	Plastering repairs	Lack of information	Undetermined
1939	3761 Fourth Avenue	Plastering repairs	Lack of information	Undetermined
1974-1982	All units	Replacement of original wood-framed windows with aluminum framed windows (85 windows)	No	No. Design, Materials and Workmanship are impacted
1970s-1980s	One-story duplex side elevations	Installation of supplemental concrete foundation curbs parallel to original foundations	No	No. Design and Workmanship impacted
1981 -2000	Site wide	Removal of detached garages	No	No. Design and Setting are impacted
1982-2004	All buildings	Replacement of original stucco texture with non-original thick non-specific trowel marked stucco	No	No. Design, Materials and Workmanship are impacted
1982-2007	All units	Replacement of original arched multi lite front doors with plywood doors in various styles and window patterns (12 doors)	No	No. Design, Materials and Workmanship are impacted
1982-2007	All units	Replacement of original rear entry doors with fiberglass doors (10 doors)	No	No. Design, Materials and Workmanship are impacted

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Date	Location	Description	In-kind repair?	Retain historical integrity?
2000	3749 Fourth Avenue	Fire damage repairs including roof patch, interior drywall, and exterior stucco	Insufficient information	Not enough information
Unknown	All units	Removal of original fireplaces	No	No. Design and Materials are impacted
Unknown	Site	Incremental replacement and alteration of concrete walkways and site paving	Insufficient Information	Not enough information
2007-2008	Fourth Avenue frontage	Removal of stucco clad half wall along Fourth Avenue frontage	No	No. Design, Setting and Feeling are impacted
2025	Adjacent parcel to south	Construction of eight story building built to property-line	No	No. Setting and Feeling are impacted
2026-2027 (pending)	6 parcels across street	Demolition permit, PRJ-1134984, 7/1/2025 and Building, Mechanical, Electrical, and Plumbing permits for a new 8-story MDU over 3 levels of subterranean parking. See Prelim Reviews PRJ-1131666, PRJ-1126334, PRJ-1125913, PRJ-1109403	No	No. Setting and Feeling are impacted

B.10 SIGNIFICANCE

In evaluating the Property’s significance and integrity to determine whether it is eligible for listing in the City of San Diego Historical Resources Register (San Diego Register), this Report applies the City’s adopted Historical Resources Board (HRB) designation criteria and implementing guidelines, as set forth in the Land Development Manual, Historical Resources Guidelines (Appendix E). Consistent with those Guidelines, nationally recognized preservation guidance published by the National Park Service, including *How to Apply the National Register Criteria for Evaluation* (National Register Bulletin 15), is utilized as an interpretive framework for defining historical context, identifying character-defining features, and evaluating integrity. The City’s Historical Resources Guidelines expressly rely upon the Secretary of the Interior’s Standards and related National Park Service guidance to inform evaluation methodology; accordingly, reference to these national documents is appropriate and consistent with City practice. Use of National Park Service guidance

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in this Report does not replace or supplant the City's designation criteria, but rather supports their application by providing established evaluative principles widely used at the local, state, and federal levels.⁵

Historic Context Statement: Uptown Community

The Uptown Community Plan Area is located immediately north of Downtown San Diego on a mesa dissected by canyons and bounded by Presidio Park and Balboa Park. Uptown contains some of the City's earliest suburban neighborhoods and reflects multiple phases of residential development associated with San Diego's growth from the late nineteenth through the early twentieth centuries.

San Diego's early urban development accelerated following the establishment of Horton's Addition in 1867 and subsequent real estate booms of the 1880s, which were supported by the expansion of street grading, streetcar infrastructure, and public utilities. By the late nineteenth century, improved transportation networks enabled residential expansion north of Downtown, laying the groundwork for suburban development patterns that would later characterize Uptown.

Development within Uptown intensified during the early twentieth century, particularly during the Panama-California Exposition and Streetcar Suburbs historic context.⁶ The Uptown Community Plan (2016) identifies this period as a significant phase of residential expansion, marked by increased population growth, continued streetcar service, and rising demand for housing. New construction during this era consisted primarily of residential development, including single-family homes and a substantial number of multi-family property types such as residential flats, bungalow courts, apartment courts, and small apartment buildings.

Architecturally, the period was influenced by the 1915 Panama-California Exposition, which contributed to widespread adoption of Spanish Eclectic and Mission Revival styles throughout Uptown, alongside continued use of Craftsman and other early twentieth-century residential styles. Multi-family housing types were interspersed among single-family neighborhoods, particularly in areas proximate to Balboa Park and along established streetcar corridors such as Fifth Avenue, University Avenue, Washington Street, and Park Boulevard.

By the early 1920s, residential development in Uptown had become widespread, with the number of developed parcels exceeding unimproved properties. Housing of all types was constructed to accommodate continued population growth between 1920 and 1930, during which San Diego's population nearly doubled. As documented in the Uptown Community Plan and associated historic resource surveys, residential development during this period was prolific and characterized by a wide range of building types and architectural expressions.

⁵ City of San Diego, *Land Development Manual, Historical Resources Guidelines*, Appendix E, Parts 1.1 and 2; National Park Service, *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15 (1997); Secretary of the Interior's Standards for the Treatment of Historic Properties.

⁶ *Uptown Community Plan*. Page HP 168.

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The Uptown Community Plan identifies potential historical significance for properties developed during the Panama-California Exposition and Streetcar Suburbs historic context period under the following circumstances: developed between 1909 and 1929; association with the development of Uptown as a streetcar suburb; association with important persons or events in local history; representation of a good or rare example of a popular architectural style of the period; or association with the work of a master architect, builder, or designer. Residential property types constitute the primary extant resources associated with this historic context, provide the framework for evaluating the Property's potential significance under the City's HRB designation criteria.

Property's Historic Context: Panama-California Exposition and Streetcar Suburbs (1909–1929)

The Property was developed in 1924 during the Panama-California Exposition and Streetcar Suburbs historic context period of 1909–1929, as defined in the Uptown Community Plan. This period represents a significant phase of residential expansion in Uptown, driven by population growth, continued streetcar service, and increased demand for housing following the announcement and realization of the 1915 Panama-California Exposition.

Multi-family housing was not a dominant feature of Uptown's earliest development prior to the 1880s, when land was abundant and infrastructure limited. As San Diego's population increased and transportation systems expanded, demand for higher-density housing grew. By the early twentieth century, multi-family residential development emerged as a common response to housing needs, particularly in neighborhoods proximate to Balboa Park and along established streetcar corridors.

During the Panama-California Exposition and Streetcar Suburbs context period, residential development intensified in Hillcrest, Mission Hills, and University Heights. New construction consisted primarily of residential buildings, including single-family homes and a wide range of multi-family property types such as residential flats, bungalow courts, apartment courts, residential hotels, and small apartment buildings. These property types were interspersed throughout Uptown neighborhoods rather than concentrated in distinct enclaves, reflecting evolving attitudes toward multi-family living.

The 1915 Panama-California Exposition further accelerated multi-family housing development in Uptown. Residential hotels and apartment buildings were constructed to accommodate visitors and new residents, while post World War I social and economic shifts contributed to broader acceptance of apartment living among middle- and upper-income households. By the 1920s, multi-family housing in Uptown ranged from modest court-type developments to larger multi-story apartment buildings, particularly in areas adjacent to Balboa Park.

Survey data confirms the prevalence of multi-family housing during this period. The 2016 Uptown Survey identified 2,289 properties, of which 991 were developed during the Panama-California Exposition and Streetcar Suburbs context period and 794 were categorized as multi-family housing. These figures demonstrate that both single-family and multi-family residential development were prolific during this era and that multi-family housing was neither rare nor exceptional within Uptown.

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The Uptown Community Plan identifies potential historical significance for properties developed during this context period where they demonstrate a clear association with the development of Uptown as a streetcar suburb, are associated with important persons or events, represent a good or rare example of a popular architectural style, or reflect the notable work of a master architect, builder, or designer. Residential buildings constitute the primary extant resource types associated with this historic context.

This consolidated context provides the framework for evaluating the Property's eligibility under the City's HRB designation criteria, particularly with respect to whether it represents a special or distinguishable example of multi-family residential development within a widespread and well-documented pattern.

Bungalow Court and Apartment Court Historic Context Statement 2021 (Bungalow Context)

The City prepared the Bungalow Context in 2021 and adopted it in 2023 to provide an evaluative framework for bungalow courts and apartment courts constructed between approximately 1917 and 1960. The Bungalow Context establishes the historical development, defining characteristics, and eligibility considerations for these property types within the City.⁷ Consistent with City direction, the Bungalow Context is the primary framework for this evaluation; the 2016 Uptown Community Plan Area Historic Resource Survey is used only as a secondary, corroborating source and is noted as such.

The Bungalow Context identifies bungalow courts as a multi-family residential property type characterized by a shared central open space that is directly connected to and visually oriented toward the street. In San Diego, bungalow courts emerged primarily in the decade following the 1915–1917 Panama-California Exposition, coinciding with a period of rapid population growth and increased housing demand.⁸ The property type originated in Southern California in the 1910s and gained popularity due to its efficient use of land, reliance on conventional residential construction methods, and appeal to residents seeking a balance between apartment living and single-family domestic qualities.⁹

Under the Bungalow Context, a bungalow court is defined as a grouping of one-story detached, semi-detached, or attached residential units arranged around a common court, with unit entrances oriented toward the shared open space, which functions as an extension of the public realm.¹⁰ The court itself is defined as a landscaped central space accessed directly from the street and composed of a combination of circulation features, planted areas, and, in some cases, low walls, fences, lighting elements, or entry features that articulate the relationship between the court and the street.¹¹

⁷ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021.

⁸ Ibid.

⁹ Ibid.

¹⁰ Ibid., definition of "Bungalow Courts".

¹¹ Ibid., definition of "Court".

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This Bungalow Context provides the basis for evaluating bungalow court properties for listing on the San Diego Register, including eligibility criteria, assessment of property type characteristics, integrity, and comparative context.

Bungalow Court Development and Typologies in San Diego

The Bungalow Context identifies bungalow courts as a widespread and well-established multi-family residential property type in San Diego. Both architect designed and builder driven examples proliferated during the mid 1920s, coinciding with a broader residential building boom that began around 1923 and peaked in 1926. This expansion was driven by increased housing demand and the availability of standardized construction methods and materials.¹²

The Bungalow Context notes that hundreds of bungalow courts were constructed throughout San Diego, primarily within streetcar suburbs such as Uptown, areas surrounding Balboa Park, Ocean Beach, and La Jolla.¹³ Their low scale, inward oriented layout, and home like character allowed them to integrate into neighborhoods otherwise characterized by single family residential development. As a result, bungalow courts became a common and recurring development pattern rather than a limited or exceptional housing form.

San Diego is distinctive for the quantity, variety, and extended period during which bungalow courts were constructed. As such, the property type is significant at the thematic level as part of the City's early twentieth century residential growth, but individual examples must be evaluated for relative distinction, integrity, and representativeness within this widespread context.¹⁴

The Bungalow Context identifies several standard bungalow court plan types. While architect designed courts continued to be constructed, builder driven examples were more common and tended to exhibit regularity and standardization in site planning, unit configuration, and architectural expression. Standard plans included wide and narrow U-shaped courts, courts with minimal landscaped areas and central walkways, and open plans consisting of parallel rows of units without a rear building.¹⁵

Typical bungalow courts consisted of one-story buildings arranged around a clearly defined central court, with unit entrances oriented inward. Architectural styles reflected popular residential styles of the period and were often secondary to the court organization and site planning concept. Units could be detached, semi-detached, or attached, including duplex configurations. One-story linear or U-shaped attached unit variations represented a transitional form between detached bungalow courts and larger apartment courts, while still retaining the defining characteristics of the bungalow court property type.¹⁶

¹² City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021.

¹³ Ibid.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.

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History of the Property

The Property at 3749–3763 Fourth Avenue was developed in 1924 as a modest scale multi-family residential complex consisting of a bungalow court and small flat building types. The original development included four one-story duplex buildings and two, two-story duplex flat buildings arranged around a shared central court. Although the Property occupies two parcels and was completed under separate permits and Notices of Completion, construction occurred within a short time frame and reflects a single, coordinated development effort undertaken by Pingree I. Osburn and June Osburn in 1924 and 1925.

A contemporaneous November 2, 1924 article in the *San Diego Union* identified the Property as a newly constructed twelve unit bungalow court on Fourth Street and attributed development to J. Osburn, reporting a total project cost of \$45,000. The original development reflects speculative multi-family residential construction typical of the mid 1920s in San Diego, characterized by utilitarian massing, limited architectural detailing, and standardized construction methods rather than a high style or architect designed project. Since its construction, the Property has remained in continuous multi-family residential use. During the early ownership period from the mid 1920s through approximately 1940, the Property passed through several owners, including D. S. Rowland and Lillie M. Rowland, Benjamin Vlier and Doris Rosa Vlier, and Anna Murphey Brown. Available records from this period document routine maintenance and minor repairs, including roofing and plastering work completed in 1933 and 1939, which appear to have been undertaken as maintenance rather than as substantive alterations. No evidence was identified indicating changes to the original site layout, building configuration, or use during this period.

Ownership during the mid-twentieth century remained largely residential or investment based, with the Property continuing to function as a multi-family residential complex. Through the 1940s and 1950s, alterations were limited to typical system upgrades and maintenance associated with aging residential properties.

More substantial alterations affecting historical integrity began in the mid 1970s and continued through the early 2000s. During this period, all 85 original wood-framed windows were replaced throughout the complex with aluminum framed sliding windows. Supplemental concrete foundation curbs were installed parallel to original foundations. These changes were not completed in kind and altered original design intent and construction expression.

Between approximately 1981 and 2000, the Property's two detached garages were removed. Per the Notice of Completion, only one garage was original to the period of significance; the second garage was constructed at a later, undocumented date and was not original. Removal of the non-original garage is not an integrity issue. Removal of the single original garage resulted in the loss of one ancillary feature. During the same general period, the original low relief sand finish stucco was replaced with a thick, non-specific trowel marked stucco finish across the complex. Original arched multi lite front doors were replaced with particle board doors, and original rear entry doors were replaced with fiberglass doors (22 total doors). These alterations further diminished integrity of design, materials, and workmanship.

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Fire damage repairs were completed in 2000 at 3749 Fourth Avenue; however, available documentation does not indicate whether this work was completed in kind. At an unknown date, original fireplaces were removed from the units. Site paving and concrete walkways were incrementally altered and replaced over time, though walkway alignments appear generally consistent with the original site layout.

Between 2007 and 2008, the stucco-clad half wall along the Fourth Avenue frontage was removed. This wall functioned as a character defining feature of bungalow courts by establishing enclosure and a visual transition between the street and the central court. Its removal represents a further loss of integrity related to site design and setting.

Based on permit records, assessor data, and ownership history, the majority of integrity impacting alterations occurred during periods of long-term ownership in the late twentieth century. Replacement of original wood-framed windows with aluminum units (85 windows), installation of supplemental concrete foundation curbs, and replacement of original stucco finishes occurred primarily during the ownership of Joseph W. Rogers and Isabel M. Rogers (1957–1962), Milo Youel and Helene Berens Youel (1962–1980), and Gert Koppel and Edith Koppel (1980–1993), with continued alterations during the subsequent ownership of Gert Koppel and Aline Koppel (1993–2007). Removal of detached garages (one original; one non-original) and replacement of original entry doors are documented or inferred to have occurred during this same extended ownership period. Removal of the stucco-clad frontage wall occurred between 2007 and 2008 during the ownership of Aline Koppel as successor trustee. Earlier ownership periods are associated primarily with routine maintenance and minor repairs, with no evidence of substantial alteration to the original site layout, building configuration, or use.

HISTORIC CONTEXT OF THE RESOURCE

According to the Guidelines for the San Diego Register Designation Criteria, the significance of a historic property can be judged and explained only when it is evaluated in its historic context.

Historic contexts are those patterns or trends in history by which a specific occurrence, property or site is understood and its meaning (and ultimately its significance) within history is made clear. In order to decide whether a property is significant within its historic context, the following things must be determined.¹⁷

1. *Identify the themes, geographical limits and chronological period that the property represents:*

The Property was constructed in 1924 and is located within the Hillcrest neighborhood of the Uptown Community Planning Area in the City. The Property was developed during the Panama-California Exposition and Streetcar Suburbs historic context (1909–1929) and within the City's Bungalow Context (1917–1960).

¹⁷ Guidelines. Page 2.

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2. *Determine how the theme of the context is significant in the history of the local area:*

The Property is associated with two potential historic themes: development of multi-family housing in Uptown and bungalow court development. These themes reflect well documented patterns of residential growth in Uptown and the City during the early twentieth century, particularly following the 1915 Panama-California Exposition, when population growth and housing demand increased substantially. As documented in the Uptown Community Plan, by the close of this period the number of developed parcels in Uptown far exceeded the number of undeveloped parcels, underscoring the widespread nature of residential construction during this era.

3. *Determine what the property type is and whether it is important in illustrating the historic context:*

The Property is a multi-family residential bungalow court property type. Individual examples of this property type are common within Uptown and Hillcrest and were constructed in substantial numbers during the identified historic contexts. As such, the Property represents a typical expression of development patterns rather than a distinct or elevated example important in illustrating the historic context.

4. *Determine how the property represents the context through San Diego Register Criteria:*

The Property does not represent its historic context through the San Diego Register Criteria. Specifically:

- Under Criterion A: Community Development, the Property does not exemplify or reflect special elements of the City's, community's, or neighborhood's development. Special elements are defined as resources that are distinct among others of their kind or that surpass the usual in significance. The Property is not rare or distinguishable among the numerous bungalow courts developed during the same period.
- The Property is not significant under Criterion B: Person or Event, as no associations with persons or events of historical importance were identified.
- Under Criterion C: Architecture, the Property was constructed as a bungalow court property type with limited Spanish Colonial Revival stylistic references; however, cumulative alterations have diminished its ability to convey distinctive architectural characteristics. As a result, the Property is not significant under this criterion.
- The Property's architect was not identified, and while the builder was identified as Pingree I. Osburn, he is not recognized as a master builder under City criteria. Therefore, Criterion D does not apply.
- Criteria E and F do not apply to the Property.

5. *Determine what physical features the property must possess for it to reflect the significance of the historic context:*

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For the Property to be historically significant and; therefore, eligible for listing on the San Diego Register within the Panama-California Exposition and Streetcar Suburbs historic context and under the City's Bungalow Context, a property would be required to meet one or more of the following thresholds:

- Represent a special or distinct aspect of bungalow court development, under Criterion A;
- Embody the distinctive characteristics of Spanish Colonial Revival architecture as a representative example of the style, under Criterion C; or
- Constitute a good representative example of the bungalow court property type through the retention of character defining features, also under Criterion C.

In all cases, the Property must retain sufficient integrity to convey significance under the applicable criterion, as evaluated in this Report.

INTEGRITY

In addition to determining the significance of a resource under local, state, and federal criteria, a resource is also assessed for integrity. Integrity is the ability of a resource to convey and maintain its significance. To retain historic integrity, a resource must possess several, and usually a majority, of the seven key aspects of Integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association.

According to the City's Guidelines for the application of the HRB Designation Criteria, there are two important principles for understanding Integrity¹⁸:

- *Integrity is the authenticity of a historical resource's physical integrity clearly indicated by the retention of characteristics that existed during the resource's period of significance.*
- *Integrity relates to the presence or absence of historic materials and character defining features.*

Historical resources eligible for designation by the HRB must meet one or more of the designation criteria and retain enough of their historic character or appearance to be recognizable as historic resources and to convey the reasons for their significance.¹⁹

1. *Location: Location is the place where a resource was constructed or where an event occurred.*

The Property remains its original location. Therefore, it retains its Location Integrity for its 1924 period of construction.

¹⁸ Guidelines. Page 3.

¹⁹ Guidelines. Pages 3-4.

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2. *Design: Design results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.*

The Property does not retain integrity of Design as a bungalow court. While the original 1924 site planning concept of a multi-family residential complex organized around a central court remains partially legible, subsequent alterations have substantially diminished the original bungalow court design intent. Removal of the original detached garage altered original functional and spatial relationships within the complex. Removal of the stucco-clad half wall along the Fourth Avenue frontage eliminated a defining boundary between the court and the public right of way. Incremental changes to circulation features and site elements further reduce the Property's ability to convey its original court organization.

The Property also does not retain integrity of architectural design. Although original massing and scale remain generally intact, alterations have obscured original architectural expression. Supplemental concrete foundation curbs, replacement of all original wood-frame divided lite doors (22) and wood-framed windows (85), removal of original fireplaces, and application of a thick, non-specific trowel marked stucco finish have altered original design intent and architectural relationships. Collectively, these changes compromise integrity of design.

3. *Setting: Setting applies to the physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.*

Historically, the Property was situated within a low scale residential environment characterized by building setbacks, spatial separation between structures, and compatibility with surrounding early suburban development patterns in Uptown. Comparison of photographs from 2024 and 2026, included in the Attachments, documents substantial change to this setting resulting from construction of adjacent large-scale development completed after preparation of earlier reference materials. Evaluation of integrity of setting in this Report is based on current conditions as documented in 2026 photographs, which reflect the completed context within which the Property now exists.

That setting has been substantially altered. Construction of an eight-story building immediately adjacent to the Property, built to the property-line, represents a significant departure from the historic development pattern. The change in scale, massing, and spatial relationships has eliminated historic setbacks, altered light and air conditions, and introduced visual dominance inconsistent with the original residential context. Additional eight-story (300 dwelling unit) development permitted directly across Fourth Avenue will further reinforce this urbanized pattern. As a result, the Property no longer retains integrity of Setting.

4. *Materials: Materials comprise the physical elements combined or deposited in a particular manner or configuration to form a property.*

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The Property does not retain integrity of Materials. Although limited original materials may remain in isolated or concealed locations, widespread replacement of character defining materials has substantially diminished material integrity.

Original exterior materials have been largely replaced. The original low relief sand finish stucco has been resurfaced with a thick, non-specific trowel marked finish that is not consistent with stucco textures typical of San Diego in the 1920s. In multiple locations the heavy coating has delaminated from the wall, exposing earlier underlying material and confirming that it is a later applied layer over, rather than a continuation of, the original finish. The replacement of the original sand finish with this non-original coating is a loss of original material and of the surface workmanship that characterized 1920s stucco construction. All 85 original wood-framed windows have been replaced with aluminum framed sliding units, and all 22 original doors, including the arched front entry doors and the rear entry doors, have been replaced with non-original materials. These replacements were not completed in kind.

Original ancillary materials have also been removed. The original detached garage was removed, and original fireplaces were removed from the units. Site materials have been incrementally altered through replacement and patching of concrete walkways and paving. Collectively, these changes result in a substantial loss of original materials.

5. *Workmanship: Workmanship consists of the physical evidence of the crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular and high styles.*

The Property does not retain integrity of Workmanship. Replacement of original finishes, 85 windows, 22 doors, and architectural features has obscured or eliminated physical evidence of early twentieth century construction techniques.

The replacement of original stucco finishes, introduction of non-original structural elements, and replacement of original openings removed visible evidence of original craftsmanship, including surface treatments, joinery, and detailing. Removal of original fireplaces eliminated interior features reflective of period construction practices. Alterations to site features, including removal of garages and modification of walkways, further reduced legibility of original workmanship. As a result, integrity of workmanship is not retained.

6. *Feeling: Feeling relies on present physical features to a property to convey and evoke an aesthetic or historic sense of past time and place.*

The Property does not retain integrity of Feeling. Although it continues to function as a multi-family residential complex and retains a partial courtyard arrangement, cumulative alterations to buildings, site features, and the surrounding environment have diminished its ability to convey the historic character of a 1920s bungalow court.

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Loss of character defining features, extensive material replacement, and introduction of incompatible adjacent development have weakened the informal domestic scale and residential atmosphere associated with early bungalow court development. As a result, the Property no longer conveys the feeling of its period of significance.

7. *Association: Association is the direct link between an important historic event or person and a historic property.*

Historical research did not identify associations with a significant person, event, or master builder. Accordingly, the Property does not retain integrity of Association.

Integrity Conclusion

Of the seven aspects of integrity, the Property retains integrity of location only. The cumulative loss of integrity in design, setting, materials, workmanship, feeling, and association prevents the Property from conveying significance under the identified historic contexts.

GUIDELINES FOR THE APPLICATION OF SAN DIEGO REGISTER DESIGNATION CRITERIA

According to the City's Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated as a historical resource by the City's HRB if it meets one or more of the following criteria:

Criterion A: Exemplifies or reflects special elements of the City's, a community's, or a neighborhood's, historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development;

Criterion B: Is identified with persons or events significant in local, state or national history;

Criterion C: Embodies distinctive characteristics of a style, type, period, or method of construction or is a valuable example of the use of indigenous materials or craftsmanship;

Criterion D: Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman;

Criterion E: Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources; or

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Criterion F: Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

CRITERION A: COMMUNITY DEVELOPMENT:

*Special elements of development refer to a resource that is distinct among others of its kind or that surpasses the usual in significance.*²⁰

Eligibility under San Diego Register, Criterion A per the Bungalow Context (SDRHR HRB Criterion A, Special Element)²¹:

- *Exemplifies or reflects a special element of the City's historical, social, economic, aesthetic, and architectural development related to*
 - *Multi-family development to address population booms and resulting housing shortages during periods of expansion in San Diego,*
 - *Neighborhood growth as streetcar suburbs, and/or*
 - *Community planning and development, such as zoning or land-use changes, economic stimulus or redevelopment efforts, etc.*

Eligibility Considerations per the Bungalow Context under SDRHR HRB Criterion A22:

- *As a finite resource type, properties that exhibit a majority of the organization, form, scale, and court organization character-defining features of any bungalow court sub-type and with sufficient integrity of the individual elements and the property as a whole may meet SDRHR HRB Criterion A.*
- *Properties with specific and important associations to the relevant historic themes are more likely to be eligible for the National Register and/or California Register under Criterion A/1.*

EVALUATION OF THE PROPERTY UNDER CRITERION A:

1. *Historical Development shall exemplify or reflect a special or unique aspect of the City's general historical development; or shall exemplify or reflect a unique aspect of the City's history.*

²⁰ *Guidelines*. Page 7.

²¹ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 65.

²² City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 66.

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Under the Bungalow Context, eligibility under San Diego Register Criterion A requires that a resource exemplify or reflect a special element of the City's historical, social, economic, aesthetic, or architectural development.

The Property is not eligible for designation under San Diego Register Criterion A as a special element of multi-family development. Although developed as a bungalow court, historical research does not demonstrate that the Property is associated with a specific or exceptional population-driven housing response. Instead, the Property reflects widespread patterns of multi-family residential development that occurred repeatedly across multiple growth periods. As such, the Property does not represent a distinct or elevated example of population-driven multi-family development within the City's historical, social, or economic history.

The Property is also not eligible under Criterion A for its association with neighborhood growth as a streetcar suburb within the Panama-California Exposition and Streetcar Suburbs historic context. While Hillcrest and the Uptown area developed in conjunction with the streetcar system, residential construction during this period was extensive and well documented. The Property does not represent an early, influential, or distinguishable example associated with the initial phase of streetcar-driven expansion, which reached its greatest extent prior to 1915. Rather, it reflects typical multi-family infill development and does not rise to the level of a special or defining example of this pattern.

Historical research did not identify associations with zoning or land use changes, economic stimulus programs, redevelopment initiatives, or other community planning efforts that would support eligibility under San Diego Register Criterion A.

The Bungalow Context labels bungalow courts a finite resource type. That label is accurate but unremarkable: every architectural style or property type tied to a defined period of significance is finite in the same sense, including Craftsman, Mid-Century Modern, and Brutalist resources. Finiteness does not establish that a property type is rare. The Bungalow Context reserves relaxed integrity expectations only for contexts in which bungalow courts "are rare, or where some aspect of a bungalow court's form, stylistic expression, or history is rare".²³

The rarity-based integrity leniency therefore applies only where rarity is established, and is not a general allowance.

The Bungalow Context is a citywide document. It addresses bungalow court development across the entire City of San Diego and identifies examples in streetcar suburbs and neighborhoods throughout the city, including: Uptown (Hillcrest, Bankers Hill, Mission Hills, University Heights), North Park, South Park, Golden Hill, Sherman Heights, City Heights, Normal Heights, Talmadge, Point Loma, Pacific Beach, Ocean Beach, and

²³ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 66-67.

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La Jolla, among other communities. The Context notes that hundreds of bungalow courts were constructed throughout San Diego. Its stated objective is to identify and support designation of eligible bungalow courts across the entire city; bungalow court development is not an Uptown-specific aspect of the City's history. Accordingly, a claim to significance under Criterion A as a "special element" must be measured against bungalow court development citywide, not against Uptown alone. To be a special element, this Property would need to be a special or distinguishable example of bungalow court development across the City.

No comprehensive citywide inventory of bungalow courts exists against which that comparison could be made. The Bungalow Context recognizes this. Recommendation 1 calls on the City to "conduct a city-wide survey to identify eligible bungalow courts and apartment courts," beginning in areas "not previously surveyed, such as Ocean Beach," and states that "a city-wide survey will be helpful in conducting comparative analysis of the bungalow courts and apartment courts that would qualify for local, state, and national listing, and in identifying rare or unique properties."²⁴ That survey has not been conducted. On the present record, the City lacks the comparative basis its own Context identifies as necessary to determine whether any individual court is special or rare citywide.

An affirmative finding that this Property is a special or distinguishable example of bungalow court development across the City therefore cannot be supported without a completed survey.

Additionally, the Bungalow Context directs that, in areas with many bungalow courts, greater consideration is given to the most intact examples and those with the highest quality of design.²⁵ The Property is heavily altered and is not among the most intact examples. Integrity is an independent requirement under both the Bungalow Context and the City's designation criteria, and connection with a finite resource type does not remove the requirement. The Property's extensive alterations are documented in this Report and acknowledged in prior survey and evaluation findings; a property that no longer conveys its significance should not be designated on the strength of the property type alone. Accordingly, the Property does not meet this eligibility consideration.

Historical research did not identify specific or important associations with relevant historic themes that would elevate the Property beyond common residential development patterns.

Documentation regarding original court landscaping is limited. However, the documented removal of the original street-facing low wall, a recognized character-defining feature of bungalow courts, constitutes a substantial alteration. This loss diminishes the enclosure, spatial definition, and visual legibility of the court and represents a demonstrable loss of integrity. The absence of other coordinated site features further limits the Property's ability to convey significance as a special aspect of bungalow court development.

²⁴ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 82.

²⁵ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 66.

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Based on this evaluation, the Property does not exemplify or reflect a special element of San Diego's historical development under San Diego Register Criterion A. The Property reflects common residential development patterns rather than a distinct or elevated example of these themes. Consistent with the Bungalow Context and adopted survey data, the Property is not eligible for designation under San Diego Register Criterion A.

- 2. Archaeological Development exemplifies subsurface deposits and features that were part of early human development on the site.*

The Property does not meet San Diego Register Criterion A for Archaeological Development, as no evidence of subsurface deposits or features associated with early human activity has been identified.

- 3. Cultural Development exemplifies or reflects development that is associated with a group of people linked together by shared values or beliefs, properties associated with significant achievements in the visual and fine arts, or disciplines associated with the public or private institutions of higher learning and/or academic inquiry.*

The Property does not meet San Diego Register Criterion A for Cultural Development, as historical research did not identify associations with culturally defined groups, significant artistic achievement, or academic or institutional activity.

- 4. Social Development exemplifies or reflects development that is associated with relations or interactions with others.*

The Property does not meet San Diego Register Criterion A for Social Development, as historical research did not identify associations with social movements, organizations, or patterns of interaction that rise to the level of historical significance.

- 5. Economic Development shall exemplify or reflect development associated with the local, regional, state or national economy or economics, including manufacturing, labor, agriculture, maritime or transportation industries.*

The Property does not meet San Diego Register Criterion A for Economic Development. Historical research did not identify any associations between the Property and economic activities such as manufacturing, labor movements, agriculture, maritime industries, transportation industries, or other economic drivers at the local, regional, state, or national level. The Property was developed for general residential use and reflects common multi-family housing patterns rather than development tied to a specific economic industry, enterprise, or economic trend that would rise to the level of historical significance.

- 6. Political Development shall exemplify or reflect development associated politics or the political atmosphere or related movements.*

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The Property does not meet San Diego Register Criterion A for Political Development, as historical research did not identify associations with political activities, movements, or events at the local, regional, state, or national level.

7. *Aesthetic Development shall exemplify or reflect development associated with an artistic arrangement in theory or practice.*

The Property does not meet San Diego Register Criterion A for Aesthetic Development, as it does not demonstrate an artistic arrangement or design approach that is distinctive, influential, or historically significant beyond common residential construction practices.

8. *Engineering Development shall exemplify or reflect development associated with Engineering Development.*

The Property does not meet San Diego Register Criterion A for Engineering Development, as it does not demonstrate innovative, distinctive, or influential engineering methods or technologies beyond standard residential construction practices of the period.

9. *Landscape Development shall exemplify or reflect development associated with garden and park design, subdivision design or ecosystem/habitat restoration.*

The Property does not meet San Diego Register Criterion A for Landscape Development. Landscape features are addressed in the Bungalow Context as supporting elements of court form and integrity rather than as an independent basis for Criterion A significance. Historical research did not identify associations with significant garden or park design, subdivision planning, or ecosystem or habitat restoration.

10. *Architectural Development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry.*

The Property does not meet San Diego Register Criterion A for Architectural Development. Although it was constructed as a common multi-family residential form associated with speculative development by non-architects during a period of widespread residential growth, historical research does not demonstrate that it is distinct among the numerous bungalow courts and similar developments constructed throughout Uptown and the City during the Panama-California Exposition and Streetcar Suburbs historic context. The Property reflects typical construction practices rather than a special or influential contribution to the City's built environment under this criterion.

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Integrity Considerations per the Bungalow Context²⁶

In order to be eligible for listing in the local, state, or national register, a bungalow court must retain sufficient integrity to convey its significance. This includes integrity of the overall organization, form, and scale of the development; the presence of a discernable court with designed landscape features, a relationship between the units, court, and street; and sufficient design, material, and workmanship integrity of the individual buildings that comprise the bungalow court. Integrity of feeling as a bungalow court is also important, especially for the hybrid examples. Additional integrity considerations include:

- *In areas where bungalow courts are rare, or where some aspect of a bungalow court's form, stylistic expression, or history is rare, possession of bungalow court organization, form, and scale may be sufficient. More leeway in integrity of materials, workmanship, and landscape elements may be appropriate. Regardless, Common alterations include the addition of security bars and replacement of windows or doors in original openings and the replacement of fences or gates at the street-front entrances into the court; these alterations alone are not sufficient to affect the property's integrity. The alteration of exterior cladding from one material type to another (such as changing original wood siding to stucco) typically will result in an overall loss of integrity.*

Consistent with this consideration, the replacement of windows and doors alone would not defeat the Property's integrity; here, integrity is lost through the cumulative effect of those changes together with the re-texturing of the original stucco, removal of the original garage and the street-facing court wall, and substantial alteration of setting. The original cladding remained stucco; the alteration was a change of stucco texture rather than a change of cladding material type, so the cladding-change consideration on page 67 of the Bungalow Context is not directly applicable.

- *At full, half, or court complexes, the addition or replacement of one-story buildings with buildings of two-stories or more (except at the rear) may affect the integrity of a bungalow court's organization, form, scale, and feeling to the point where the property has lost integrity.*
- *Rear buildings may have been added to the site following the construction of the initial bungalow development and may exhibit more alterations, such as the addition of a second story or removal of the building itself, so long as the alterations do not detract from the overall form, scale, and sense of the bungalow court. Existing original site or landscape features are not required but may enhance a property's significance and integrity. Properties that retain elements such as walls, fences, steps, paths, and heritage trees are likely to be particularly rare and eligible for listing.*
- *The replacement of softscape (planted areas) with hardscape (paved surfaces) in the court is not sufficient, by itself, to affect the property's integrity, so long as the existence of a common open space with landscape features and overall bungalow court form (units around the court) remains intact and readily discernable. However, constructing additional units or structures inside the court area, such that*

²⁶ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 66-67.

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the overall bungalow court form and existence of the court is lost or obscured, will likely result in a loss of integrity.

Integrity Evaluation under Criterion A (Bungalow Context):

1. Location: *Location is the place where a resource was constructed or where an event occurred.*

The Property retains integrity of Location, as the buildings remain on their original site. However, retention of location alone is not sufficient to convey significance under Criterion A where no special or unique historical associations have been established.

2. Design: *The combination of elements that create the form, plan, space, structure, and style of a property.*

The Property does not retain integrity of Design. While the U-shaped court organization remains partially legible, removal of the original garage and the street-facing court wall, replacement of all original windows and doors, and application of a non-original stucco texture have diminished the original bungalow court design intent.

3. Setting: *Setting applies to the physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.*

The Property does not retain integrity of Setting. The removal of the original detached garage and the street-facing low wall, combined with incremental alteration of site paving and substantial redevelopment on adjacent parcels, including eight-story multi-family buildings to the south and across Fourth Avenue, have fundamentally altered historic spatial relationships, enclosure, and scale. These changes diminish the Property's ability to convey a bungalow court setting within a low-scale residential environment.

4. Materials: *The physical elements that were combined or deposited during a particular period of time.*

The Property does not retain integrity of Materials. Original wood-framed windows, original doors, and the original stucco texture have been replaced with non-original materials not installed in kind.

5. Workmanship: *The physical evidence of the crafts of a particular culture or people*

The Property does not retain integrity of Workmanship. Replacement of original finishes, windows, and doors has obscured the physical evidence of original early-twentieth-century construction techniques.

6. Feeling: *Feeling relies on present physical features to a property to convey and evoke an aesthetic or historic sense of past time and place.*

The Property does not retain integrity of Feeling as a bungalow court. Alterations to windows, doors, stucco finishes, and site features, along with the loss of character-defining elements such as garages and the perimeter wall, have weakened the visual cohesion and inward-focused residential character associated

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with bungalow court development. Surrounding high-density redevelopment further erodes the Property's ability to evoke the historic feeling of an early twentieth-century bungalow court.

7. Association: *Association is the direct link between an important historic event or person and a historic property.*

Historical research indicates that the Property is not associated with a master architect or builder. Consequently, the Property does not possess integrity of Association.

CRITERION A (SAN DIEGO REGISTER) CONCLUSION:

While the Property was developed as a bungalow court property type, Criterion A requires association with a special or distinguishable historical pattern rather than the presence of a property type alone. No evidence was identified indicating that the Property exemplifies or reflects a special element of San Diego's historical development. The Property reflects common residential development patterns that were widespread throughout Uptown, and, while the Bungalow Context labels bungalow courts a finite resource type, finiteness is not rarity. The Bungalow Context applies citywide, and no comprehensive citywide survey of bungalow courts has been conducted; the Context itself recommends one as necessary for comparative analysis and for identifying rare or unique properties.²⁷ Per this Report neither the rarity that would allow reduced integrity in the Bungalow Context nor a special, distinguishable prominence throughout the City has been established.²⁸ No special association is present, and the Property does not retain the integrity required to convey significance under this criterion. No specific or important historic associations were identified. Accordingly, the Property is not eligible for designation under San Diego Register Criterion A.

CRITERION B: PERSONS OR EVENTS:

Is identified with persons or events significant in local, state, or national history.²⁹

The resource must be associated with the person during the period that the person's significant achievement and contributions occurred. The person must have made demonstrable achievements and contributions to the history of San Diego, the state, or the nation.³⁰

²⁷ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 82.

²⁸ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 66-67.

²⁹ *Guidelines*. Page 15.

³⁰ *Guidelines*. Page 16.

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Historical research was conducted for all property owners and occupants with five or more years of ownership or residency, consistent with City requirements. Detailed research findings, including biographical information, census data, directory listings, and ownership histories, are provided in Attachment E.2.

The Property was developed in 1924 by Pingree I. Osburn and June Osburn and has remained in continuous multi-family residential use under a succession of private owners. While several owners and long-term occupants were identified, including individuals who resided on site or held ownership for extended periods, historical research did not identify any persons associated with the Property who made demonstrable and significant contributions to the history of the City, the state of California, or the nation during a relevant period of significance.

Several owners and occupants were found to have professional careers, military service, philanthropic involvement, or long-term residence in San Diego; however, none were identified as historically significant under San Diego Register Criterion B, nor was a direct association established between the Property and the period of any individual's recognized achievements or contributions. In all cases, associations were limited to general residential ownership or tenancy and did not rise to the level required to convey historical significance.

No historical events of recognized local, state, or national importance were found to be associated with the Property.

CONCLUSION: CRITERION B: PERSONS OR EVENTS

Historical research did not identify persons or events associated with the Property that made demonstrable and significant contributions to the history of the City, the state of California, or the nation during a relevant period of significance. While multiple owners and long-term occupants were identified, none were found to be historically significant under San Diego Register Criterion B, nor was a direct association established between the Property and the period of any individual's significant achievements or contributions.

Accordingly, the Property is not eligible for designation under San Diego Register Criterion B.

CRITERION C: ARCHITECTURAL STYLE

*Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.*³¹

³¹ *Guidelines*. Page 20.

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“Style” means the composition, massing, scale, materials and details exhibit the essential physical features of a recognized architectural style.³²

Understanding Criterion C

Criterion C applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period, or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods, or methods of construction. A valuable example of the use of indigenous materials or craftsmanship means an important use of naturally occurring materials in construction of the resource or an important example of a skilled craftsman.³³

Applying Criterion C

It is important to note that Criterion C states that a resource embodies the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of construction.³⁴

ASPECTS OF CRITERION C

1. *“Style” means the composition, massing, scale, materials and details exhibit the essential physical features of a recognized architectural style. This includes the evolution of the style (early, mature or late), its regional variations, its adaptation for various social and economic market segments (upper, middle or working class) or its transition from one style to another, if the transition is significant within the context of local architectural history.*³⁵

Architectural Style of the Property

The Property contains limited character-defining features commonly associated with the Spanish Colonial Revival (Spanish Eclectic) architectural style.

Spanish Eclectic Architectural Style (1915-1940)³⁶

According to the *A Field Guide to American Houses*, the Spanish Eclectic Style of architecture has a period of significance from 1915-1940.³⁷ The Spanish Eclectic style draws from multiple Spanish architectural

³² Ibid. Page 21.

³³ *Guidelines*. Page 21.

³⁴ Ibid.

³⁵ *Guidelines*. Page 21.

³⁶ McAlester. Pages 566-578.

³⁷ McAlester. p 519-534.

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traditions and became widely used in Southern California during the early twentieth century, including in San Diego following the 1915 Panama-California Exposition.

Per McAlester,

The exposition was designed by Bertram Grosvenor Goodhue, who had previously authored a detailed study of Spanish Colonial architecture. Goodhue wanted to go beyond the then prevalent Mission interpretations and emphasize the richness of Spanish precedents found throughout Latin America. Inspired by the wide publicity given the exposition, other fashionable architects soon began to look directly to Spain for source material. There they found a still longer and richer sequence of architectural traditions which became melded into a style that they continued to call the Spanish Colonial Revival. Because of its broad roots, we prefer the more inclusive Spanish Eclectic.

The typical features of Spanish Eclectic design include a low-pitched roof with little or no eave overhang, a red tile roof, arches above central doors and windows, stucco exteriors, and an asymmetrical facade. Buildings can be one or two stories with side-gabled, cross-gabled, hipped or flat roofs. Building shapes range from rectangular to "L"-shaped; many times, wings of differing heights are added to change the footprint and height of the structure. Doors are an important feature and are often heavy, carved, impressive wooden doors dominating the main facade. Sometimes heavy wood panels alternating with glass panes are also used in the simpler style structures. Many times, arches or spiral columns, pilasters or other decorative elements are used on the main entrance area. Different size and shaped windows are used on the facades of the structure, but many times a large picture window serves as a focal point on the main facade. Doors leading to exterior gardens, patios, and balconies are usually paired and glazed with multiple panes of rectangular glass. Decorative window grilles and balustrades of wood or iron, balconies, fountains, walled gardens, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

Eligible examples need not be high-style but may exhibit a simplified or vernacular expression of the style. As stated in the Bungalow Context bungalow courts "typically exhibit a simplified or vernacular expression of a given architectural style and may only exhibit a few of the style's character-defining features."³⁸

Additionally, *A Field Guide to American Houses* outlines the following character defining features:

Feature of Characteristic	1924	2026
1. Walled entry courtyard	Yes	No Demolished 2007-2008
2. Multi-level roofs	No	No

³⁸City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 53.

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		Both one-story and two-story duplexes are flat roofs without any variation	
3. <i>Eaves with little or no overhang</i>	No	Flat roofs with parapets	No No change
4. <i>Shed roof over entry</i>	No		No No change
5. <i>Straight barrel mission tile, regularly laid</i>	No	Flat roofs with parapets	No No change
6. <i>Stucco finish</i>	Yes		Yes, but not original Period appropriate 1924 sand textured stucco overlain with heavy textured (est. 1982-2004), inconsistent stucco coating. Pattern is inconsistent and varied across elevations.
7. <i>Elaborate chimney top with tile detail</i>	No		No No change
8. <i>One large focal window</i>	Partial	Two arched window groupings at street-facing duplexes only	Partial, but not original Windows were removed and replaced with metal-framed windows
9. <i>Casement windows</i>	Yes		Yes, but not original All original wood-framed windows were removed and replaced with metal-framed slider windows (85 windows)
10. <i>Dramatically carved wood doors</i>	Partial	Original wood divided-lite doors (three over five), not carved	No Original doors (22) replaced with non-original laminated particle board doors with different styles of glazing
11. <i>Board and batten doors</i>	No		No No change
12. <i>Balcony with wood or iron railing</i>	Partial	Wrought iron features limited to second-story duplexes.	Partial. Wrought iron features remain; however, they are rusted and in poor condition
13. <i>Exterior stairs</i>	Partial.	Second story duplexes are accessed from a short exterior concrete porch, however, most of the stair is internal.	Partial No change
14. <i>Small arcaded wing walls</i>	No		No No change
15. <i>Trabeated posts and beam covered entry and rear loggia</i>	No		No Exterior loggia with trabeated posts and beams removed
16. <i>Decorative iron sconce at front door</i>	No		No Exterior lamps removed and replaced

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17. <i>Stucco and tiled vents</i>	Yes	Yes No change
18. <i>Iron Window grills</i>	No	No No change
19. <i>Stained glass</i>	No	No No change
20. <i>Arcaded walkway to rear</i>	No	No No change
21. <i>Decorative tile or fountains</i>	No	No No change
22. <i>Detached subordinate garages, matching in style</i>	Yes The Property contained 2 subordinate one-story garages (one original per Notice of Completion; one non-original, constructed at a later, undocumented date).	No Garages were demolished c. 1980-2001
23. <i>Flat roof with Parapet</i>	Yes	Yes No change
24. <i>Period of Significance (1915-1940)</i>	Yes 1924	Yes 1924

Evaluation of Spanish Colonial Revival Style

At the time of construction, the Property incorporated limited and selectively applied elements associated with the Spanish Colonial Revival style, including stucco cladding, flat roofs with parapets, and minor wrought iron features. Even prior to alteration, stylistic expression was limited and secondary to the bungalow court property type; consistent with the Bungalow Context a bungalow court is expected to exhibit only a simplified or vernacular expression with a few style features, so this limited stylistic expression is not, by itself, disqualifying.³⁹

The determinative issue under Criterion C is integrity. Subsequent alterations, including replacement of original windows (85 windows) and doors (22 doors) and application of non-original textured stucco, have further diminished integrity of design, materials, and workmanship. As a result, the Property does not convey the distinctive characteristics of the Spanish Colonial Revival style and does not meet eligibility thresholds under Criterion C.

Evaluation under the Bungalow Context:

³⁹ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 53.

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Eligibility under San Diego Register, Criterion C per the Bungalow Context (SDRHR HRB Criterion C, Architecture)⁴⁰:

Architecturally elaborate bungalow courts may also be eligible for embodying the distinctive characteristics of a style of architecture consistent with the City's designation criteria guidelines.⁴¹

The Property is not an architecturally elaborate bungalow court and does not embody the distinctive characteristics of a recognized architectural style consistent with the City's designation criteria. Accordingly, it does not meet eligibility standards under San Diego Register or Bungalow Context Criterion C.

While the subject Property reflects a bungalow court configuration, cumulative alterations have diminished integrity of design, materials, and workmanship such that it no longer clearly conveys the distinctive characteristics of the bungalow court property type when evaluated against intact comparative examples. Consistent with HRB precedent and the Bungalow Context, meeting a typological definition alone is insufficient to support designation where integrity thresholds are not met. Accordingly, the Property does not meet eligibility standards under San Diego Register or Bungalow Context Criterion C as a representative example of the bungalow court property type.

2. *"Type" means the form and materials clearly demonstrate, through the presence of essential physical features, a specific purpose and/or function.⁴²*

Eligibility under San Diego Register, Criterion C per the Bungalow Context (SDRHR HRB Criterion C, Architecture)⁴³:

- *Embodies distinctive characteristics of a bungalow court property type, often with a stylistic influence that is secondary to the typology.*
- *Properties with specific and important associations to the relevant historic themes are more likely to be eligible for the National Register and/or California Register under Criterion A/1.*
- *In areas or neighborhoods with many bungalow courts, greater consideration should be given to properties that are the most intact or have the highest quality of architectural and/or landscape design.*
- *Examples of any architectural style, regardless of quality or the prevalence of a given style, may be eligible for listing, particularly in the local register, if the property exhibits most of the relevant character-defining features of a bungalow court.*

⁴⁰ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 65.

⁴¹ Ibid.

⁴² *Guidelines*. Page 22.

⁴³ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 65-66.

CONTINUATION SHEET

Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**

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- *A higher quality of architectural or landscape design would be important for National Register and/or California Register eligibility, especially if it is a common architectural style, such as Minimal Traditional.*
- *Compare examples with others of the same property type when determining significance. For example, half bungalow courts should be compared with other half bungalow courts, rather than with full courts or court complexes.*

Eligibility Evaluation under the Bungalow Context

The Property was developed in 1924 as a bungalow court property type, characterized by a coordinated grouping of residential units oriented toward a shared central courtyard, with architectural expression that was secondary to the site planning concept, consistent with the Bungalow Context. The original development reflected a modest scale, builder-driven example of the bungalow court typology, relying on standardized residential forms and limited architectural detailing rather than stylistic elaboration.

While the general court configuration and inward-facing orientation of the buildings remain partially legible, cumulative alterations have diminished the Property's ability to embody the distinctive characteristics of the bungalow court property type. The removal of the original detached garage altered original functional and spatial relationships within the court. The removal of the street-facing perimeter wall eliminated a character-defining element that articulated the relationship between the court and the public right-of-way. Incremental alteration of circulation features and widespread replacement of original exterior materials, including stucco finishes, windows, and doors, further compromised the coherence and legibility of the court organization.

As altered, although the Property retains most of the organization, form, and scale features that define the bungalow court property type, cumulative alterations have eliminated the integrity of design, materials, and workmanship required to convey those characteristics. Accordingly, the Property does not embody the distinctive characteristics of a bungalow court due to a lack of integrity; therefore, it does not meet eligibility standards under San Diego Register or Bungalow Context Criterion C.

Assessment Against Full Bungalow Court Property Type Character-Defining Features

The following assessment evaluates the Property against the character-defining features of the Full Bungalow Court property type, as defined in the Bungalow Context.⁴⁴

Organization, form, and scale: The Property exhibits one-story buildings arranged around a central common court, with primary unit entrances opening onto the court; a U-shaped plan; bilateral symmetry with equally sized and spaced units; and a two-story building element at the rear, consistent with the property type. The Property occupies a double lot. These organization, form, and scale features are largely retained.

⁴⁴ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 52-53.

CONTINUATION SHEET

Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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Court organization: The Property retains a central common open space accessed from the street, with two concrete walkways, paving, and mature palms and grass. The original street-facing low wall that defined the court-to-street relationship has been removed.

Conclusion: The Property retains most of the organization, form, scale, and court-organization features that define the Full Bungalow Court property type. Accordingly, the Property's ineligibility under Criterion C does not rest on the absence of property-type features, but on the loss of integrity of design, materials, and workmanship documented in this Report (replacement of 85 original wood-framed windows, 22 wood-framed divided lite doors, and stucco texture; loss of the original garage and the street-facing court wall).

Bungalow Court Property Type Comparisons with Recent HRB Decisions

To date, at least two bungalow court properties have been evaluated by the HRB under the Bungalow Context. The first property, located at 3655-3663 Sixth Avenue was recommended by Staff for listing on the San Diego Register with a period of significance of 1925-1930 under HRB Criteria A and C. The matter was put forward on January 25, 2025, accompanied by a staff report (in favor of designation) and a HRRR (opposed to designation). The HRB denied designation due to loss of integrity.

Despite fitting within the general property type described by the Bungalow Context, the HRB determined that cumulative alterations and diminished legibility of the court-form prevented 3655-3663 Sixth Avenue from conveying significance under the San Diego Register criteria. This decision confirms that the Bungalow Context does not supplant integrity requirements and that meeting a typological definition alone is insufficient to support designation.

HRB Site No. 1496, the Torrey Apartments at 4260 Campus Avenue (Torrey), supports a finding of ineligibility for 3749-3763 Fourth Avenue. The applicant's HRRR sought designation under Criterion C. On June 22, 2023, staff recommended against Criterion C and the HRB declined to designate under it. Staff found that the cumulation of alterations impaired the buildings' integrity of design, materials, workmanship, and feeling. This is notable because the Torrey site retains its bungalow court site configuration, yet both staff and HRB still found the buildings lacked the integrity Criterion C requires. The subject property, which has more alterations than Torrey, fails Criterion C for the same reason. Eligibility under Criterion C depends on building integrity, not the bungalow court typology or its site configuration alone.

Comparative Analysis per the Bungalow Context

Per the Bungalow Context, comparison must be made with other properties of the same property type. full bungalow courts compared with full bungalow courts, and in areas with many bungalow courts, greater consideration is given to the most intact examples. To date, a survey of bungalow courts across the city has not been prepared in which to understand how this Property fits within the city's inventory of bungalow courts.⁴⁵

⁴⁵ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 66.

CONTINUATION SHEET

Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**

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3. *“Method” means it is a rare or an important example of building practices, construction innovations, or technical advances during a specific time in history.*⁴⁶

The Property’s construction is of standard construction methods and is not a rare or important example of building practices, construction innovations, or technical advances of its specific time in history.

4. *“Period” means the age and physical features reflect the era when the specific recognized architectural style, building type, or method of construction became popular.*⁴⁷

Due to significant alterations, described in the Alterations section of this Report, the Property no longer reflects its 1924 “Period” of construction.

5. *“Craftsmanship” means the resource exemplifies high craftsmanship and design with handcrafted, unique and rare elements and may or may not be catalogued as belonging to a specific architectural style. The resource’s design elements and/or features, or association with an individual’s design approach or philosophy is unique in nature and does not reflect a specific design or style but is a reflection of a very personal and/or creative effort.*⁴⁸

The Property is an example of average construction techniques that were common at the time of its construction. The Property’s design does not contain unique elements that only belong to a specific architectural style, its design is not associated with an individual’s philosophy and is not a reflection of a very personal and/or creative effort.

6. *“Indigenous Materials” means the resource is a valuable example of the use of indigenous materials and may include the interior. The resource’s design elements and/or features, including design context and period of design, or association with an individual’s design approach is reflective of indigenous design through the use of local indigenous materials and available craftsmanship.*⁴⁹

No indigenous materials were used in the design or construction of the subject Property.

⁴⁶ Guidelines. Page 23.

⁴⁷ Guidelines. Page 23.

⁴⁸ Guidelines. Page 24.

⁴⁹ Guidelines. Page 26.

CONTINUATION SHEET

Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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CONCLUSION: CRITERION C: ARCHITECTURE

The Property was evaluated under Criterion C for its potential to embody the distinctive characteristics of a type, period, or method of construction, or to represent a valuable example of the use of indigenous materials or craftsmanship. Based on the analysis contained in this Report, the Property lacks sufficient integrity and therefore does not embody the distinctive characteristics of a recognized architectural style, property type, period, or method of construction, nor does it represent a valuable example of indigenous materials or craftsmanship; accordingly, it is not eligible for listing under Criterion C of the San Diego Register.

CRITERION D: MASTER BUILDER:

*Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.*⁵⁰

*Eligibility under San Diego Register, Criterion D per the Bungalow Context (SDRHR HRB Criterion D, Work of a Master)*⁵¹:

- *Represents the notable work of a master builder, designer, architect, landscape architect, artist or craftsman.*

CRITERION D: MASTER ARCHITECT

The Property's architect was not identified during historical research.

CRITERION D: MASTER BUILDER

Historical research reveals that the Property's builder was identified in a newspaper permit notice, a newspaper article, and on two Notices of Completion as P. I. Osburn (a.k.a, Pingree I. Osburn). Osburn is not considered a master builder in the City.

CONCLUSION: CRITERION D: MASTER ARCHITECT OR BUILDER

The Property does not meet the criteria for significance under Criterion D: Master Architect or Builder.

⁵⁰ *Guidelines*. Page 28.

⁵¹ City of San Diego. Bungalow Court and Apartment Court Historic Context Statement. September 2021. Page 65.

CONTINUATION SHEET

Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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CRITERION E: NATIONAL REGISTER

Is listed or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.⁵²

CONCLUSION: CRITERION E: NATIONAL REGISTER

The Property is not listed on either the National Register of Historic Places or the California Register of Historical Resources, and it has not been determined to be eligible for listing on either register by the National Park Service or the State Historic Preservation Office. Therefore, it does not qualify under HRB Criterion E: National Register.

CRITERION F: HISTORIC DISTRICT

Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.⁵³

CONCLUSION: CRITERION F: HISTORIC DISTRICT

The Property is not located within an existing historic district. Therefore, it does not qualify under HRB Criterion F: Historic District.

SIGNIFICANCE CONCLUSION: CITY OF SAN DIEGO HISTORICAL DESIGNATION CRITERIA

The Property at 3749–3763 Fourth Avenue was evaluated under all applicable City HRB designation criteria. Historical research and analysis did not demonstrate eligibility under Criteria A, B, C, D, E, or F. The Property does not exemplify or reflect a special element of historical development, is not associated with significant persons or events, does not embody the distinctive characteristics of an architectural style, type, period, or method of construction, and is not representative of the work of a master. In addition, cumulative alterations have diminished integrity such that the Property does not convey historical significance under the City's designation criteria. Accordingly, the Property is not eligible for listing on the San Diego Register.

⁵² *Guidelines*. Page 33.

⁵³ *Guidelines*. Page 35.

CONTINUATION SHEET

Property Name: **3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue**
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B.12 REFERENCES

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2. California Code of Regulations, California Register of Historical Resources, Chapter 11.5, Criteria for Listing in the California Register, Section 4852 (b).
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5. City of San Diego, Biographies of the Masters. October 21, 2020.
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8. City of San Diego, Guidelines for the Application of Historical Resources Board Designation Criteria, Appendix E, Part 2.
9. City of San Diego, Historical Resource Research Report Guidelines and Requirements, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.1.
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11. City of San Diego. *Uptown Community Planning Area Historic Resource Survey*. San Diego, California, 2016.
12. City of San Diego, Water and Sewer Department Records.
13. City of San Diego, Photolog. <https://www.sandiego.gov/digitalarchives/film-audio/street-videos>
14. County Assessor's Office for Property Detail Report, Assessor's Building Record, Current parcel map, original subdivision map and Lot Block Book Page.
15. Russell, Lloyd, Architect. *Conditions Assessment Report for 3749–3763 Fourth Avenue*. October 8, 2025.
16. McAlester, Virginia Savage. *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, New York, Alfred A. Knopf. November, 2015.
17. Moomjian, Scott A., Attorney at Law. *Conditions Report Bridge Letter for 3749–3763 Fourth Avenue, San Diego, California*. San Diego, California, October 16, 2025.
18. National Park Service, How to Apply the National Register Criteria for Evaluation, National Register Bulletin, 1997.
19. Sanborn Fire Insurance Maps, 1887-1970.
20. San Diego City Directories, 1926-2019.
21. San Diego History Center, Research and Photographic Archives.
22. Stropes, Jennifer R.K., Jillian L.H. Conroy, and Hilary Wehrle. *Revised Historical Resource Research Report for 3749–3763 Fourth Avenue, San Diego, California*. BFS Environmental Services, Inc., prepared for the property owner, San Diego, California, July 7, 2025.
23. Union Tribune and Evening Tribune Archives, 1880 – 1998.

ATTACHMENT A

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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Attachment A

Building Development Information

A.1 San Diego County Assessor's Building Record

A.2 Notice of Completion

A.3 Water/Sewer Connection Records

A.4 Building Construction Permits

A.5 Site Plan with Footprint Showing Additions

A.6 County Lot and Block Book Page

A.7 Previous Survey Forms

ATTACHMENT

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.1. San Diego County Assessor's Building Record

MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int. Size, etc.
31	FRANK + SIOCO	Wall			1871E	2.85 3.62

COMPUTATIONS

Area:
 $24 \times 40 = 960$
 $960 \div 2 = 480$
 Per 152 $\div 2 = 76$

1915 B.F. 8.90
 Ger. Condy. 8.37
 $70/B.F. 9.40 \times 110 = 10.34$

Scale: 1" = 20'

ATTACHMENT

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.1. San Diego County Assessor's Building Record

COUNTY ASSESSOR SAN DIEGO CO. CALIFORNIA		RESIDENTIAL BUILDING RECORD										PARCEL 9-2-2		SHEETS 2 OF 2											
ADDRESS 3753-53 1/2 - 55-55 1/2 4th Ave.		DESCRIPTION OF BUILDING										ROOM AND FINISH DETAIL		INTERIOR FINISH											
CLASS & SHAPE		CONSTRUCTION		STRUCTURAL		EXTERIOR		ROOF		LIGHTING		AIR CONDITION		FLOORS		ROOMS		FLOOR FINISH		TRIM		WALLS		CEILINGS	
D.S.O+O		Light Sub-Standard		X Frame		X Stucco on Gable		X Hip		K.T. Conduit		Cooling		B 1 2		A 1 1		Wood A S		Plt Pt		Ceilings			
ARCHITECTURE		Standard		Sheathing Concrete Block		Siding		Shed		Wiring		Humid. All		X		A 1 1		A S		Plt Pt		Ceilings			
TYPE		Above-Standard		B.B.B. T&G.		Shingle		Dormers		Fixtures		Floor Unit		Living		Dining		Bed		Bed		Kitchen		Bath	
Use Design		Special		Brick		Shake		Raft. %		Many		Zone Unit		Central		Oil Burner		M-B.T.U.		Fireplace		Water-Splashes			
FOUNDATION		Concrete		Floor-Joist		B.B.B. T&G.		Gutters		PLUMBING		Water-Hot-Cold		Water-Softener		Laundry		Water-Splashes		Water-Splashes		Water-Splashes			
DOUBLE		Reinforced		1st. %		Brick		Shingle		Shake		Tile		Tile Trim		Tile Trim		Tile Trim		Tile Trim		Tile Trim			
APARTMENT		Wood		X Sub-Floor		Stone		Tile		Tile Trim		Tile Trim		Tile Trim		Tile Trim		Tile Trim		Tile Trim		Tile Trim			
FLOOR-COURT		Piers		Concrete Floor		X D.N. Casement		Metal Sash		X Screens		X Screens		X Screens		X Screens		X Screens		X Screens		X Screens			
MOTEL		Light Heavy		Insulated Ceilings		Insulated Walls		Insulated Walls		Insulated Walls		Insulated Walls		Insulated Walls		Insulated Walls		Insulated Walls		Insulated Walls		Insulated Walls			
CONSTRUCTION RECORD		Amount		Date		EFFECT. YEAR		APPR. YEAR		AGE		LIFE		TABLE		PERCENT		NORMAL % GOOD		RATING (E.G. F.P.)		ARCH. FIN.		CON. STOR.	
Permit No.		For		Date		EFFECT. YEAR		APPR. YEAR		AGE		LIFE		TABLE		PERCENT		NORMAL % GOOD		RATING (E.G. F.P.)		ARCH. FIN.		CON. STOR.	
D		1924		1924		1924		1924		34		24		R55		55		55		A A A A A A		Mort. Cap. Cl. Closet Washb.		Mort. Cap. Cl. Closet Washb.	
D		1924		1924		1924		1924		41		20		R55		44		44		A A A A A A		Mort. Cap. Cl. Closet Washb.		Mort. Cap. Cl. Closet Washb.	
D		1924		1924		1924		1924		46		16		R55		37		37		A A A A A A		Mort. Cap. Cl. Closet Washb.		Mort. Cap. Cl. Closet Washb.	
APPRaiser & Date		Neilson 9/25/18		Unit Cost		Cost		Unit Cost		Cost		Unit Cost		Cost		Unit Cost		Cost		Unit Cost		Cost		Unit Cost	
D "EW"		1560		740		11544		750		11700		920		7176											
D "ETUP"		1580		740		11544		750		11700		820		6396											
CUP (e)		48		220		110		110		110		110		110											
Framing (e)		780		50.00		200		200		200		200		200											
D "F"		780		50.00		200		200		200		200		200											
D "F200"		780		50.00		200		200		200		200		200											
TOTAL		23398		23398		23398		23398		23398		23398		23398											
NORMAL % GOOD		55		55		55		55		55		55		55											
R.G.L.N.D. m/c		12869		12869		12869		12869		12869		12869		12869											
A-11 8-58		10432		10432		10432		10432		10432		10432		10432											

ATTACHMENT

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.1. San Diego County Assessor's Building Record

MISCELLANEOUS STRUCTURES					
Structure Found	Cons.	Ext.	Roof	Floor	Int. Size, etc.
COMPUTATIONS					
Area					
1st fl.					
30 x 26 = 780					
Perimeter					
112					
2nd fl.					
30 x 26 = 780					
Perimeter					
112					
1st fl.					
20 ft. = 780					
Perimeter					
1520					
Remarks:					

See Sheet 42 Units "E" + "F"

ATTACHMENT A

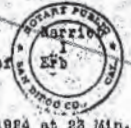
Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.2. Notice of Completion

MISCELLANEOUS BOOK 66
481

the Code of Civil Procedure, of this State.
 Subscribed and Sworn to before me this Thomas J. Golden
 28th day of November, 1924
 Harriet I. Erb
 Notary Public in and for the County of San Diego, State of California.



Recorded at request of Owner Nov 28 1924 at 23 Min. past 1 o'clock P. M.
 50725 Fee \$1.00
 ELABORATED
J. H. Sullivan
 COUNTY RECORDER

John H. Ferry, County Recorder.
 By H. C. Parsons, Deputy.

-----000000000000-----

NOTICE OF COMPLETION

STATE OF CALIFORNIA, }
 County of San Diego } SS.

I **P. I. Osburn** being first duly sworn, deposes and says: that he is now, and was upon the **28th day of November, 1924** the owner in fee simple of that certain real property situated in the city of San Diego County of San Diego, State of California, and particularly described as follows, to-wit: **No. 3759-59 1/2-61-61 1/2-62-62 1/2 Fourth Street**, in the City of San Diego said County and State, which premises are particularly described as follows, to-wit:

Lot 2 Block 3- Brookes Addition, City of San Diego
 as per map recorded in Maps No. 896 ----- in the office of the County Recorder of said County.

THAT as such owner of said land, affiant, about the 15th day of September, 1924, entered into a contract with Myself for the erection and construction, upon the land above described, ~~of certain buildings, to-wit:~~


-1-2 story flat bldg, and 4 one story units of Bungalow Court

THAT said buildings have been duly constructed and the same actually completed on the 28th day of November, 1924, by Myself

The record owner in fee simple under contract of the lot at the time the construction was commenced was Myself

THIS notice is given in pursuance of the provisions of Section 1187 of the Code of Civil Procedure of this State.

SUBSCRIBED AND SWORN to before me this
 28th day of November, 1924.
 Claude Stout
 Notary Public in and for said County and State.



P. I. Osburn

Recorded at request of Owner Nov 28 1924 at 35 Min. past 1 o'clock P. M.
 50726 Fee \$1.00
 ELABORATED
J. H. Sullivan
 COUNTY RECORDER

John H. Ferry, County Recorder.
 By H. C. Parsons, Deputy.

-----000000000000-----
 -----000000000000-----

Photographed By T. MILLER, Deputy Recorder

ATTACHMENT A

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.2. Notice of Completion

MISCELLANEOUS BOOK 70
131

NOTICE OF SALE OF STOCK IN BULK

TO WHOM IT MAY CONCERN:

THIS NOTICE of intention to sell a stock of goods in bulk WITNESSETH THAT notice is hereby given that the undersigned William Hillger of San Diego, California intends to sell to Harry N. Carr of San Diego, California, all that certain stock of merchandise consisting generally of fixtures and general stock, belonging to said William Hillger and located at 2557 Imperial Ave., San Diego, County, California, and that a transfer and assignment of the same will be made, and the purchase price thereof will be paid, on Monday the 26th day of January, 1925, at the office of the Progressive Realty Co., 1209-5th St., City of San Diego, San Diego County, California, at two o'clock P. M. That the address of said vendor is William Hillger, 2557 Imperial Ave., San Diego, San Diego County, California, and the address of said vendee is Harry N. Carr, of San Diego, San Diego County, California.

DATED January 19, 1925.

Wm. Hillger
Vendor

Recorded at request of H. S. Wright Jan 19 1925 at 50 Min. past 12 o'clock P. M.
2860 Fee \$.70 John H. Ferry, County Recorder.

COMPARED BY
J. F. Sullivan
DEPUTY COUNTY RECORDER

---0000000000---

NOTICE OF COMPLETION

STATE OF CALIFORNIA,)
County of San Diego) SS.

Pingree I. Osburn being first duly sworn, deposes and says: That he is now and was upon the 6th day of November, 1924, the owner in fee simple of that certain real property situated in the City of San Diego, County of San Diego, State of California, and particularly described as follows, to-wit:

Let 3 in Block 3 of Brookes' Addition

THAT, as such owner of said land, affiant, about the 10th day of November, 1924, entered into a contract with Self for the erection and construction, upon the land above described, of a certain building, to-wit:

4 Duplex Bungalow Units:-
1 Two Story Flat Bldg of 2 Units
1 Garage All Frame construction, Stucco exterior

THAT said building has been duly constructed and the same was actually completed on the 19th day of January 1925.

THIS notice is given in pursuance of the provisions of Section 1157, of the Code of Civil Procedure, of this State.

Subscribed and Sworn to before me this 19th day of January, 1925.
J. Brooks
Notary Public in and for the County of San Diego, State of California.

Pingree I. Osburn

J. Brooks
NOTARY PUBLIC
SAN DIEGO, CALIF.

Recorded at request of Owner Jan 19 1925 at 25 Min. past 3 o'clock P. M.
2898 Fee \$1.00 John H. Ferry, County Recorder.
By N. C. Parsons, Deputy.

COMPARED BY
J. F. Sullivan
DEPUTY COUNTY RECORDER

---0000000000---

Photographed By T. MILLER, Deputy Recorder

ATTACHMENT A

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.3. Water and Sewer Connection Records:

OPERATING DEPARTMENT CITY OF SAN DIEGO

APPLICATION AND ORDER FOR WATER SERVICE

Location 3759-4th St. between Penn St.
and 4th St. Lot 2, Blk. 3, Barro Add.

The under signed hereby applies to the City of San Diego, for water service and meter at the above location. And in consideration of the installation of such service and meter, agrees to pay all charges incurred upon such location for such water service and to abide by all rules, regulations and provisions prescribed by said city, by ordinance or otherwise, relating to water service, regulation or rates.

Date 8/27-24 1924 Owner P. J. Osburn
By _____

GENERAL FOREMAN: Please install 5/4 service and 5/4 meter at above location

REMARKS: Staff 200' + 40' at location

Service Clerk _____

Location _____ Ft. _____ of _____ Line of _____ St.
on _____ St.

Meter size and make _____
No. of meter _____ Reading _____

REMARKS: Returned to city
Hold new tanks
Cancelled

CHECKED BY	STATISTICIAN	INVESTIGATOR	COST CLERK	METER CLERK

Receipt No. 15798
Amt. paid 47.00
Date 8/27-24
Completed _____
Cost _____
Order No. _____

ATTACHMENT A

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.3. Water and Sewer Connection Records:

Sewer Connections Records

Contact Date: Development Services Department Records: 1/10/2026

Point of contact: DSD staff

Records: No sewer connection record found

ATTACHMENT F

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.4. Building Permits

Evening_Tribune_1924-09-12_5

Building Permits

E. L. Saben, alter residence, 1959 Soledad; \$500.
 C. E. Baugher, per same, 3873 Swift; \$190.
 Charles Crouse, 2202 State, per John Love, frame cottage, 620 W. Ivy; \$2400.
 W. W. Bird, 4542 Thirty-seventh street, frame cottage and garage, 4247 Ingleside; \$5000.
 John B. Starkey, Watts building, per Hurlburt & Tifal, brick hotel and stores, 328 B street; \$35,000.
 Carl F. Anderson, board house and garage, 2964 Logan; \$890.
 F. Berman, alter store, 555 Fifth street; \$100.
 M. Anderson, per C. S. Randolph, alter cottage and build garage, 4285 Arizona; \$450.
 Piggly-Wiggly, per Zwiener Electric Co., electric sign, 1932 Seventh street; \$160.
 W. T. Henry, alter cottage, 104 Seventeenth street; \$100.
 Mrs. Wright, per same, 4343 Saratoga; \$25.
 F. T. Gute, 4423 Utah, frame-plaster bungalow and garage, 4427 Utah; \$1800.
 P. I. Osborne, 3759 Fourth; four frame stucco cottages and garages, 3759-63 Fourth street; \$1750 each.
 Union Ice Co., brick and tile

Evening_Tribune_1924-09-26_24

Plumbing Permits

R. Gonzales, per Rohde Bros., 1970 Newton (2).
 Z. H. Taylor, per I. R. Peck, 117 West Washington (1).
 M. Lerner, per same, 3339 Manzanita Drive (4).
 Mrs. E. N. Collian, per same, 2650 Boston (4).
 William Shaw, per D. A. Deacon, 3661-87 Thirty-third (5 each).
 P. Osborn, per same, 3759 Fourth (8).
 C. D. Smith, per M. C. Shinn,

Evening_Tribune_1924-10-17_12

Plumbing Permits

C. Salustri, per A. O. Reed, 419 Fifth (1).
 M. O. Lechner, per same, 1224 Fourth (1).
 G. Noschka, per M. Kalben, 2040 Osborn (4).
 John S. Reid, per I. R. Peck, 4541 Florida (5).
 Taylor Bros., per same, 2681 Kettner (5).
 Ira T. Eaker, per same, 3814 Newton (1).
 C. N. Tubbs, per E. K. Burdette, 2087 Bacon (5).
 Baldwin, per F. W. Kappner, 1129 South Twenty-eighth (5).
 F. Dehn, per A. O. Reed, 1615 Felton (5).
 R. Hathaway, per M. A. Lungren, 4145 Hermosa (2).
 O'Neal, per M. A. Lungren, 2765 Second (2).
 C. W. Wyman, per J. E. Ellis, 4027 Manzanita (4).
 Carpenter, per same, 3890-91-92 Colonial (6).
 G. A. Galan, per J. H. Clark, 1248-50 Pennsylvania (6 and 5).
 S. Brun, per William McCloskey, 3604 Thirty-third (5).
 Mission Cafeteria, per D. A. Deacon, 1156 Fourth (9).
 P. Osborn, per same, 3761-63 Fourth (8 each).
 K. Wilfong, per same, 4546 Orange (5).

Evening_Tribune_1924-09-19_18

Building Permits

Hugh McWhirter, 2704 East Panorama, per M. V. Melhorn & Son, frame cottage and garage, 2105 Madison; \$4000.
 Hornbrook, re-roof, 3760 Third; \$200.
 L. Nesmith, repairs, 827 Fifth; \$75.
 C. F. Williams, alter cottage, 2247 Florida; \$100.
 H. L. Frazier, 117 East Brookes, frame cottage, 119 Brookes; \$2500.
 Children's Home, wreck frame building, Balboa park; \$500.
 Southern Coast Lumber company, lumber shed, 810 Redondo Court; \$2000.
 C. M. Cooper, per G. A. Wiley, frame cottage, 1040 1/2 Pennsylvania; \$1000.
 Miss Gould, garage, 3412 Thirty-third street; \$175.
 M. O. Walker, frame work shop, 3299 Market; \$250.
 P. M. Hatton, frame stores, 2338 Julian; \$500.
 F. B. McElwell, six board houses, 1825 Ocean Front; \$500 each.
 G. M. Davis, remodeling, 3167 Hawthorn; \$300.
 P. Osborn, 412 Pennsylvania, stucco cottage, 3757 Fourth; \$4500.
 O. Thauer, garage, 7261 Draper; \$50.
 F. Cooper, 4080 Texas, stucco

Evening_Tribune_1924-10-24_18

Electric Permits

Wiring
 Burston, per Funchess & Karl, 2602 National (\$8).
 Broderick, per Cunningham, 3383 Villa terrace (30).
 Broderick, per Cunningham, 2607-15 Dixie (30 each).
 Jones, per Funchess & Karl, 3065 Myrtle (2).
 Chevrolet agency, per same, 2968 University (3).
 Halbretter, per same, 2002 Logan (3).
 Fuller, per Clardy, 516 Front (19 outlets, one 3-h.p., one 1-h.p. motors).
 Foster & Kleiser, per Southern, 648 West Broadway (7).
 D. C. Collier, per same, 2217 Chamberlain (8).
 H. Lippert, per same, 108 West Broadway (6).
 J. T. Rodia, per same, 1034 Third (1).
 J. W. Cummings, per same, 3293 Madison (3).
 A. Cavandish, per Hartwell, 1642 Tenth (5).
 C. R. Comstock, per same, 2103 La Jolla boulevard (4).
 Brown, per Balboa, 1063 Robinson (26).
 Childs, per same, 3984 Normal (24).
 Osborn, per same, 3759 to 3763 Fourth (12 each).
 Lawrence, per Scott, 3410 Thirty-first (34).
 ... per same, 2200 ...

ATTACHMENT F

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.4. Building Permits

Evening_Tribune_1924-11-21_10

Electric Permits

Wiring

Constantino, per Hartwell, 3054 Imperial (14).
Barryan, per Wagner, 1970 Newton (5 each).
Hollinger, per same, 3842 Florence (5).
Larsen, per same, 346 Seventeenth (1).
Coates, per Burns, 4319 Utah (20).
Neison, per same 3519 Elliott (50).
Miller per Whiting-Mead 811 Portsmouth (10).
Albert per same, 3360 Sisson (1).
Henry per same 4244 Cerros (3).
Squires Belt company per Zweiner, 153 Twelfth (10-h.p. motor).
Schreiber, per same, 1244 B street (1).
Bird cafe, per same, 901 Fourth street (25).

Fixtures

Armstrong, per Burns, 3956 Utah (10).
Haton, per Funchess & Karl, 2038 Julian (9).
Jayne, per Whiting Mead, 1090 Selmlar Drive (8).
Larsen, per same, 109 South Thirty-sixth street (9).
Osborn, per Balboa, 3759-61 Fourth (30).
Hamilton, per Williams, 1135

Evening_Tribune_1924-11-24_5

Electric Permits

Wiring

Whiting-Mead, contract, 901 Front (5).
Hutchins, per Smith & Dodge, 445 Texas (20).
Admiral hotel, 410 A (3).

Fixtures

Young, per Southern Electrical company, 4167 Thirtieth (20).
P. J. Osborn, per Balboa, 3759-59 1/2 Fourth (20).
Same, 3761-63 Fourth (20).
Roundson, per Mayer, 1237-39 Tenth (14).
Norgaard, per Southern Electri-

Evening_Tribune_1924-12-11_12

Electric Permits

Wiring

Homer, per Green, 4438 Trias (range).
Loperano, per same, 1452 Market (10).
Homer, per same, 1720 West Montecito (50).
Aylor Furniture company, per same, 730 Sixth (10).
Selwin Commercial company, per Mayer, 3970 Hortensia (5-h.p. motor).
Dobson, per same, 127 Market (1).
Stewart Printing company, per same, 633 Eighth (5).
Osborn, per Balboa, 3749 1/2 to 3755 Fourth (24).
Novotny, per Wagner, 625 South Thirty-ninth (11).
Cox, per Ratner, 3351 Thirty-sec-

Evening_Tribune_1929-11-20_28

Plastering Permits

Kemode, per Frank Gomez, 3501 Forty-first (500 sq. yds.).
Stallard & Oates, per same, 4146 Forty-seventh (800 sq. yds.).
Spreckels Theatre building, per J. B. Lee, 924 Second (200 sq. yds.).
Mrs. Wood, per A. M. Redley, 3435 Forty-second (150 sq. yds.).
Liggett & Stelzer, per C. E. Gustafson, 2689-95 Broadway (2500 sq. yds.).
Parmenter, per A. H. Larson, 4171 Lamont (500 sq. yds.).
Pacific Telephone company, per O. B. O'Key, 7560 Guard (2200 sq. yds.).
A. M. Southard company, per Charles Norton, 3759 Fourth (2500 sq. yds.).

Evening_Tribune_1930-06-04_19

Electric Permits

Wiring

Payne, per Gaines, 4145 Voltaire (5).
Bates, per Funchess & Caldwell, 4073 El Cajon (5).
Texas Co., per Grover, 4575 Cherokee (7 outs and 1 1-h.p. motor).
Selfert, per Grover, 1139 Seventeenth (meter loop).
Dr. Wilson, per Stark, 234 Broadway (12).
County of S. D., per Smith, 2936 Upshur (9).
Hunter, per Smith, 1944 Twentyninth (5).
Central Auto Park, per Indept, 1300 Fourth (5).
Anderson, per Zweiner, 1234 Front (10).
Seaboard B & L Co., per same, 4125 Cherokee (12).
Cleir Apts., per same, 3753 Fourth (1 1/2-h.p. motor).
Imperial Bus Line, per Airport

San_Diego_Union_1936-11-01_19

ROOFING

Anderson, per Kern, 5225 El Cajon (20 sq.).
Emmons, per self, 3351 Hancock (12 sq.).
Thompson, per Kern, 2220 Union (20 sq.).
Tifal, per same, 4463 Forty-first (20 sq.).
Guimore, per self, 2076 Ebers (8 sq.).
Gould, per same, 510 San Fernando (20 sq.).
West, per same, 444 Arch (20 sq.).
Loring, per same, 3720 Emerson (20 sq.).
West, per same, 4451 Van Dyke (20 sq.).
Dennstedt, per same, 4760 Lotus (20 sq.).
Brown, per same, 3749 Fourth (40 sq.).

Evening_Tribune_1939-09-28_15

PLASTERING

D. L. Patch, per H. Faulk, 7569 Cabrillo st. (600).
Martha Clark, per same, 7258 La Jolla Blvd. (100).
McKinney, per same, 3041 Sunset Blvd. (200).
Henderson, per M. A. Carpenter, 3712 Grim (50).
Watt, per same, 3822 Front (200).
Abbott, per Heaton & Rosso, 4345 1/2-47-47 1/2 46th (975).
Ingraham, per Emery & Sons, 6421 Torrence (800).
Leddell, per same, 3759 4th (1200).
S. D. Home Builders, per Torricellas, 5421 Encina (500).


ATTACHMENT F

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.4. Building Permits

Legacy BPIS Permits



THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101-4154

10/22/24 9:11 am
Page 1 of 1

Y41-920-01

Project Information

Legacy PMT ID: 1699425	Status: A	OTC: <input type="checkbox"/>	Submitted: 03/20/2000
Plan File: A-102809-00	Contractor Info: YUJOR MONEYS WORTH	Worker's Comp. Ins:	Owner Builder: <input type="checkbox"/>
License: 655353	Phone: (858)581-6929	Policy:	CLS: B
Expires: 08/31/2001		Expires:	BTC:

Purpose of Permit

Address: 003749 04TH AV	Address ID:	APN: 452-063-3500
Permit Num: C-301436-00	Status: F	Issued: 03/20/2000
Comments: INCLUDES ELECTRICAL WORK, X01 = PACH ROOF	Expires: 12/03/2000	Structure: 001
	Final: 06/06/2000	BC Code: 4341
		BC Desc: ADD/ALT 1 OR 2 FAM, NO CHG DU

Desc. of Work: FIRE DAMAGE REPAIR- TO REPLACE 1988 SQFT DRYWALL IN KITCHEN, BATHBEDROOM & LIV ROOM. REPAIR HOLE IN ROOF, REPLACE ELECTRICAL. STUCCO REPAIR

Code	Quantity	Use/Type of Construction	Rate	Unit	Value
M39	1,888	PLASTERING OUTSIDE	\$2.50	SF	\$4,720.00
X01	1	OTHER -RATE DETERMINED BY TECH	\$3,000.00	EA	\$3,000.00

Structure Information

Lot:	Model/Desc: FIRE DAMAGE	Type of Constr: VN	Insp Cat: C	Soil:
Bedrooms:	Stories: 1	Permitted: Units: 0	OCC Group: R3	
Studio: 0	Flr Area:	Total: Units: 1	OCC Load:	
1: 1		Flr Area:	Plan Check Fee: \$105.10	
2: 0		Bldg Area:	Valuation: Init: \$7,720.00	
3: 0			Final: \$7,720.00	
4: 0				
5: 0				

Inspection Status

Inspection Type	Scheduled	By	Complete	Init	Status	Other	Remarks
58 GAS PIPING PRESSURE	05/16/2000		05/16/2000	MBS	F		DS-13
83 DRYWALL	05/22/2000		05/22/2000	MBS	P		
90 FINAL	06/06/2000		06/06/2000	GLM	P	RG	RESET GAS-FIRE REPAIR(CA
99 FINAL	06/05/2000		06/05/2000	MBS	F	NR	

Project Fee Calculation

Qty	Description	Fee	Fund	Account	Paid	Key
1	PLAN CHECK FEES	\$105.10	41300	73411	\$105.10	PC01
1	PLAN CHECK FEES WAIVED	-\$105.10	41300	73411	-\$105.10	PC06

Permit Fee Calculation


Qty	Description	Fee	Fund	Account	Paid	Key
1	BUILDING PERMIT FEE	\$161.70	41300	73412	\$161.70	B001
1	ELECTRICAL PERMIT FEE	\$55.20	41300	73413	\$55.20	E001
1	STATE FEE (RESID.)	\$0.54	63010	77940	\$0.54	ST01
1	SEISMIC FEE (RESID.)	\$0.23	63085	77940	\$0.23	ST03

Project Fee Summary

Invoice No	Amount	Printed	Init	Payment Time	Cashier	ST	Revenue Date
0009810 00	\$217.67	03/20/2000	TFR	03/20/2000 10:33	HFV	P	03/21/2000
Total Fees Incurred:		\$217.67	Amount Paid To Date:		\$217.67		

Clearance Checklist

Clearance	Required	Approved	Appr. Date	Init	Comments
OTC COMBINED	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	03/20/2000	TFR	FIRE DAMAGE REPAIR
WORKERS' COMP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	03/20/2000	TFR	



p2k v 02.03.38

Carmelita May 557-7982

ATTACHMENT F

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.4. Building Permits

Legacy BPIS Permits		THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154		10/22/24 9:11 am			
Y41-920-01				Page 1 of 1			
Project Information							
Legacy PMT ID: 1692065	Status: A	OTC: <input checked="" type="checkbox"/>	Submitted: 03/27/2000				
Plan File: M-700874-00	Contractor Info: YUOR MONEYS WORTH	Worker's Comp. Ins: CALIFORNIA INDEMNITY INS	Owner Builder: <input type="checkbox"/>				
License: 655353	Phone: (858)581-6929	Policy: FJ13946C	CLS: B				
Expires: 08/31/2001		Expires: 05/28/2000	BTC:				
Purpose of Permit							
Address: 003749 04TH AV	Address ID:	APN: 452-063-3500					
Permit Num: M-700874-00	Status: X	Issued: 03/27/2000	Structure: 001				
Comments:		Expires: 05/06/2001	BC Code: 8021				
		Finald:	BC Desc: MECHANICAL 1 OR 2 FAMILY				
Desc. of Work: REPLACE FREE STANDING FLOOR HEATER WITH WALL UNIT IN SFD							
Structure Information							
Lot:	Model/Desc:	Type of Constr:	Insp Cat: C	Soil:			
Bedrooms:		Stories:	OCC Group:				
Studio: 0		Permitted: Units: 0	OCC Load:				
1: 0		Fir Area:					
2: 0							
3: 0		Total: Units: 0	Plan Check Fee:				
4: 0		Fir Area:	Valuation: Init:				
5: 0		Bldg Area:	Final:				
Inspection Status							
Inspection Type	Scheduled	By	Complete	Init	Status	Other	Remarks
00 PROGRESS	11/07/2000		11/07/2000	MBS	P		
49 ALL ROUGH MECH	05/09/2000		05/09/2000	MBS	F		DS-13
49 ALL ROUGH MECH	05/16/2000		05/16/2000	MBS	F		NOT REPLACING HEATER
49 ALL ROUGH MECH	05/18/2000		05/18/2000	MBS	F		DID NOT CHANGE
90 FINAL	11/07/2000		11/07/2000	MBS	F		WORK NOT DONE
Permit Fee Calculation							
Qty	Description	Fee	Fund	Account	Paid	Key	
1	MECH ISSUANCE FEE	\$30.00	41300	73430	\$30.00	M002	
1	FURNACES<= 100000 BTU	\$12.00	41300	73430	\$12.00	M003	
Project Fee Summary							
Invoice No	Amount	Printed	Init	Payment Time	Cashier	ST	Revenue Date
0010938 00	\$42.00	03/27/2000	MOK	03/27/2000 15:08	HFV	P	03/28/2000
Total Fees Incurred:		\$42.00	Amount Paid To Date:		\$42.00		
Clearance Checklist							
Clearance	Required	Approved	Appr. Date	Init	Comments		
WORKERS' COMP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	03/27/2000	MOK	VERIFIED		

ATTACHMENT F

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.4. Building Permits

Legacy BPIS Permits		THE CITY OF SAN DIEGO Development Services Department 1222 1st Avenue, San Diego, CA 92101-4154		10/22/24 9:10 am Page 1 of 1			
Y41-920-01							
Project Information							
Legacy PMT ID: 1449110	Status: A	OTC: <input checked="" type="checkbox"/>	Submitted: 03/27/2000				
Plan File: P-802606-00	Contractor Info: YUOR MONEYS WORTH		Worker's Comp. Ins:	Owner Builder: <input type="checkbox"/>			
License: 655353	Phone: (858)581-6929	Policy:	CLS: B				
Expires: 08/31/2001	Expires:		BTC:				
Purpose of Permit							
Address: 003749 04TH AV	Address ID:	APN: 452-063-3500					
Permit Num: P-802606-00	Status: F	Issued: 03/27/2000	Structure: 001				
Comments:	Expires: 12/03/2000	BC Code: 8011					
	Finaled: 06/06/2000	BC Desc: PLUMB/GAS 1 OR 2 FAMILY					
Desc. of Work: REPLACE WATER HEATER SFD TO OUTSIDE LOCATION							
Structure Information							
Lot:	Model/Desc:	Type of Constr:	Insp Cat: C	Soil:			
Bedrooms:		Stories:	OCC Group:				
Studio: 0	Permitted:	Units: 0	OCC Load:				
1: 0		Flr Area:					
2: 0	Total:	Units: 0	Plan Check Fee:				
3: 0		Flr Area:	Valuation: Init:				
4: 0	Bldg Area:		Final:				
5: 0							
Inspection Status							
Inspection Type	Scheduled	By	Complete	Init	Status	Other	Remarks
42 WATER PIPING	05/16/2000		05/16/2000	MBS	P		MOVE WATERHEATER
90 FINAL	06/06/2000		06/06/2000	GLM	P		RESET
Permit Fee Calculation							
Qty	Description	Fee	Fund	Account	Paid	Key	
1	PLUMBING ISSUANCE FEE	\$30.00	41300	73450	\$30.00	P002	
1	WATER HEATER (1)	\$6.00	41300	73450	\$6.00	P036	
Project Fee Summary							
Invoice No	Amount	Printed	Init	Payment Time	Cashier	ST	Revenue Date
0010939 00	\$36.00	03/27/2000	MOK	03/27/2000 15:08	HFW	P	03/28/2000
Total Fees Incurred:		\$36.00	Amount Paid To Date:		\$36.00		
Clearance Checklist							
Clearance	Required	Approved	Appr. Date	Init	Comments		
WORKERS' COMP	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	03/27/2000	MOK	VERIFIED		

ATTACHMENT A

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.5. Site plan



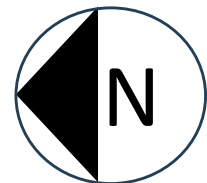
Original footprint 1924



8-Story new development, 2025



Demolished garages



ATTACHMENT A

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.7. Previous Survey Forms

State of California – The Resources Agency DEPARTMENT OF PARKS AND RECREATION PRIMARY RECORD		Primary # HRI # Trinomial NRHP Status Code 6Z
Other Listings Review Code	Reviewer	Date

Page 1 of 24

*Resource Name or #: 3749-3763 Fourth Avenue

P1. Other Identifier:

*P2. Location: Not for Publication Unrestricted *a. County: San Diego

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: *La Jolla, California* Date: 1975 T 16 S; R 3 W (Former Pueblo Lands of San Diego); M.D. **B.M. San Bernardino**

c. Address: 3749-3763 Fourth Avenue

City: San Diego

Zip: 92103

d. UTM: Zone: mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) The property is located within Assessor's Parcel Number 452-063-35 and includes "BLK 3 *LOTS 2 & 3* in Hillcrest in the City of San Diego, County of San Diego, State of California." The six buildings on the property are located south of Robinson Avenue and west of Fourth Avenue, at 3749-3763 Fourth Avenue in the city of San Diego, California.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

According to the Residential Building records, the six 3749-3763 Fourth Avenue buildings were originally constructed between 1924-1925 as a double-flat court. The two easternmost buildings are two stories in height and the remaining four buildings are one-story in height. This information, however, conflicts with the Notices of Completion filed for the property. These documents indicate that the buildings on Lot 2, consisting of "1-2 story flat bldg., and 4 one story units" (3755-3763 Fourth Avenue) were completed in November 1924 and the buildings on Lot 3, consisting of "4 Duplex Bungalow Units, 1 Two Story Flat Bldg of 2 Units, 1 Garage, All Frame construction, stucco exterior" (3749-3753 ½ Fourth Avenue) were completed in January 1925. Another garage was completed on Lot 2 by 1956. However, both garages were removed between 1974 and 1981. Currently, the buildings are arranged around a central courtyard with four, one-story detached residential duplex buildings located to the north and south (3749-3749 ½, 3751-3751 ½, 3757-3759, and 3761-3763 Fourth Avenue) and two, two-story residential duplex buildings located to the east (3753-3753 ½ and 3755-3755 ½ Fourth Avenue). A rectangular sidewalk is present between the buildings that lead to each building entryway. The property is accessed from the west side, via Fourth Avenue, and from the northeast and southeast, via an alleyway. The four single-story buildings all have rear alley access to the north and south and back entrance, with concrete stoops with metal railings.

All six buildings were built with frame construction on concrete foundations with exterior stucco cladding. The buildings exhibit flat pitch roofs with no eaves, red clay tile along the parapets, and rolled asphalt sheeting. Each single-story building consists approximately 960 square feet of living space, and the two-story buildings consist of approximately 1,560 square feet of living space (with 780 square feet per floor). Low-relief garland design elements are present on the primary façades of the single-story buildings (facing in toward the courtyard) above arched entryways. The two-story duplex buildings feature central wrought iron balconets on the first and second floors on their west façades. Fenestration on all buildings consists of aluminum-framed sliding windows. These windows replaced original wood-framed, double-hung windows sometime between 1974 and 1982, as indicated by Residential Building records and 2007 Google street view imagery (see Attachments A.1, D.1, and D.2).

P5a. Photo or Drawing



*P3b. Resource Attributes: (List attributes and codes)

HP3. Multiple family property

*P4. Resources Present:

Building Structure Object Site District

Element of District Other (Isolates, etc.)

P5b. Description of Photo: (View, date, accession #)

West façade of the bungalow court, 2024

*P6. Date Constructed/Age and Sources:

1924 (Lot 2) and 1925 (Lot 3) (notices of completion; *Evening Tribune* 1924a, 1924b; *San Diego Union* 1924a, 1924b)

Historic Prehistoric Both

*P7. Owner and Address:

Gert Koppel Trust / Marshall A. Lewis, Trustee

2535 Camino Del Rio South #245

San Diego, California 92108

P8. Recorded by: (Name, affiliation, and address)

Jennifer R.K. Stropes, Jillian L.H. Conroy, and Hilary Wehrle

BFS Environmental Services, a Perennial Company

14010 Poway Road, Suite A

Poway, California 92064

*P9. Date Recorded: Revised 7/7/25

*P10. Survey Type: (Describe)

Historical Resource Research Report

*P11. Report Citation: (Cite survey report and other sources, or enter "none") None

*Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List):

DPR 523A (1/95)

*Required information

ATTACHMENT A

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.7. Previous Survey Forms

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION BUILDING, STRUCTURE, AND OBJECT RECORD	Primary # HRI #
---	--------------------

Page 2 of 24

*NRHP Status Code: 6Z

*Resource Name or #: 3749-3763 Fourth Avenue

- B1. Historic Name: N/A
B2. Common Name: N/A
B3. Original Use: Residential
B4. Present Use: Residential

*B5. Architectural Style: Spanish Colonial Revival

*B6. Construction History: One two-story flat and two single-story duplexes completed on Lot 2 in 1924; one two-story flat, two single-story duplexes, and one detached garage completed on Lot 3 in 1925; detached garage on Lot 3 removed post-1981; detached garage on Lot 2 completed between 1925 and 1950 and removed in 1981; 24 square feet of roofing repaired at 3755 Fourth Avenue in 1933; 40 square feet of roofing repaired at 3749 Fourth Avenue, 1,200 square feet of plastering repaired at 3759 Fourth Avenue, and 1,800 square feet of plastering repaired at 3761 Fourth Avenue in 1939; original stucco texture on all buildings replaced with a non-original, thick, English trowel-marked stucco texture sometime prior to 2004; all wood-framed windows replaced with aluminum-framed versions between 1974 and 1982; original arched multi-lite front doors replaced between 1982 and 2007; fire damage repair (roof patch, interior drywall, and exterior stucco) made to 3749 Fourth Avenue in 2000; stucco-clad half-wall along Fourth Avenue removed between 2007 and 2008.

*B7. Moved? No Yes Unknown Date: N/A Original Location: Same

*B8. Related Features: None

B9a. Architect: Unknown b. Builder: Pingree Ives Osburn

*B10. Significance Theme: N/A Area: San Diego

Period of Significance: 1924 (Lot 2) and 1925 (Lot 3) Property Type: Residential Applicable Criteria: None
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

According to building permits and the notices of completion, the 3749-3763 Fourth Avenue buildings were constructed in 1924 (Lot 2) and 1925 (Lot 3) by owner and contractor Pingree Ives Osburn (*Evening Tribune* 1924a, 1924b; *San Diego Union* 1924a, 1924b). The architect of the buildings is unknown. When the buildings were completed, they were arranged around a central walkway. The 3749-3763 Fourth Avenue buildings were built during the "Arrival and Expansion of Bungalow Courts in San Diego, ca. 1917 to ca. 1930" period, according to the Bungalow Courts and Apartment Courts Historic Context Statement (Bungalow Context Statement) (Page & Turnbull 2021:24).

Bungalow courts were an affordable housing option that were often easier and cheaper to build than single-family residences:

Looking to address the need for housing across Southern California, the 1920 convention of the California Association of Commercial Secretaries, held in Pasadena and attended by representatives from San Diego, recommended the bungalow court concept as a solution. By building several houses on a larger lot, they offered a greater return on investment at a time when the high cost of construction materials and labor and insufficient returns on investment from rent revenues discouraged developers from constructing new single-family houses solely for rental purposes. San Diego newspapers further touted bungalow courts as a means of addressing rent profiteering by landlords looking to exploit new residents. (Page & Turnbull 2021:29)

Additionally, the Bungalow Context Statement states:

The demand for housing to accommodate new residents and the falling cost of construction materials and labor contributed to a building boom in San Diego that began around 1923 and peaked in 1926. The surge in bungalow court construction coincided with this building boom ... The low-scale, home-like quality of bungalow courts allowed them to blend among the single-family residences that were already built in the early streetcar suburbs, and which were also rapidly being constructed to meet the housing demand of the mid-1920s. (Page & Turnbull 2021:30)

(See Continuation sheet for integrity and significance evaluation)

B11. Additional Resource Attributes (List attributes and codes): None

*B12. References: See Continuation sheets

B13. Remarks: None

*B14. Evaluator: Jennifer R.K. Stropes, Jillian L.H. Conroy, and Hilary Wehrle

*Date of Evaluation: Revised 7/7/25



ATTACHMENT A

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.7. Previous Survey Forms

Potential Individual Resources

Appendix C

POTENTIAL INDIVIDUAL RESOURCES									
APN	NUM	DIR	STREET	STATUS CODE	MPL	ARCHITECTURAL STYLE	DESCRIPTION	DATE	TYPE
4526660100	2870		4th Ave	5S3		Contemporary	Minimally Altered	1959	HP06
4526620300	2941		4th Ave	5S3	Victorian	Queen Anne	Minimally Altered	1890	HP02
4526620200	2951		4th Ave	5S3		Italian Renaissance Revival	Unaltered	1911	HP03
4526621000	2963		4th Ave	5S3		Italian Renaissance Revival	Minimally Altered	1920	HP03
4526220600	3101		4th Ave	5S3		Contemporary	Unaltered	1948	HP06
4526210700	3130		4th Ave	5S3		Ranch	Minimally Altered	1950	HP06
4526220400	3131		4th Ave	5S3		Colonial Revival	Unaltered	1951	HP06
4525544900	3242		4th Ave	5S3		Contemporary	Unaltered	1960	HP06
4525552900	3245		4th Ave	5S3	Court	Spanish Colonial Revival Bungalow Court	Minimally Altered	1940	HP03
4525552600	3251		4th Ave	5S3	Court	Spanish Colonial Revival Bungalow Court	Minimally Altered	1940	HP03
4525545100	3264		4th Ave	5S3		Craftsman	Minimally Altered	1930	HP02
4525542700	3314		4th Ave	5S3		Contemporary	Minimally Altered	1950	HP06
4525542800	3330		4th Ave	5S3		Mission Revival	Minimally Altered	1940	HP02
4525551100	3339		4th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1935	HP06
4525542900	3344		4th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1940	HP06
4525551000	3355		4th Ave	5S3		Colonial Revival/Art Moderne	Minimally Altered	1940	HP02
4525543000	3360		4th Ave	5S3		Prairie	Minimally Altered	1905	HP02
4525543100	3364		4th Ave	5S3		Art Moderne	Minimally Altered	1920	HP03
4525541200	3400		4th Ave	5S3		Contemporary	Minimally Altered	1956	HP06
4525541300	3434		4th Ave	5S3		Contemporary	Unaltered	1960	HP06
4524061100	3515		4th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1929	HP03
4524061000	3525		4th Ave	5S3		Art Moderne	Minimally Altered	1930	HP06
4524021100	3542		4th Ave	5S3	Court	Spanish Colonial Revival Bungalow Court	Minimally Altered	1925	HP03
4524060700	3555		4th Ave	5S3		Craftsman Bungalow	Minimally Altered	1915	HP02
4524060200	3569		4th Ave	5S3		Craftsman	Minimally Altered	1910	HP03
4524022700	3574		4th Ave	5S3		Prairie	Minimally Altered	1915	HP03
4524060400	3575		4th Ave	5S3	Victorian	Victorian Vernacular	Heavily Altered	1910	HP02
4524060300	3585		4th Ave	5S3		Contemporary	Minimally Altered	1944	HP06
4522811100	3609		4th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1931	HP03
4522851700	3612		4th Ave	5S3	Victorian	Victorian Vernacular	Minimally Altered	1910	HP03
4522810900	3621		4th Ave	5S3	Victorian	Queen Anne	Heavily Altered	1900	HP02
4522851900	3642		4th Ave	5S3	Victorian	Queen Anne Free Classic	Minimally Altered	1900	HP03
4522812601	3659		4th Ave	5S3		Contemporary	Minimally Altered	1960	HP03
4522812602	3659		4th Ave	5S3		Contemporary	Minimally Altered	1960	HP03
4522812603	3659		4th Ave	5S3		Contemporary	Minimally Altered	1960	HP03
4522812604	3659		4th Ave	5S3		Contemporary	Minimally Altered	1960	HP03
4522812605	3659		4th Ave	5S3		Contemporary	Minimally Altered	1960	HP03
4522812606	3659		4th Ave	5S3		Contemporary	Minimally Altered	1960	HP03
4522812607	3659		4th Ave	5S3		Contemporary	Minimally Altered	1960	HP03
4522812608	3659		4th Ave	5S3		Contemporary	Minimally Altered	1960	HP03
4522852400	3684		4th Ave	5S3	Victorian	Victorian Vernacular	Minimally Altered	1905	HP02
4522852500	3686		4th Ave	5S3	Victorian	Victorian Vernacular	Minimally Altered	1905	HP02
4520633900	3717		4th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1940	HP03
4520632900	3734		4th Ave	5S3		Mission Revival	Heavily Altered	1920	HP03
4520633700	3737		4th Ave	5S3		Spanish Colonial Revival	Minimally Altered	1930	HP03
4520633600	3743		4th Ave	5S3	Victorian	Victorian Vernacular W/Half Timbering	Minimally Altered	1900	HP02
4520633800	3747		4th Ave	5S3		Mission Revival	Minimally Altered	1922	HP03
4520633500	3749		4th Ave	5S3	Court	Spanish Colonial Revival Bungalow Court	Heavily Altered	1930	HP03
4520633100	3750		4th Ave	5S3		Mission Revival	Unaltered	1924	HP03

ATTACHMENT A

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.7. Previous Survey Forms

Potential Historic Districts

Appendix D

HILLCREST POTENTIAL HISTORIC DISTRICT							
APN	NUM	DIR	STREET	STATUS CODE	ARCHITECTURAL STYLE	DESCRIPTION	DATE
4520633900	3717		4th Ave	5S3	Spanish Colonial Revival	Minimally Altered	1940
4520632700	3720		4th Ave	7R			1980
4520633800	3725		4th Ave	7R	Spanish Colonial Revival	Heavily Altered	1936
4520632800	3730		4th Ave	7R	Craftsman w/clipped gable	Heavily Altered	1913
4520632900	3734		4th Ave	5S3	Mission Revival	Heavily Altered	1920
4520633700	3737		4th Ave	5S3	Spanish Colonial Revival	Minimally Altered	1930
4520633600	3743		4th Ave	5S3	Victorian Vernacular w/half timbering	Minimally Altered	1900
4520633000	3744		4th Ave	5S3	Mission Revival	Minimally Altered	1925
4520633500	3749		4th Ave	5S3	Spanish Colonial Revival Bungalow Court	Heavily Altered	1930
4520633100	3750		4th Ave	5S3	Mission Revival	Unaltered	1924
4520633200	3760		4th Ave	7R			1970
4520633400	3765		4th Ave	7R	Art Moderne	Heavily Altered	1930
4520633300	3770		4th Ave	7R	No Longer Apparent	Altered Beyond Recognition	1942
4520561200	3775		4th Ave	5B	Craftsman/Colonial Revival with Dutch gambel roof	Minimally Altered	1915
4520554200	3776		4th Ave	7R			1980
4520561100	3785		4th Ave	5S3	Colonial Revival	Minimally Altered	1955
4520561000	3787		4th Ave	7R	Contemporary	Heavily Altered	1960
4520554300	3792		4th Ave	7R			1975
4520560900	3795		4th Ave	7R	Victorian Vernacular	Heavily Altered	1930
4520554500	3804		4th Ave	5S3	Contemporary	Unaltered	1960
4520554600	3814		4th Ave	7R	Craftsman	Heavily Altered	1920
4520560600	3821		4th Ave	7R			1963
4520554700	3824		4th Ave	5S3	Mission Revival	Minimally Altered	1925
4520554800	3830		4th Ave	5S3	Art Moderne	Minimally Altered	1935
4520560500	3833		4th Ave	5B	Contemporary		1970
4520560300	3841		4th Ave	7R	Art Moderne	Heavily Altered	1939
4520554900	3848		4th Ave	5S3	Art Deco	Minimally Altered	1930
4520560200	3863		4th Ave	5B	One Part Commercial	Altered Beyond Recognition	1936
4446710900	3909		4th Ave	7R	Enframe Commercial	Heavily Altered	1940
4446710800	3917		4th Ave	5S3	Spanish Colonial Revival	Minimally Altered	1927
4446710700	3927		4th Ave	5S3	Italian Renaissance Revival	Minimally Altered	1920
4446622100	3930		4th Ave	7R			1982
4446710600	3935		4th Ave	5S3	Italian Renaissance Revival	Minimally Altered	1920
4446621400	3940		4th Ave	5B	Contemporary	Minimally Altered	1992
4446710500	3943		4th Ave	5S3	Craftsman Bungalow	Minimally Altered	1915
4446621500	3952		4th Ave	7R	Contemporary	Minimally Altered	1958
4446710400	3955		4th Ave	5B	No style		1970
4446621600	3960		4th Ave	7R			1965
4446712000	3969		4th Ave	7R			1983
4520635700	3707		5th Ave	7R			1971
4520634500	3720		5th Ave	5S3	Contemporary	Minimally Altered	1959
4520634600	3730		5th Ave	7R	Contemporary	Minimally Altered	1959
4520635500	3737		5th Ave	7R			1970
4520635600	3737		5th Ave	7R			1970
4520634800	3746		5th Ave	5S3	Contemporary	Minimally Altered	1955

ATTACHMENT A

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.7 Previous Survey Form

Potential Multiple Property Listings

Appendix E

BUNGALOW AND APARTMENT COURT MULTIPLE PROPERTY LISTING POTENTIAL RESOURCES							
APN	NUM	DIR	STREET	STATUS CODE	ARCHITECTURAL STYLE	DESCRIPTION	DATE
4527050300	2621		1st Ave	5S3	Prairie Apartment Court	Minimally Altered	1915
4526120300	3125		1st Ave	5S3	Art Moderne Apartment Court	Minimally Altered	1941
4525384500	3237		1st Ave	5S3	Minimal Traditional Apartment Court	Heavily Altered	1949
4520143700	3710		1st Ave	5S3	Vernacular Apartment Court	Minimally Altered	1950
4520143900	3730		1st Ave	5S3	Vernacular Apartment Court	Minimally Altered	1959
4520550300	3853		1st Ave	5S3	Mission Revival Bungalow Court	Minimally Altered	1925
4444923100	4080		1st Ave	5S3	Craftsman Bungalow Court	Minimally Altered	1925
5331741400	2059		2nd Ave	5B	Art Moderne/Minimal Traditional Bungalow Court	Minimally Altered	1940
5331821000	2350		2nd Ave	5B	Vernacular Bungalow Court	Minimally Altered	1922
5332820700	1922		3rd Ave	5S3	Mission Revival Bungalow Court	Minimally Altered	1927
5331831000	2350		3rd Ave	5B	Mission Revival Apartment Court	Minimally Altered	1928
5331060400	2409		3rd Ave	5B	Mission Revival Apartment Court	Unaltered	1927
4526212100	3149		3rd Ave	5S3	Vernacular Bungalow Court	Minimally Altered	1920
4520552300	3802		3rd Ave	5S3	Mission Revival Bungalow Court	Minimally Altered	1924
4446611700	3920		3rd Ave	5S3	Minimal Traditional Bungalow Court	Minimally Altered	1940
4446620500	3947		3rd Ave	5S3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1920
4445212100	4030		3rd Ave	5S3	Neo-Swiss Chalet Apartment Court	Minimally Altered	1959
5331061000	2452		4th Ave	7R	Art Moderne Bungalow Court	Heavily Altered	1935
4525552800	3235		4th Ave	5S1	Spanish Colonial Revival Bungalow Court	Minimally Altered	1940
4525552900	3245		4th Ave	5S3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1940
4525552600	3251		4th Ave	5S3	Spanish Colonial Revival Bungalow Court	Minimally Altered	1940
4524021100	2542		4th Ave	5S2	Spanish Colonial Revival Bungalow Court	Minimally Altered	1925
4520633500	3749		4th Ave	5S3	Spanish Colonial Revival Bungalow Court	Heavily Altered	1930
5332930300	1937		5th Ave	5S3	Spanish Eclectic Bungalow Court	Minimally Altered	1925
5332930200	1949		5th Ave	5S3	Spanish Eclectic Bungalow Court	Minimally Altered	1925

ATTACHMENT A

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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A.7 Previous Survey Form

Appendix G

2016 Uptown Community Plan Update Historic Resource Survey Database

APN	ST #	DIR	ST NAME	RES ATT CODE	DATE	STATUS CODE	STYLE	COMMERCIAL	ALTERATIONS	POTENTIAL DISTRICT	DISTRICT CONTRIB	PHOTO #	HRB #
4522852100	3664		4TH AVE	HP03	1945	7R	Minimal Traditional		Heavily Altered		N	072804-10	
4522852200	3666		4TH AVE	HP06	1935	7R	No Longer Apparent		Altered Beyond Recognition		N	072804-09	
4522852300	3674		4TH AVE	HP02	1930	7R	Vernacular		Heavily Altered		N	072804-08	
4522852400	3684		4TH AVE	HP02	1905	5S3	Victorian Vernacular		Minimally Altered	Victorian MPL	N	072804-07	
4522852500	3686		4TH AVE	HP02	1905	5S3	Victorian Vernacular		Minimally Altered	Victorian MPL	N	072804-06	
4522810200	3687		4TH AVE	HP02	1912	7R	Prairie		Altered Beyond Recognition		N	072804-47	
4522810100	3689		4TH AVE		1975	7R					N	N/A	
4520632500	3702		4TH AVE		1961	7R				Hillcrest	Undeterm	N/A	
4520634000	3703		4TH AVE		1975	7R				Hillcrest	Undeterm	N/A	
4520632600	3714		4TH AVE		1969	7R				Hillcrest	Undeterm	N/A	
4520633900	3717		4TH AVE	HP03	1940	5S3	Spanish Colonial Revival		Minimally Altered	Hillcrest	Y	072804-46	
4520632700	3720		4TH AVE		1980	7R				Hillcrest	Undeterm	N/A	
4520633800	3725		4TH AVE	HP03	1936	7R	Spanish Colonial Revival		Heavily Altered	Hillcrest	Undeterm	072804-45	
4520632800	3730		4TH AVE	HP03	1913	7R	Craftsman w/clipped gable		Heavily Altered	Hillcrest	Undeterm	072804-04	
4520632900	3734		4TH AVE	HP03	1920	5S3	Mission Revival		Heavily Altered	Hillcrest	Y	072804-04	
4520633700	3737		4TH AVE	HP03	1930	5S3	Spanish Colonial Revival		Minimally Altered	Hillcrest	Y	072804-44	
4520633600	3743		4TH AVE	HP02	1900	5S3	Victorian Vernacular w/half timbering		Minimally Altered	Hillcrest, Victorian MPL	Y	072804-43	
4520633000	3744		4TH AVE	HP03	1925	5S3	Mission Revival		Minimally Altered	Hillcrest	Y	072804-03	
4520633500	3749		4TH AVE	HP03	1930	5S3	Spanish Colonial Revival Bungalow Court		Heavily Altered	Hillcrest, Court MPL	Y	072804-42	
4520633200	3760		4TH AVE	HP03	1924	5S3	Mission Revival		Minimally Altered	Hillcrest	Y	072804-02	
4520633400	3765		4TH AVE	HP03	1970	7R	Art Moderne		Heavily Altered	Hillcrest	Undeterm	N/A	
4520633300	3770		4TH AVE	HP06	1930	7R	Art Moderne		Heavily Altered	Hillcrest	Undeterm	072804-41	
4520633300	3770		4TH AVE	HP06	1942	7R	No Longer Apparent		Altered Beyond Recognition	Hillcrest	Undeterm	072804-01	
4520561200	3775		4TH AVE	HP03	1915	5B	Craftsman/Colonial Revival with Dutch gambel roof		Minimally Altered	Hillcrest	Y	072804-40	
4520554200	3776		4TH AVE	HP06	1980	7R			Minimally Altered	Hillcrest	Undeterm	N/A	
4520561100	3785		4TH AVE	HP06	1955	5S3	Colonial Revival		Minimally Altered	Hillcrest	Y	072804-39	
4520561000	3787		4TH AVE	HP06	1960	7R	Contemporary		Heavily Altered	Hillcrest	Undeterm	072804-38	
4520554300	3792		4TH AVE		1975	7R				Hillcrest	Undeterm	N/A	

ATTACHMENT B

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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Attachment B

Ownership and Occupant Information

B.1 Chain of Title

B.2 Directory Listing of Occupants

B.3 Deed from Date of Construction

ATTACHMENT B

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.1. Chain of Title Page 1 of 5

California Lot Book, Inc. *dba California Title Search Co.*

P.O. Box 9004

Rancho Santa Fe, CA 92067

(858) 278-8797 Fax (858) 278-8393

WWW.LOTBOOK.COM

Chain of Title Report

BFSA - Perennial
14010 Poway Rd., Ste A
Poway, CA 92064
Attn: Hilary Wehrle/Jenni Stropes

CTS Reference No.: 1224751

Title Search Through: December 19, 2024

Property Address: 3749-3763 4th Avenue
San Diego, CA 92103

Assessor's Parcel No.: 452-063-35-00

Assessed Value: \$811,061

Exemption: None

Property Characteristics

Use: Multi Family Dwelling

Legal Description

LOTS 2 AND 3, BLOCK 3 OF BROOKES' ADDITION IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 596, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 23, 1889

ATTACHMENT B

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.1. Chain of Title Page 2 of 5

**California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 1224752**

Chain of Title
(May 28, 1924 through December 19, 2024)

1. Grant Deed

Grantor: Union Trust Company of San Diego
Grantee: P. I. Osburn and June Osburn
Recorded: May 28, 1924, No. 23352, Deed Book 1010, Page 81
Relates to: Lot 2

2. Grant Deed

Grantor: William H. Morton and Vera A. Morton
Grantee: Pingree I. Osburn and June Osburn
Recorded: November 18, 1924, No. 49181, Deed Book 1044, Page 309
Relates to: Lot 3

3. Notice of Completion

Recorded: November 28, 1924, No. 50726, Miscellaneous Book 66,
Page 481
Relates to: Lot 2

4. The San Diego County Assessor Lot Block Book Page shows the first year with assessed improvements as being 1925.

5. Notice of Completion

Recorded: January 19, 1925, No. 2898, Miscellaneous Book 70,
Page 131
Relates to: Lot 3

6. Grant Deed

Grantor: Pingree I. Osburn, aka P. I. Osburn, and June Osburn
Grantee: D. S. Rowland and Lillie M. Rowland
Recorded: August 28, 1925, No. 42108, Deed Book 1091, Page 423

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

ATTACHMENT B

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B.1. Chain of Title Page 3 of 5

7. Grant Deed

Grantor: D. S. Rowland and Lillie M. Rowland
Grantee: Benjamin Vlier and Doris Rosa Vlier
Recorded: November 2, 1927, No. 63207, Deed Book 1418, Page 65

8. Grant Deed

Grantor: Benjamin Vlier and Doris Rosa Vlier
Grantee: Anna Murphey Brown
Recorded: August 5, 1932, No. 37917, Official Records Book 146, Page 267

9. Grant Deed

Grantor: Anna Murphey Brown
Grantee: C. M. Swank
Recorded: March 14, 1940, No. 12907, Official Records Book 999, Page 414

10. Grant Deed

Grantor: Charles M. Swank
Grantee: Arthur H. Swank
Recorded: June 26, 1940, No. 30474, Official Records Book 1043, Page 246

11. Grant Deed

Grantor: Arthur H. Swank
Grantee: Henry John King and Jeanne King
Recorded: April 21, 1945, No. 33131, Official Records Book 1845, Page 499

12. Grant Deed

Grantor: Henry John King and Jeanne King
Grantee: L. Leo Levitt and Rose S. Levitt
Recorded: February 19, 1946, No. 17983, Official Records Book 2049, Page 456

13. Grant Deed

Grantor: L. Leo Levitt and Rose S. Levitt
Grantee: William H. Poschman
Recorded: June 6, 1952, No. 68894, Official Records Book 4488, Page 496

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B.1. Chain of Title Page 5 of 5

14. Quitclaim Deed

Grantor: Frances A. Poschman
Grantee: William H. Poschman
Recorded: June 6, 1952, No. 68893, Official Records Book 4488,
Page 495

15. Quitclaim Deed

Grantor: William H. Poschman
Grantee: Poschman Properties, Inc.
Recorded: February 20, 1957, No. 26642, Official Records Book 6464,
Page 546

16. Corporation Grant Deed

Grantor: Poschman Properties, Inc.
Grantee: Joseph W. Rogers and Isabel M. Rogers
Recorded: June 6, 1957, No. 83730, Official Records Book 6609,
Page 345

17. Grant Deed

Grantor: Joseph W. Rogers and Isabel M. Rogers
Grantee: Milo Youel and Helene Berens Youel
Recorded: December 28, 1962, Recorders File No. 220589

18. Grant Deed

Grantor: Milo Youel and Helene Berens Youel
Grantee: Betty Jean Comer
Recorded: October 1, 1979, Recorders File No. 79-407823

19. Trustee's Deed

Grantor: Safeco Title Insurance Company
Grantee: Milo Youel and Helene Berens Youel
Recorded: June 10, 1980, Recorders File No. 80-185452

20. Grant Deed

Grantor: Milo Youel and Helene Berens Youel
Grantee: Gert Koppel and Edith Koppel
Recorded: September 9, 1980, Recorders File No. 80-289604

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10

ATTACHMENT B

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.1. Chain of Title Page 5 of 5

21. Individual Grant Deed

Grantor: Edith Koppel
Grantee: Edith Koppel
Recorded: August 29, 1990, Recordors File No. 90-473608

22. Interspousal Transfer Deed

Grantor: Gert Koppel and Edith Koppel
Grantee: Gert Koppel
Recorded: March 17, 1993, Recordors File No. 1993-0165648

23. Quitclaim Deed

Grantor: Gert Koppel
Grantee: Gert Koppel, Trustee
Recorded: April 22, 1996, Recordors File No. 1996-0196984

24. Quitclaim Deed

Grantor: Gert Koppel, Trustee
Grantee: Aline Koppel, Successor Trustee
Recorded: September 21, 2006, Recordors File No. 2006-0672721

25. Affidavit - Death of Trustee

Decedent: Aline Stouse Koppel
Successor Trustee: Marshall A. Lewis
Recorded: March 27, 2024, Recordors File No. 2024-0076105

– End of Report –

Please be advised that this is not Title Insurance. The information provided herein reflects matters of public record which impart constructive notice in accordance with California Insurance Code 12340.10. Note that we are not a Title Insurance Company, and that no express or implied warranty as to the accuracy or completeness of the information provided herein is granted. Our work has been performed under short time constraints with a quick turn around, and is based in part on the use of databases outside of our control. The recipient hereby acknowledges that California Lot Book, Inc. assumes no liability with respect to any errors or omissions related to the information provided herein. Also note that this search has been performed without the benefit of a Statement of Identification from the property owners, and if a search was performed for liens recorded against owner names, we cannot be sure that the information provided relates to the actual property owners, or is complete with respect to the property owners. In any event, our liability is limited to the amount of fees collected for the information provided herein.

ATTACHMENT B

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B.2. Directory Listing of Occupants: 3749 Fifth Avenue

Year	Occupant/Occupation	Year	Occupant/Occupation
2024	Not listed	1972	Wilson, Theresa A., Mrs.
2023	No information	1971	Brown, Helen A., Mrs., notary public
2022	Not listed	1970	Brown, Helen Answering Service (Telephone Answering Service); Brown, Helen A., Mrs.
2021	No information	1969	AAA Carpet Cleaners; Brown, Helen Answering Service (Telephone Answering Service); Brown, Helen A., Mrs.
2020	No information	1968	AAA Carpet Cleaners; Brown, Helen Answering Service (Telephone Answering Service); Brown, Helen A., Mrs.
2019	No information	1967	AAA Carpet Cleaners; Brown, Helen Answering Service; Brown, Helen A., Mrs.
2018	Mason, Helen	1966	Brown, Helen Answering Service; Brown, Helen A., Mrs.
2017	No information	1965	Brown, Helen Answering Service
2016	No information	1964	Wilson, Theresa A., Mrs.
2015	Not listed	1963	Brown, Helen A., Mrs., notary public
2014	No information	1962	Brown, Helen Answering Service (Telephone Answering Service); Brown, Helen A., Mrs.
2013	Not listed	1961	AAA Carpet Cleaners; Brown, Helen Answering Service (Telephone Answering Service); Brown, Helen A., Mrs.
2012	Not listed	1960	Brown, Helen A., Mrs.
2011	No information	1959	Brown, Helen A., Mrs.
2010	Not listed	1958	Brown, Helen A., Mrs.
2009	No information	1957	Brown, Helen A., Mrs.
2008	No information	1956	Brown, Helen A., Mrs.
2007	No information	1955	Brown, Helen A., Mrs.
2006	No information	1954	Brown, Helen A., Mrs.
2005	No information	1953	Brown, Helen A., Mrs.
2004	No information	1952	Brown, Helen A., Mrs.
2003	No information	1951	No information
2002	No information	1950	No information
2001	No information	1949	Stewart, W. B.
2000	No information	1948	Stewart, Willard
1999	No information	1947	Vacant
1998	No information	1946	Brown, Helen A., Mrs.
1997	No information	1945	Brown, Helen A., Mrs.
1996	No information	1944	Brown, Helen A., Mrs.
1995	No information	1943	Brown, Helen A., Mrs.
1994	Not listed	1942	Brown, Helen A., Mrs.
1993	No information	1941	No information
1992	No information	1940	Vacant
1991	No information	1939	No information
1990	No information	1938	Craghill, H. D.
1989	Not listed	1937	Vacant
1988	Dolan, Walter	1936	Byrne, D. A.
1987	Not listed	1935	Vacant
1986	No information	1934	Crawford, O. C.
1985	No information	1933	Crawford, O. C.
1984	Not listed	1932	Doster, J. P.
1983	No information	1931	Vacant
1982	No information	1930	McMahan, D. S., Mrs.
1981	Not listed	1929	Dent, Irene
1980	Wood, Victoria E., Mrs.	1928	Dent, Irene
1979	Futrell, Nat	1927	Vacant
1978	Futrell, Nat	1926	Not listed
1977	Futrell	1925	Morin, Mary M.
1976	Gordon, Edward M.	1924	Morin, John (Maude); Mary M.; Sue
1975	Gordon, Edward M.		
1974	Vacant		
1973	Wilson, Florence		

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B.2. Directory Listing of Occupants: 3749 ½ Fifth Avenue

Year	Occupant/Occupation	Year	Occupant/Occupation
2024	Address not listed	1972	Vacant
2023	No Information	1971	Peck, Bertha, Mrs.
2022	Address not listed	1970	Peck, Bertha, Mrs.
2021	No Information	1969	Peck, Bertha, Mrs.
2020	Address not listed	1968	Peck, Bertha, Mrs.
2019	Address not listed	1967	Kirkpatrick, Portia E.
2018	Address not listed	1966	Kirkpatrick, Portia E.
2017	Address not listed	1965	Kirkpatrick, Portia E.
2016	Heintz, Lauren	1964	Kirkpatrick, Portia E.
2015	Address not listed	1963	Kirkpatrick, Portia E.
2014	Address not listed	1962	Kirkpatrick, Portia E.
2013	Address not listed	1961	Collins, Donald
2012	No Information	1960	Schwenke, Kenneth L.
2011	Address not listed	1959	Clark, L. D.
2010	Address not listed	1958	Skufas, Ronald
2009	No Information	1957	Skufas, Ronald
2008	Address not listed	1956	Hannibal, Kenneth J.
2007	Book not available	1955	No Information
2006	Address not listed	1954	MacDonald, E. B.
2005	Address not listed	1953	MacDonald, E. B.
2004	Address not listed	1952	Puckett, Richard
2003	Address not listed	1951	No Information
2002	No Information	1950	Puckett, Richard
2001	Address not listed	1949	No Information
2000	Address not listed	1948	Bouchard, R. C., Mrs.
1999	Address not listed	1947	Bouchard, R. C., Mrs.
1998	Address not listed	1946	No Information
1997	Address not listed	1945	Gagne, E. O.
1996	Address not listed	1944	Gagne, E. O.
1995	Address not listed	1943	Gagne, E. O.
1994	Feinberg, Doug	1942	Treecarten, James
1993	Feinberg, Doug	1941	Gregory, D. W.
1992	Feinberg, Doug	1940	Vacant
1991	Address not listed	1939	No Information
1990	Address not listed	1938	Fielding, John
1989	Address not listed	1937	Dillon, Dorothy, Mrs.
1988	Address not listed	1936	Address not listed
1987	Address not listed	1935	Brockett, R. I., Mrs.
1986	Dolan, Walter	1934	Vacant
1985	Dolan, Walter	1933	Vacant
1984	Address not listed	1932	Barron, Jewell, Mrs.
1983	Address not listed	1931	Vacant
1982	George, H. M.	1930	Cunning, M. F., Mrs.
1981	George, H. M.	1929	Vacant
1980	George, H. M.	1928	Burgher, N. W.
1979	George, H. M.	1927	Burgher, N. W.
1978	George, H. M.	1926	Hayden, Earls
1977	George, H. M.	1925	Address not listed
1976	Clayton, Lillian M., Mrs.	1924	Address not listed
1975	Clayton, Lillian M., Mrs.		
1974	Clayton, Louella M., Mrs.		
1973	Clayton, Louella M., Mrs.		

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Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.2. Directory Listing of Occupants: 3751 Fifth Avenue

<i>Year</i>	<i>Occupant/Occupation</i>	<i>Year</i>
2024	Address not listed	1990 XXXX
2023	<i>No Information</i>	1989 XXXX
2022	Address not listed	1988 XXXX
2021	Address not listed	1987 XXXX
2020	1986 XXXX
2019	1985 Handford, L.
2018	XXXX	1984 XXXX
2017	Souza, Kimberly	1983 XXXX
2016	XXXX	1982 Bergherr, Patricia
2015	Address not listed	1981 XXXX
2014	<i>No Information</i>	1980 McGeough, Mary, Mrs.
2013	Address not listed	1979 Gish, Martha, Mrs.
2012	Address not listed	1978 Gish, Martha, Mrs.
2011	<i>No Information</i>	1977 Miller, Mildred, Mrs.
2010 (A)	Leipper, James	1976 Miller, Mildred, Mrs.
2009	<i>No Information</i>	1975 Miller, Mildred, Mrs.
2008	Mecaro, Carrie	1974 Miller, Mildred, Mrs.
2007	Mecaro, Carrie	1973 Strandbuk, Astrid
2006	Mecaro, Carrie	1972 Hoerl, Gertrude, Mrs.
2005	Mecaro, Carrie	1971 Harrold, Gertrude, Mrs.
2004	<i>No Information</i>	1970 Hoerl, Gertrude, Mrs.
2003	XXXX	1969 Hoerl, Gertrude, Mrs.
2002	XXXX	1968 Lopes, John
2001	XXXX	1967 Lopes, John
2000	Davis, Mark	1966 Lopes, John
1999	Davis, Mark	1965 Johnson, Steven
1998	XXXX	1964 Correa, Maria
1997	XXXX	1963 Correa, Maria
1996	XXXX	1962 Schwab, Mabel D., Mrs.
1995	Verrett, C.	1961 Schwab, Mabel D., Mrs.
1994	XXXX	1960 Feagan, R. E.
1993	XXXX	
1992	XXXX	
1991	XXXX	

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B.2. Directory Listing of Occupants: 3751 ½ Fifth Avenue

<i>Year</i>	<i>Occupant/Occupation</i>	<i>Year</i>	
2024	Address not listed	1990	Address not listed
<i>2023</i>	<i>No Information</i>	1989	Address not listed
2022	Address not listed	1988	Address not listed
2021	Address not listed	1987	Address not listed
2020	Address not listed	1986	Address not listed
2019	Address not listed	1985	Miller, Walter J.
2018	XXXX	1984	Address not listed
2017	XXXX	1983	Address not listed
2016	XXXX	1982	Address not listed
2015	Address not listed	1981	Address not listed
<i>2014</i>	<i>No Information</i>	1980	Barron, Bernice, Mrs.
2013	Address not listed	1979	Barron, Bernice, Mrs.
2012	Address not listed	1978	Barron, Bernice, Mrs.
<i>2011</i>	<i>No Information</i>	1977	Barron, Bernice, Mrs.
2010	Rule, Max	1976	Greenlee, Bruce L
<i>2009</i>	<i>No Information</i>	1975	Collins, Frank
2008	Address not listed	1974	Collins, Frank
2007	Address not listed	1973	Stewart, Marie, Mrs.
2006	Address not listed	1972	Vacant
2005	Address not listed	1971	King, Mary J., Mrs.
2004	Book not available	1970	Bills, John F.
2003	Address not listed	1969	Bills, John F.
2002	Address not listed	1968	No return
2001	Address not listed	1967	Peck, Bertha, Mrs.
2000	Address not listed	1966	Peck, Bertha, Mrs.
1999	Address not listed	1965	Vacant
1998	Address not listed	1964	Evans, Floyd
1997	Address not listed	1963	Evans, Floyd
1996	Address not listed	1962	Kreger, Robert G.
1995	Address not listed	1961	Kreger, Robert G.
1994	Address not listed	1960	Cook, Paul E.
1993	Address not listed		
1992	Address not listed		
1991	Address not listed		
1996	Address not listed		

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B.2. Directory Listing of Occupants: 3753 Fifth Avenue

Year	Occupant/Occupation	Year	Occupant/Occupation
2024	Address not listed	1972	Berens, Luella L., Mrs.
2023	No Information	1971	Berens, Luella, Mrs.
2022	Address not listed	1970	Berens, Luella, Mrs.
2021	Address not listed	1969	Berens, Luella, Mrs.
2020	Mathew, M. Fitzsimmons	1968	Berens, Luella, Mrs.
2019	Mathew, M. Fitzsimmons	1967	Berens, Luella, Mrs.
2018	Adams, Rick	1966	Berens, Luella, Mrs.
2017	Padolsky, Miriam	1965	Berens, Luella, Mrs.
2016	XXXX	1964	Berens, Luella, Mrs.
2015	Address not listed	1963	Berens, Luella, Mrs.
2014	No Information	1962	Rogers, Joseph C. (owner)
2013	Address not listed	1961	Rogers, Joseph W. (owner)
2012	Address not listed	1960	Rogers, Joseph W. (owner)
2011	No Information	1959	Rogers, Joseph W. (owner)
2010	Address not listed		Rogers, Joseph W. (owner); Nim, Louise (dress
2009	No Information	1958	designing); Gilbert, Louisa J., Mrs.
2008	XXXX		Baker, William; Nim, Louise (dress designing);
2007	XXXX	1957	Gilbert, Louisa J., Mrs.
2006	XXXX	1956	Gilbert, Louisa J., Mrs. (dressmaker)
2005	Grande, Tiffany	1955	Gilbert, Louisa J., Mrs. (dressmaker)
2004	No Information	1954	Gilbert, Louisa J., Mrs. (dressmaker)
2003	XXXX	1953	Gilbert, Louisa J., Mrs. (dressmaker)
2002	Rubio, Sophia R.	1952	Gilbert, L. J., Mrs. (dressmaker)
2001	XXXX	1951	Gilbert, Louisa J., Mrs. (dressmaker)
2000	XXXX	1950	Gilbert, Louisa J., Mrs. (dressmaker)
1999	XXXX	1949	No Information
1998	Brinkofski, D.	1948	Consumer Credit Clearance; Sperling, Donald
1997	Brinkofski, D.	1947	Consumer Credit Clearance; Sperling, Donald
1996	Brinkofski, D.	1946	No Information
1995	Brinkofski, D.	1945	Swank, A. H. (owner)
1994	Brinkofski, D.	1944	Swank, A. H. (owner)
1993	Address not listed	1943	Swank, A. H. (owner)
1992	Meehan, Roseanne	1942	Swank, A. H. (owner)
1991	Address not listed	1941	Swank, A. H. (owner)
1990	Address not listed	1940	Langdon, L. E., Mrs.
1989	Knochenhauer, L.	1939	No Information
1988	Jewett, Mark	1938	Morgan, C. E.
1987	XXXX	1937	Morgan, C. E.
1986	Berens, L. L., Mrs.	1936	Langdon, L. E., Mrs.
1985	Berens, L. L., Mrs.	1935	Langdon, L. E., Mrs.
1984	Berens, L. L., Mrs.	1934	Langdon, L. E., Mrs.
1983	Berens, L. L., Mrs.	1933	Langdon, L. E., Mrs.
1982	Berens, L. L., Mrs.	1932	Vlier, Benjamin (owner)
1981	Berens, L. L., Mrs.	1931	Vlier, Benjamin (owner)
1980	Berens, Luella L., Mrs.	1930	Vlier, Benjamin (owner)
1979	Berens, Luella L., Mrs.	1929	Vlier, Benjamin (owner)
1978	Berens, Luella L., Mrs.	1928	Vacant
1977	Berens, Luella L., Mrs.	1927	Wessel, Karl
1976	Berens, Luella L., Mrs.	1926	Robbins, C. H.
1975	Berens, Luella L., Mrs.	1925	Address not listed
1974	Berens, Luella L., Mrs.	1924	Address not listed
1973	Berens, Luella L., Mrs.		

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B.2. Directory Listing of Occupants: 3753 ½ Fifth Avenue

Year	Occupant/Occupation	Year	Occupant/Occupation
2024	Address not listed	1972	Toncurak, Susan
2023	No Information	1971	Farrell, C. R.
2022	Address not listed	1970	Farrell, C. R.
2021	Address not listed	1969	Farrell, C. R.
2020	Miclat, Edison H.	1968	Krause, Yvonne, Mrs.
2019	Miclat, Edison H.	1967	Tiebitz, Clere, Mrs.
2018	XXXX	1966	Tiebitz, Clere, Mrs.
2017	Address not listed	1965	Vacant
2016	Address not listed	1964	McGeough, Mary, Mrs.
2015	Address not listed	1963	McGeough, Mary, Mrs.
2014	No Information	1962	Dishong, Raymond C.
2013	Address not listed	1961	Dishong, Raymond C.
2012	Address not listed	1960	Dishong, Raymond C.
2011	No Information	1959	Dishong, Raymond C.
2010	Address not listed	1958	Dishong, Raymond C.
2009	No Information	1957	Bordner, Betty
2008	XXXX	1956	Anthonis, Alf
2007	XXXX	1955	No Information
2006	Address not listed	1954	Cowan, Thomas
2005	Address not listed	1953	Cowan, Thomas
2004	No Information	1952	Figgins, W. D.
2003	XXXX	1951	No Information
2002	Address not listed	1950	Kitay, Belle, Mrs.
2001	Address not listed	1949	No Information
2000	Address not listed	1948	Ziegler, A. M.
1999	Address not listed	1947	Ziegler, A. M.
1998	Address not listed	1946	No Information
1997	Address not listed	1945	Boss, Eda, Mrs.; Jositas, L. E.
1996	Address not listed	1944	Boss, Eda, Mrs.; Jositas, L. E.
1995	Address not listed	1943	Jositas, L. E.
1994	Riddell, D. J.	1942	Saltman, Peter
1993	Riddell, D. J.	1941	Shields, J. C.
1992	Riddell, D. J.	1940	Mitchell, K. R.
1991	Riddell, D. J.	1939	No Information
1990	Riddell, D. J.	1938	Ivey, Clyde
1989	Riddell, D. J.	1937	Brockett, J. B.; Brockett, S. L., Mrs.
1988	Address not listed	1936	Brockett, J. B.; Brockett, S. L., Mrs.
1987	Address not listed	1935	Chilton, R. L., Mrs.; Heyden, A. L.
1986	Address not listed	1934	Kenndy, Charles
1985	Address not listed	1933	Sofiled, H. C.
1984	Lichterman, Daniel M.	1932	Kurtz, E. F.
1983	Address not listed	1931	Vacant
1982	Address not listed	1930	Price, W. F., Rev.
1981	Lichterman, Daniel M.	1929	Vacant
1980	Balter, Richard	1928	Doolittle, Martha F.; Stevens, G. R.
1979	McGeough, Mary, Mrs.	1927	Vacant
1978	McGeough, Mary, Mrs.	1926	Schur, M. A.
1977	McGeough, Mary, Mrs.	1925	Address not listed
1976	King, Aaron	1924	Address not listed
1975	Johnson, Erling		
1974	Johnson, Erling		
1973	Johnson, Erling		

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B.2. Directory Listing of Occupants: 3755 Fifth Avenue

Year	Occupant/Occupation	Year	Occupant/Occupation
2024	Address not listed	1972	Kirkpatrick, Portia E.
2023	No Information	1971	Kirkpatrick, Portia, Mrs.
2022	Address not listed	1970	Kirkpatrick, Portia, Mrs.
2021	Address not listed	1969	Kirkpatrick, Portia, Mrs.
2020	Address not listed	1968	Kirkpatrick, Portia, Mrs.
2019	Address not listed	1967	Hammer, Karen
2018	Freligh, Kevin	1966	Hammer, Karen
2017	Ehlert, Martin	1965	Loomis, Alleen, Mrs.
2016	XXXX	1964	DuPres, John
2015	Address not listed	1963	DuPres, John
2014	Book not available	1962	Kreger, Robert G.
2013	Address not listed	1961	Bohrer, Ruth, Mrs.
2012	Address not listed	1960	Magnuson, Charlotte, Mrs.
2011	No Information	1959	Magnuson, Charlotte, Mrs.
2010	Address not listed	1958	Magnuson, Charlotte, Mrs.
2009	No Information	1957	Magnusen, Charlotte, Mrs.
2008	Address not listed	1956	Magnusen, Oscar
2007	Address not listed	1955	No Information
2006	Address not listed	1954	Stevenson, Lue
2005	Address not listed	1953	Stevenson, Lue
2004	No Information	1952	Schwartz, L. H., Mrs.
2003	Address not listed	1951	No Information
2002	Address not listed	1950	Davis, G. R.
2001	Address not listed	1949	No Information
2000	Address not listed	1948	Whiteley, H. H.
1999	Address not listed	1947	Whiteley, H. H.
1998	James J. Taylor	1946	No Information
1997	XXXX	1945	Galligan, P. J.
1996	XXXX	1944	Galligan, P. J.
1995	XXXX	1943	Galligan, P. J.
1994	XXXX	1942	Galligan, P. J.
1993	XXXX	1941	Galligan, P. J.
1992	Sanchez, Karen June	1940	Galligan, P. J.
1991	Sanchez, Karen June	1939	Galligan, P. J.
1990	Esparza, Laura	1938	Galligan, P. J.
1989	Michell, Deborah E.	1937	Galligan, P. J.
1988	Michell, Deborah E.	1936	McKeane, R. R.
1987	Michell, Deborah E.	1935	McKeane, R. R.
1986	Giesen, David	1934	Vacant
1985	Address not listed	1933	Fisher, J. C.
1984	Womack, Steven S.	1932	Godfrey, H. R.
1983	Womack, Steven	1931	Vacant
1982	Womack, Steven	1930	Lincoln, W. F.
1981	Womack, Steven S.	1929	Vacant
1980	Comer, Joseph	1928	McKim, J. H.
1979	Wood, Victoria A., Mrs.	1927	Fern, H. B.
1978	Wood, Victoria A., Mrs.	1926	Address not listed
1977	Wood, Victoria A., Mrs.	1925	Urban, Adolph H. (Hilda)
1976	Kirkpatrick, Portia E.	1924	Address not listed
1975	Kirkpatrick, Portia E.		
1974	Kirkpatrick, Portia E.		
1973	Kirkpatrick, Portia E.		

ATTACHMENT B

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.2. Directory Listing of Occupants: 3755 ½ Fifth Avenue

Year	Occupant/Occupation	Year	Occupant/Occupation
2024	Address not listed	1972	Hammar, Karyn A.
2023	No Information	1971	Hammar, Karen A., Mrs.
2022	Address not listed	1970	Hanson, Karen, Mrs.
2021	Address not listed	1969	Hanson, Karen, Mrs.
2020	Address not listed	1968	Hanson, Karen, Mrs.
2019	Address not listed	1967	Vacant
2018	Freligh, Kevin	1966	Vacant
2017	Ehlert, Martin	1965	Address not listed
2016	XXXX	1964	Keiffer, Victor
2015	Address not listed	1963	Keiffer, Victor
2014	No Information	1962	Wilson, Marilyn C., Mrs.
2013	Address not listed	1961	Taylor-Smith, Kath, Mrs.
2012	Address not listed	1960	Vacant
2011	No Information	1959	Swimm, Kenneth R.
2010	Address not listed	1958	Swimm, Kenneth R.
2009	No Information	1957	Villalobos, J. P.
2008	Address not listed	1956	Vacant
2007	Address not listed	1955	No Information
2006	Address not listed	1954	Lachel, Conrad P.
2005	Address not listed	1953	Lachel, Conrad P.
2004	No Information	1952	Ernst, F. C.
2003	Address not listed	1951	No Information
2002	Address not listed	1950	Grover, O. O.
2001	Address not listed	1949	No Information
2000	Address not listed	1948	Adams, Helen T.
1999	Address not listed	1947	Adams, Helen T.
1998	James J. Taylor	1946	No Information
1997	XXXX	1945	Bailey, Pearl W.
1996	XXXX	1944	Bailey, Pearl W.
1995	XXXX	1943	Bailey, Pearl, Mrs.
1994	XXXX	1942	Bailey, J. B.
1993	XXXX	1941	Bailey, J. B.
1992	Sanchez, Karen June	1940	Bailey, J. B.
1991	Sanchez, Karen June	1939	No Information
1990	Esparza, Laura	1938	Spencer, A. W.
1989	Michell, Deborah E.	1937	Spencer, A. W.
1988	Michell, Deborah E.	1936	Spencer, A. W.
1987	Michell, Deborah E.	1935	Williams, F. A., Mrs.
1986	Giesen, David	1934	Address not listed
1985	No Information	1933	Moore, R. J.
1984	Womack, Steven S.	1932	Godfrey, H. R.
1983	Womack, Steven S.	1931	Ellenberger, A. C.
1982	Womack, Steven S.	1930	McEathron, E. D.
1981	Womack, Steven S.	1929	Vacant
1980	Comer, Joseph	1928	Jaeger, M. J., Mrs.
1979	Wood, Victoria A., Mrs.	1927	Seery, J. W.
1978	Wood, Victoria A., Mrs.	1926	Address not listed
1977	Wood, Victoria A., Mrs.	1925	Address not listed
1976	Kirkpatrick, Portia E.	1924	Address not listed
1975	Kirkpatrick, Portia E.		
1974	Kirkpatrick, Portia E.		
1973	Hoerl, Gertrude, Mrs.		

ATTACHMENT B

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.2. Directory Listing of Occupants: 3757 Fifth Avenue

Year Occupant	Year Occupant
2024 Address not listed	1972 Athey, Louise, Mrs.
2023 No Information	1971 Mulligan, Edith, Mrs.
2022 Address not listed	1970 Mulligan, Edith, Mrs.
2021 Address not listed	1969 Mulligan, Edith, Mrs.
2020 Seper, Kenneth	1968 Mulligan, Edith, Mrs.
2019 Seper, Kenneth	1967 Allen, Amy J., Mrs.
2018 Seper, Kenneth	1966 Allen, Amy J., Mrs.
2017 Seper, Kenneth	1965 Carter, Viola R.
2016 Seper, Kenneth	1964 Romany, Henry
2015 Seper, Kenneth	1963 Romany, Henry
2014 Seper, Kenneth	1962 No return
2013 Seper, Kenneth	1961 Kozlauska, Sophia
2012 Seper, Kenneth	1960 Guilkey, Clarence M.
2011 Seper, Kenneth	1959 Guilkey, Clarence M.
2010 Seper, Kenneth	1958 Guilkey, Clarence M.
2009 Seper, Kenneth	1957 Williamson, W. B.
2008 Seper, Kenneth	1956 Garner, Lewis
2007 Seper, Kenneth	1955 No Information
2006 Seper, Kenneth	1954 Hill, Verne D.
2005 Seper, Kenneth	1953 Hill, Verne D.
2004 Seper, Kenneth	1952 Clifford, W. M.
2003 Seper, Kenneth	1951 No Information
2002 Seper, Kenneth	1950 Carpenter, E. M.
2001 Seper, Kenneth	1949 No Information
2000 Seper, Kenneth	1948 Parker, A. H. L., Mrs. (interior decorator)
1999 Seper, Kenneth	1947 Parker, A. H. L., Mrs. (interior decorator)
1998 Seper, Kenneth	1946 No Information
1997 Seper, Kenneth	1945 Bofferding, E. G.
1996 XXXX	1944 Bofferding, E. G.
1995 XXXX	1943 Frizzell, M. H.
1994 XXXX	1942 Frizzell, M. H.
1993 XXXX	1941 Frizzell, M. H.
1992 XXXX	1940 Knudsen, A. E., Jr.
1991 XXXX	1939 No Information
1990 XXXX	1938 Hill, C. W.
1989 XXXX	1937 Hill, C. W.
1988 XXXX	1936 Hill, C. W.
1987 XXXX	1935 Sugnet, L. F.
1986 XXXX	1934 Shackleford, Charles
1985 XXXX	1933 Greenlee, A. W.
1984 XXXX	1932 Vacant
1983 XXXX	1931 Kibbey, H. S.
1982 XXXX	1930 Sutherland, W. A.
1981 XXXX	1929 Vacant
1980 Hickox, Carrie, Mrs.	1928 Address not listed
1979 Wilson, Maureen, Mrs.	1927 Hafner, Simon
1978 Wilson, Maureen, Mrs.	1926 Beatty, Clarence N. (Gertrude)
1977 Wilson, Maureen, Mrs.	1925 Address not listed
1976 Wilson, Maureen, Mrs.	1924 Address not listed
1975 Wilson, Maureen, Mrs.	
1974 Athey, Louise A., Mrs.	
1973 Athey, Louise, Mrs.	

ATTACHMENT B

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.2. Directory Listing of Occupants: 3759 Fifth Avenue

Year Occupant	Year Occupant
2024 Address not listed	1972 Marcella, Domenico
2023 No information	1971 Marcella, Domenico
2022 Address not listed	1970 Marcella, Domenico
2021 Address not listed	1969 Marcella, Domenico
2020 Address not listed	1968 Marcella, Domenico
2019 Address not listed	1967 Mulligan, Edith
2018 XXXX	1966 Mulligan, Edith
2017 XXXX	1965 Mulligan, Edith
2016 XXXX	1964 Mulligan, Edith
2015 Address not listed	1963 Mulligan, Edith
2014 No information	1962 Nelson, Edith, Mrs.
2013 Address not listed	1961 Brandinburg, Ovid
2012 Address not listed	1960 McArthur, Minnie L., Mrs.
2011 No information	1959 McCarter, Louise, Mrs.
2010 Address not listed	1958 Goldersma, Helen C.
2009 Book not available	1957 Faller, Marie L.
2008 XXXX	1956 Phillips, John H. (owner)
2007 XXXX	1955 No information
2006 Address not listed	1954 Phillips, John H. (owner)
2005 Address not listed	1953 Phillips, John H. (owner)
2004 No information	1952 Phillips, J. H. (owner)
2003 XXXX	1951 No information
2002 XXXX	1950 Bradley, Charles
2001 XXXX	1949 Book not available
2000 Declue, Kevin	1948 Martin, Gertrude J.
1999 Seper, Kenneth	1947 Martin, Gertrude J.
1998 XXXX	1946 No information
1997 XXXX	1945 Moeser, R. C.
1996 XXXX	1944 Moeser, R. C.
1995 XXXX	1943 Moeser, R. C.
1994 Address not listed	1942 Berends, E. D.
1993 Address not listed	1941 Berends, E. D.
1992 Guidarelli, John	1940 Berends, E. D.
1991 Guidarelli, John	1939 No information
1990 Mallette, John F.	1938 Shea, P. N.
1989 XXXX	1937 Wegner, M. R., Mrs.
1988 XXXX	1936 Vacant
1987 XXXX	1935 Charnock, J. G., Mrs.
1986 XXXX	1934 Greenlee, A. W.
1985 XXXX	1933 Greenlee, A. W.
1984 XXXX	1932 DePew, Louise H.
1983 XXXX	1931 Vacant
1982 XXXX	1930 Black, F. L.
1981 XXXX	1929 Vacant
1980 Ragsdale, Evan C.	1928 Marshall, W. G.
1979 Ragsdale, Evan C.	1927 Crandle, W. H.
1978 Ragsdale, Evan C.	1926 Address not listed
1977 Ragsdale, Evan C.	1925 Brown, Wilbur J. (Marguerite)
1976 Diamond, Helen, Mrs.	1924 Address not listed
1975 Diamond, Helen, Mrs.	
1974 Vacant	
1973 Marcella, Domenico	

ATTACHMENT B

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.2. Directory Listing of Occupants: 3761 Fifth Avenue

Year Occupant	Year Occupant
2024 Address not listed	1972 Brydon, Kath V., Mrs.
2023 No Information	1971 Brydon, Kath V., Mrs.
2022 Address not listed	1970 Bryden, Kath, Mrs.
2021 Address not listed	1969 Bryden, Kath, Mrs.
2020 Address not listed	1968 Nelson, James
2019 Address not listed	1967 Vacant
2018 XXXX	1966 Bond, Lvle
2017 XXXX	1965 Miller, Evelyn W.
2016 XXXX	1964 Miller, Evelyn W.
2015 Address not listed	1963 Miller, Evelyn W.
2014 No Information	1962 Miller, Evelyn W.
2013 Address not listed	1961 Miller, Evelyn W.
2012 Address not listed	1960 Miller, Evelyn W.
2011 No Information	1959 Miller, Evelyn W.
2010 Address not listed	1958 Miller, Evelyn W.
2009 No Information	1957 Miller, Evelyn W.
2008 XXXX	1956 Miller, Evelyn W.
2007 XXXX	1955 No Information
2006 Address not listed	1954 Faller, P. B.
2005 Address not listed	1953 Faller, P. B.
2004 No Information	1952 Vanetten, C. L., Jr.
2003 XXXX	1951 No Information
2002 XXXX	1950 Brown, J. M.
2001 XXXX	1949 No Information
2000 Declue, Kevin	1948 Fine, Irving
1999 Seper, Kenneth	1947 Fine, Irving
1998 XXXX	1946 Book not available
1997 XXXX	1945 Scott, E. P., Mrs.
1996 XXXX	1944 Scott, E. P., Mrs.
1995 XXXX	1943 Scott, E. P., Mrs.
1994 Address not listed	1942 Scott, E. P., Mrs.
1993 Address not listed	1941 Scott, E. P., Mrs.
1992 Guidarelli, John	1940 Scott, E. P., Mrs.
1991 Guidarelli, John	1939 No Information
1990 Mallette, John F.	1938 Cassutt, Frances M.
1989 XXXX	1937 Cassutt, Frances M.
1988 XXXX	1936 Cossutt, Frances M., nurse
1987 XXXX	1935 Cossutt, Frances M., nurse
1986 XXXX	1934 Cossutt, Frances, nurse
1985 XXXX	1933 Cossutt, Frances, nurse
1984 XXXX	1932 Cossutt, Frances, nurse
1983 XXXX	1931 Cossutt, Frances, nurse
1982 XXXX	1930 McCurdy, Thomas
1981 XXXX	1929 Vacant
1980 Ragsdale, Evan C.	1928 Berman, Frank
1979 Ragsdale, Evan C.	1927 Scott, F. T.
1978 Ragsdale, Evan C.	1926 Andrus, Carlton L. (Alda A.)
1977 Ragsdale, Evan C.	1925 Address not listed
1976 Diamond, Helen, Mrs.	1924 Address not listed
1975 Diamond, Helen, Mrs.	
1974 Vacant	
1973 Marcella, Domenico	

ATTACHMENT B

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.2. Directory Listing of Occupants: 3763 Fifth Avenue

Year Occupant	Year Occupant
2024 Address not listed	1972 Palermo, Katherine M.
2023 Book not available	1971 Palermo, Katherine M.
2022 Address not listed	1970 Palermo, Katherine M.
2021 Address not listed	1969 Palermo, Katherine M.
2020 Address not listed	1968 Palermo, Katherine M.
2019 Address not listed	1967 Palermo, Katherine M.
2018 XXXX	1966 Palermo, Katherine M.
2017 XXXX	1965 Palermo, Katherine M.
2016 XXXX	1964 Palermo, Kay M.
2015 Address not listed	1963 Palermo, Kay M.
2014 No information	1962 Palermo, Kay M.
2013 Address not listed	1961 Palermo, Kay M.
2012 Address not listed	1960 Palermo, Kay M.
2011 No information	1959 Palermo, Kay M.
2010 Address not listed	1958 Palermo, Kay M.
2009 No information	1957 Palermo, Kay
2008 Address not listed	1956 Vacant
2007 Address not listed	1955 No information
2006 Address not listed	1954 MacCracken, M. C.
2005 Address not listed	1953 MacCracken, M. C.
2004 No information	1952 Lewis, Joan, Mrs.
2003 Brown, Ryanne	1951 No information
2002 Holmes, Marisa A.	1950 Garrett, Robert
2001 XXXX	1949 No information
2000 XXXX	1948 Freeman, Eve
1999 XXXX	1947 Freeman, Eve
1998 XXXX	1946 No information
1997 XXXX	1945 Freeman, Eve
1996 XXXX	1944 Freeman, Eve
1995 XXXX	1943 Welch, Isabel, Mrs.
1994 XXXX	1942 Vacant
1993 XXXX	1941 Rogers, Alice M.
1992 XXXX	1940 Hoefler, A. J.
1991 XXXX	1939 No information
1990 XXXX	1938 Howe, Blanche, Mrs.
1989 XXXX	1937 Bugna, Albert
1988 Palermo, Katherine M.	1936 Address not listed
1987 Palermo, Katherine M.	1935 Spencer, A. W.
1986 Palermo, Katherine M.	1934 Ryley, Warfield Jr.
1985 Palermo, Katherine M.	1933 Vacant
1984 Palermo, Katherine M.	1932 Vacant
1983 Palermo, Katherine M.	1931 McEathron, E. D.
1982 Palermo, Katherine M.	1930 Wennerberg, A. E.
1981 Palermo, Katherine M.	1929 Vacant
1980 Palermo, Katherine M., Mrs.	1928 Tripp, H. W.; Ulier, Benjamin
1979 Palermo, Katherine M., Mrs.	1927 Rowland, D. S.
1978 Palermo, Katherine M., Mrs.	1926 Address not listed
1977 Palermo, Katherine M., Mrs.	1925 Address not listed
1976 Palermo, Katherine M., Mrs.	1924 Address not listed
1975 Palermo, Katherine M., Mrs.	
1974 Palermo, Katherine M., Mrs.	
1973 Palermo, Katherine M., Mrs.	

ATTACHMENT B

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.3. Property Deeds:

DEED BOOK 1010
81

My Commission Expires Aug. 30, 1927

Recorded at Request of Union Title Insurance Co. (Whelan) May 28, 1924 at 9 o'clock A. M.
John H. Ferry, County Recorder,
By H. C. Parsons, Deputy.

23345 Fee \$1.20 COMPARED
Marguerite W. Parsons

Arthur Merritt and Marie E. Merritt, Husband & Wife
For and in consideration of the sum of Ten DOLLARS,
DO HEREBY GRANT TO Annie B. Broderick
ALL THAT REAL PROPERTY situated in the City of San Diego County of San Diego,
State of California, bounded and described as follows:
West seventy (70) feet of lots forty-seven (47) and forty-eight (48) in block
two hundred and ten (210) of University Heights, according to amended map thereof made by G. A.
d'Homecourt filed in the office of the County Recorder of said San Diego County, in Book 8,
page 26 et seq. of Lis Pendens.

U.T. Ins. Co. of S.D. U.T. Ins. Co. of S.D.
San Diego, Cal., May 28 1924 San Diego, Cal., May 28 1924

TO HAVE AND TO HOLD the above granted and described premises unto the said Grantee her heirs and assigns forever.
WITNESS our hands and seals this 22nd day of May, 1924

Signed and Executed in Presence of } Arthur Merritt. (Seal)
Fred T. Peyton. } Marie E. Merritt (Seal)

STATE OF CALIFORNIA }
COUNTY OF SAN DIEGO } SS.

On this 22nd day of May, 1924 before me, Frank S. Whitney a Notary Public, in and for said County and State, personally appeared Arthur Merritt and Marie E. Merritt known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.
Witness my hand and Official Seal, the day and year in this certificate first above written.

Frank S. Whitney
Notary Public in and for said County and State.
My Commission Expires, Aug. 1, 1926

Recorded at Request of Union Title Insurance Co. (Whelan) May 28, 1924 at 9 o'clock A. M.
John H. Ferry, County Recorder,
By H. C. Parsons, Deputy.

23351 Fee \$.90 COMPARED
Marguerite W. Parsons

5/28/1924 No. 23352
Deed Book 1010, Page 81

UNION TRUST COMPANY
OF SAN DIEGO

a corporation, of the City of San Diego, County of San Diego, State of California,
For and in consideration of the sum of TEN AND NO/100 DOLLARS,
DOES HEREBY GRANT TO P. I. OSBORN and JUNE OSBORN, husband and wife as joint
tenants,
ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego,
State of California, bounded and described as follows:
Lot Two (2) in Block Three (3) of Broekes' Addition, according to map thereof
No. 596, filed in the office of the County Recorder of said San Diego County, April 25, 1889.

Photographed By J. WHELAN, Deputy Recorder

ATTACHMENT B

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.3. Property Deeds:

DEED BOOK 11111

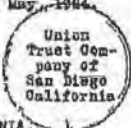
Photograph
By W. MELAN, Deputy Recorder

82

Subject to State and County taxes for the fiscal year 1924-25, City taxes for the year 1924; and subject to Street Bonds as of record.




IN WITNESS WHEREOF, said corporation has caused this deed to be signed by its Vice President and Assistant Secretary and its corporate seal to be affixed hereto this 27th day of May, 1924.


 UNION TRUST COMPANY OF SAN DIEGO
 By G. H. English Vice President.
 Attest: F. B. Thompson Assistant Secretary.

STATE OF CALIFORNIA,
 COUNTY OF SAN DIEGO.

On this 27th day of May in the year one thousand nine hundred and twenty four before me, Anne D. Shepard, a Notary Public in and for said County, personally appeared G. H. English known to me to be the Vice President, and F. B. Thompson known to me to be the Assistant Secretary of the corporation that executed the within instrument, known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that such corporation executed the same.


 Anne D. Shepard,
 Notary Public in and for the County of San Diego, State of California

Recorded at Request of Union Title Insurance Co. (Whelan) May 28, 1924 at 9 o'clock A. M.

John H. Ferry, County Recorder,
 By E. C. Parsons, Deputy.

23362 Fee \$.90

-000-

I, CLARA CAMPION,
 For and in consideration of the sum of TEN (\$10.00) DOLLARS,
 DO HEREBY GRANT TO AXEL STONE and LMA G. STONE, husband and wife, as joint tenants


ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:
 The East half of Lots Seven (7) and Eight (8) in Block Eleven (11) of W. W. Patriak's Subdivision of Block Eleven (11) of Culverwell's Addition, according to the map thereof No. 84, filed in the office of the County Recorder of said San Diego County, August 8th, 1887.

WITNESS my hand and seal this 16th day of May, 1924

Signed and Executed in Presence of ---)
 STATE OF CALIFORNIA, }
 COUNTY OF SAN DIEGO, } SS. Clara Campion (Seal)

On this 16th day of May, 1924 before me, A. E. Grigaby a Notary Public, in and for said County and State, personally appeared Clara Campion known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

Witness my hand and Official Seal, the day and year in this certificate first above written.


 A. E. Grigaby
 Notary Public in and for said County and State.

ATTACHMENT B

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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B.3. Property Deeds:

1044
309

WITNESS my hand and seal this 25th day of October, 1924

Signed and Executed in Presence of _____ Anna H. Moore (Seal)

State of Iowa }
County of Ottawattania } ss

On this 25th day of October, 1924 before me, A. P. Smith a Notary Public, in and for said County and State, personally appeared ANNA H. MOORE single known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same.

Witness my hand and Official Seal, the day and year in this certificate first above written.

A. P. Smith
Notary Public in and for said County and State.

Recorded at request of Union Title Insurance Co. Nov 18 1924 at 6 o'clock A.M.
John H. Ferry, County Recorder.
By H. O. Parsons, Deputy.

49180 Fee \$.80

A. P. Smith
Iowa
Notarial Seal

J. J. Sullivan
COUNTY RECORDER

11/18/1924 No. 49181
Deed Book 1044, Page 309

-----00000000000000-----

We, William H. Morton and Vera A. Morton, husband and wife,
For and in consideration of the sum of Ten Dollars,
DO HEREBY GRANT TO Pingree I. Osburn and June Osburn, husband and wife as joint tenants

ALL THAT REAL PROPERTY situated in the City of San Diego, County of San Diego, State of California, bounded and described as follows:

Lot Three (3) in Block Three (3) of Brook's Addition according to map thereof No. 596 filed in the office of the County Recorder of said San Diego County, April 23, 1889.

WITNESS my hand and seal this 25th day of October, 1924.

Signed and Executed in Presence of _____ William H. Morton (Seal)
Vera A. Morton (Seal)

State of California, }
County of San Diego, } ss

On this 25th day of October, 1924, before me, A. Laurie Brazee, a Notary Public, in and for said County and State, personally appeared WILLIAM H. MORTON and VERA A. MORTON, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same.

Witness my hand and Official Seal, the day and year in this certificate first above written.

A. Laurie Brazee
Notary Public in and for said County and State.

Recorded at request of Union Title Insurance Co. Nov 18 1924 at 9 o'clock A.M.
John H. Ferry, County Recorder.
By H. O. Parsons, Deputy.

49181 Fee .80

A. Laurie Brazee
Notary Public in and for said County and State.

J. J. Sullivan
COUNTY RECORDER

-----00000000000000-----

ATTACHMENT C

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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Attachment C

Maps

- C.1 City of San Diego 800 Scale Engineering Map
- C.2 USGS Map (Current)
- C.3 Original Subdivision map
- C.4 San Diego County Assessor's Parcel Map
- C.5 Sanborn Fire Insurance Maps

ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.1. City of San Diego 800 Scale Engineering Map



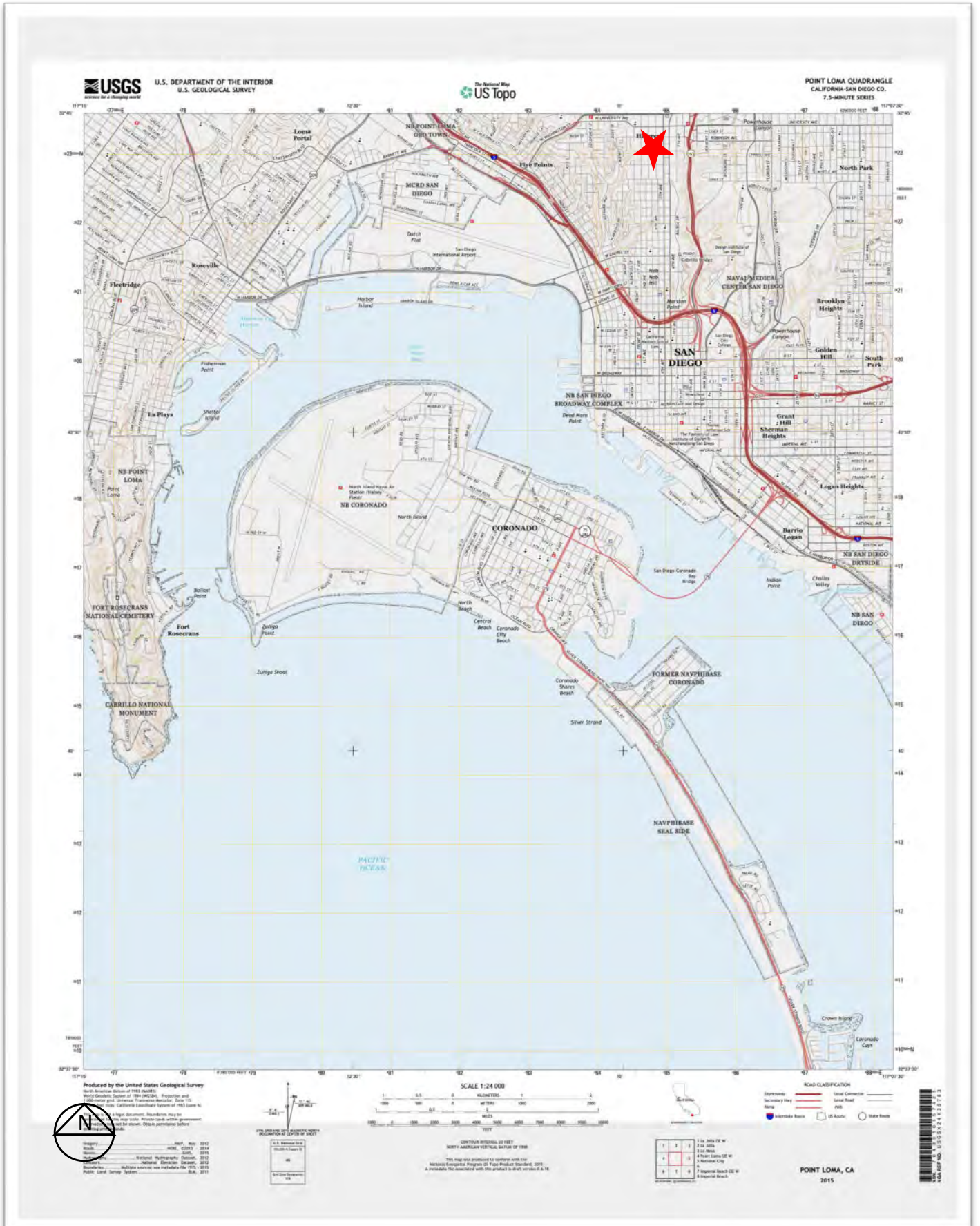
CITY OF SAN DIEGO, CALIFORNIA

ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.2. USGS Map

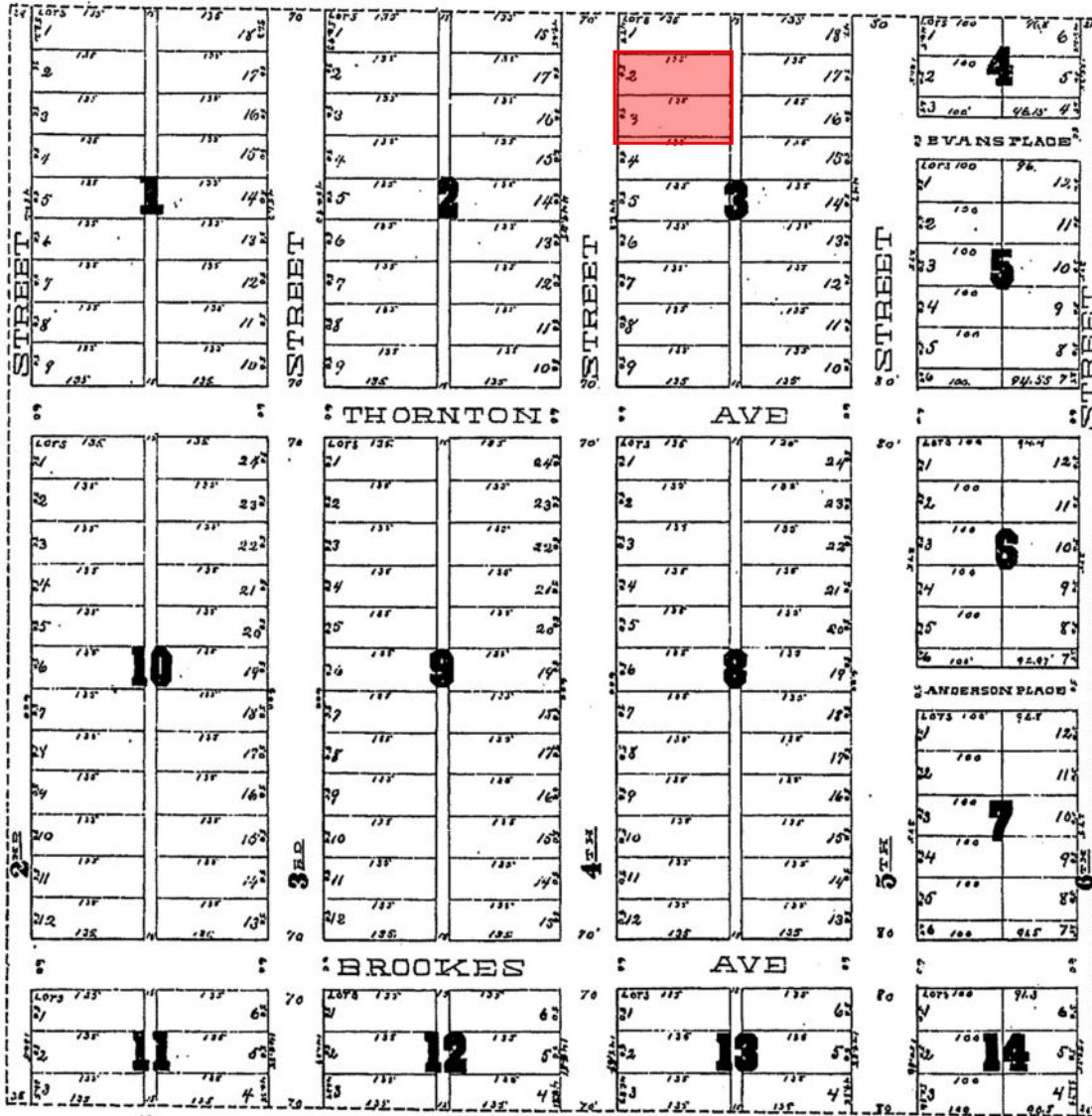


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.3 Original Subdivision map



BROOKES' ADDITION

BROOKES' ADDITION
 COMPRISES THE NORTH HALF OF
 THE SOUTH EAST QUARTER AND
 THE SOUTH HALF OF THE NORTH
 EAST QUARTER OF PUEBLO LOT
 1733 OF THE PUEBLO OF SAN DIEGO
 CAL.

the city of
SAN DIEGO
 CAL.

SIZE OF LOTS, BLOCKS, STREETS,
 AVENUES AND ALLEYS
 DESIGNATED ON MAP, IN FEET.
 SURVEYED
 APRIL 1850
 BY EDWIN M. CAPPS, O.E.

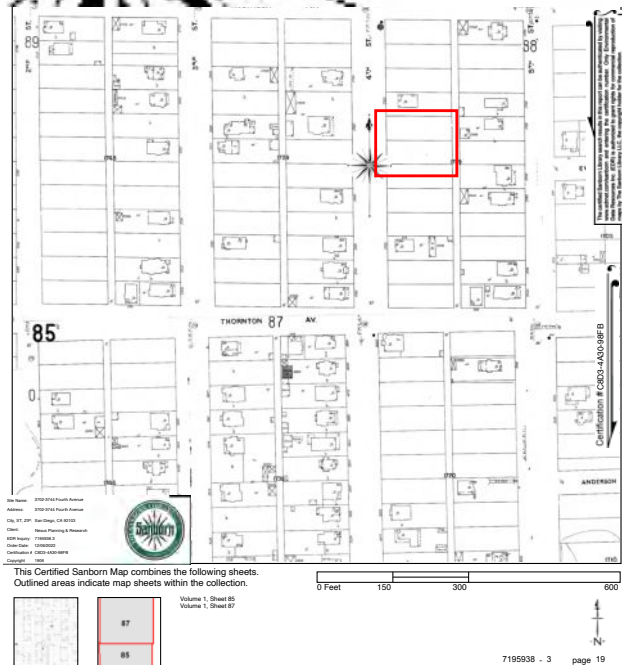
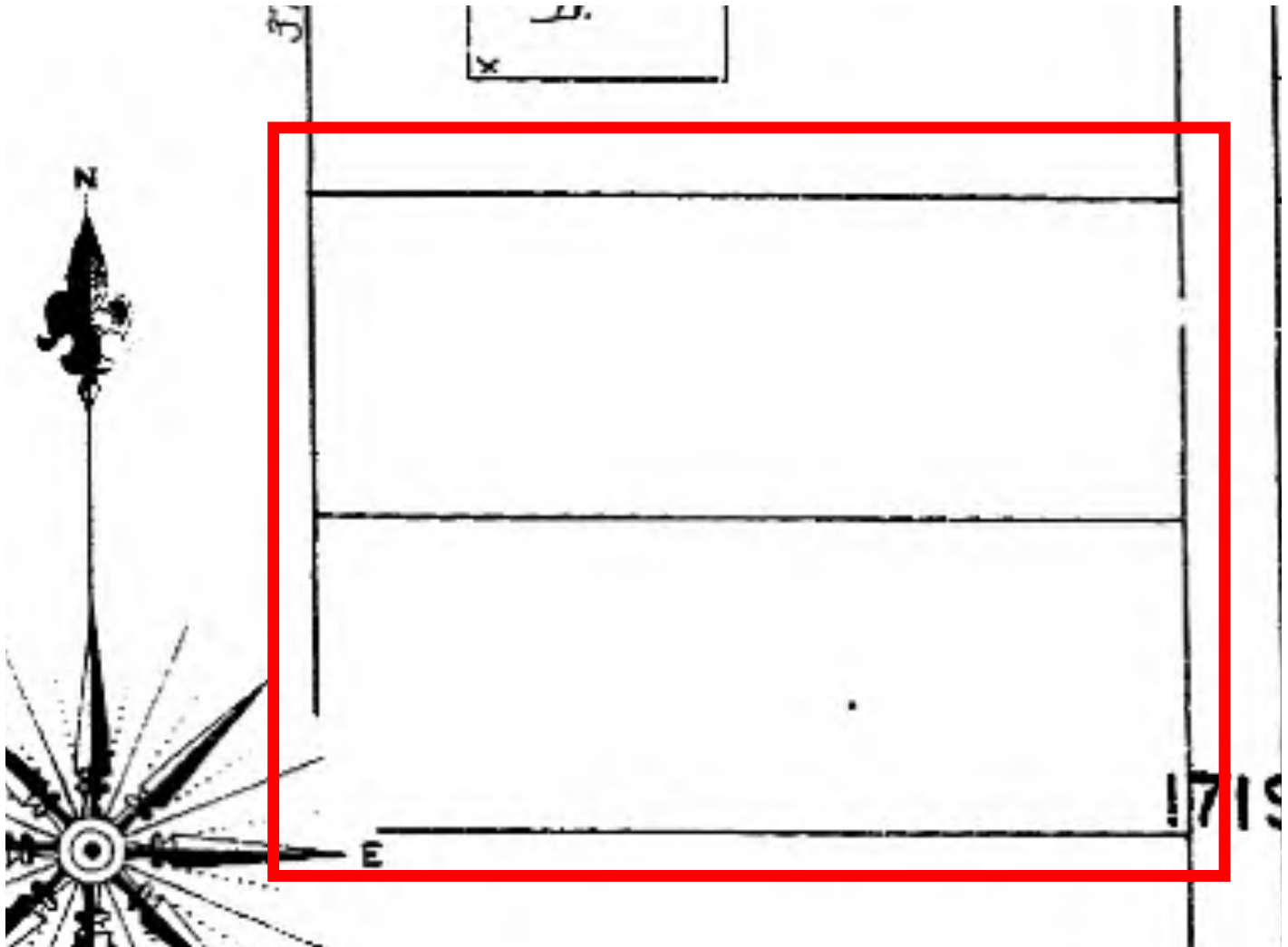
Filed April 23rd 1851
Edw. Haught & Recorder
Butler & Moon. Print.

ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1921

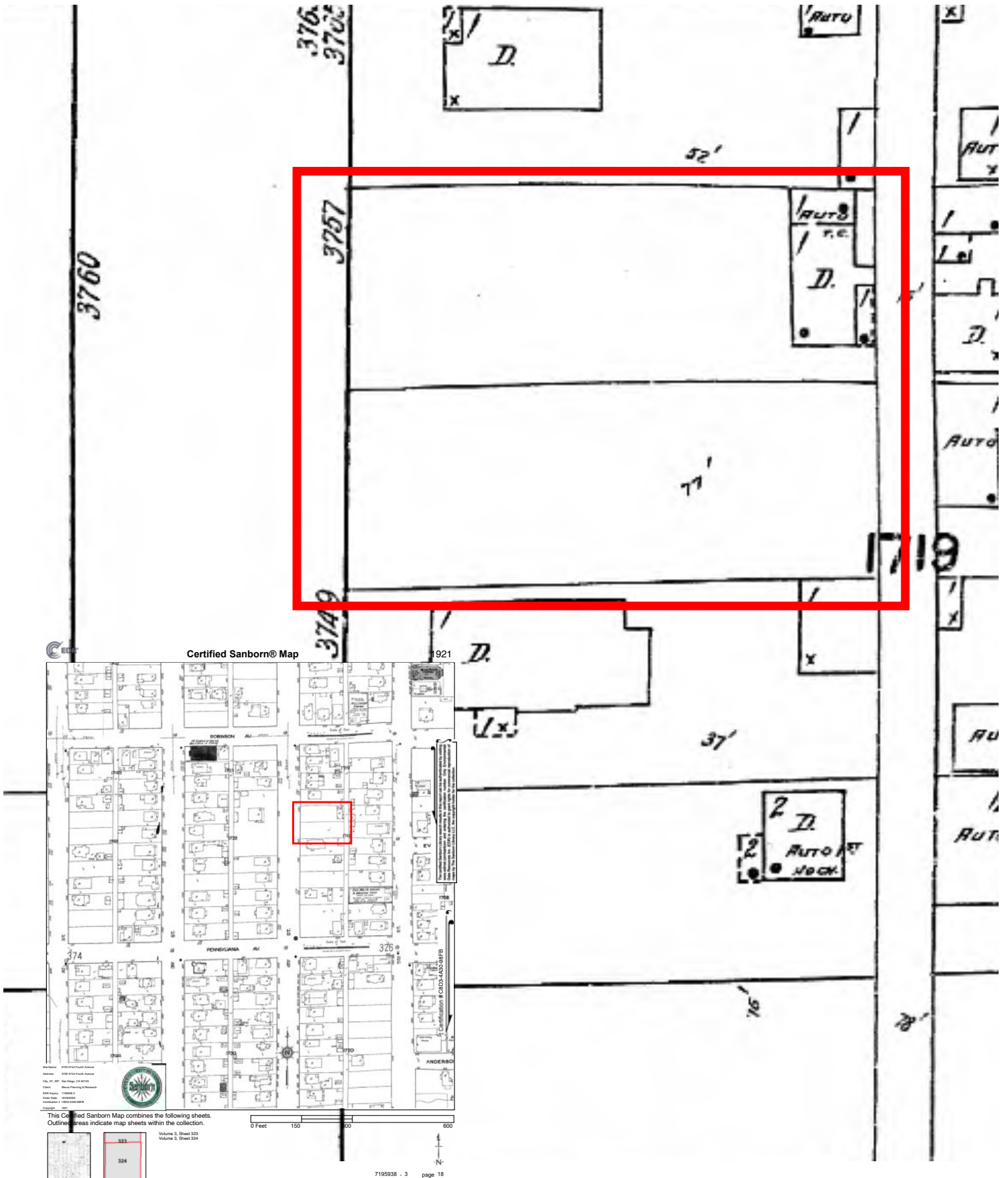


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1921

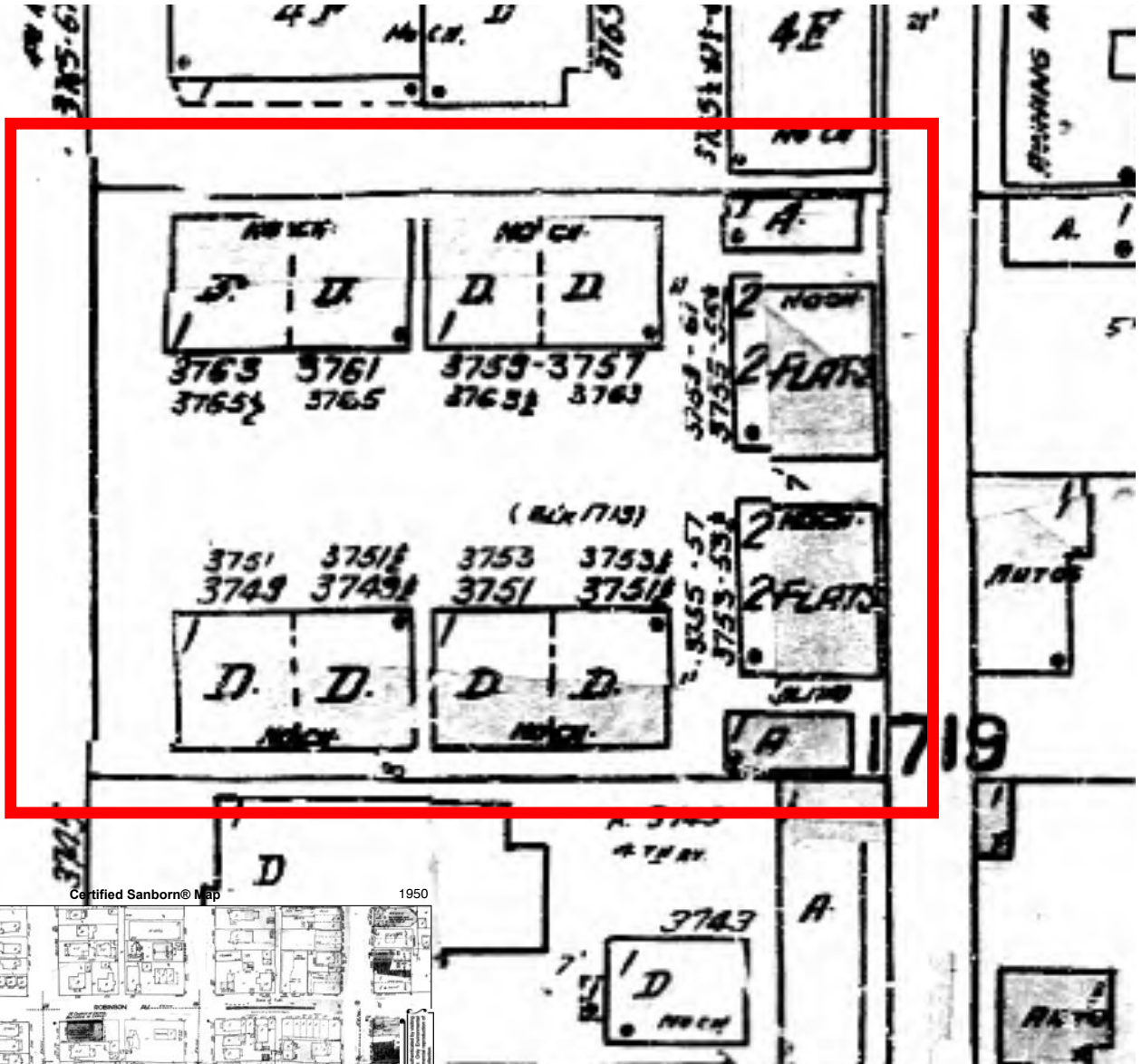


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1950

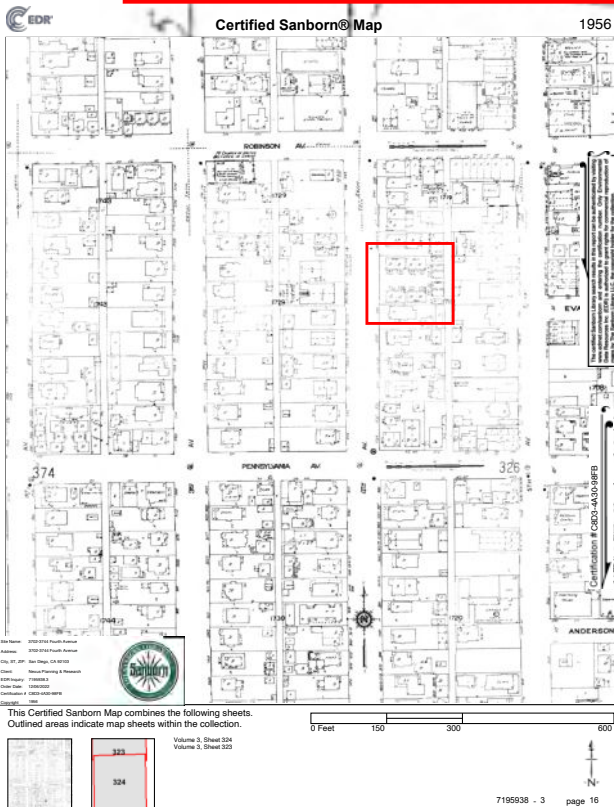
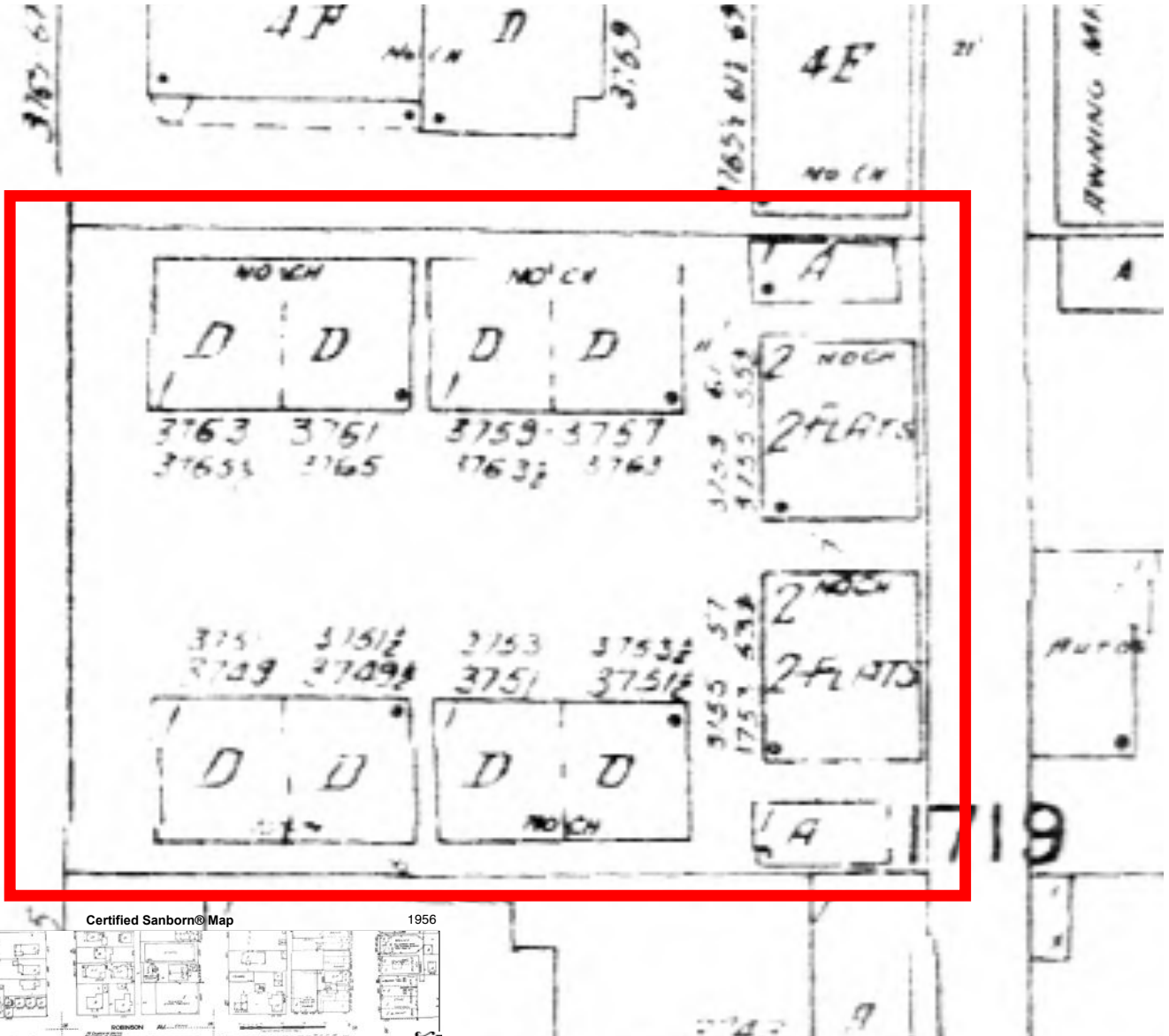


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1956

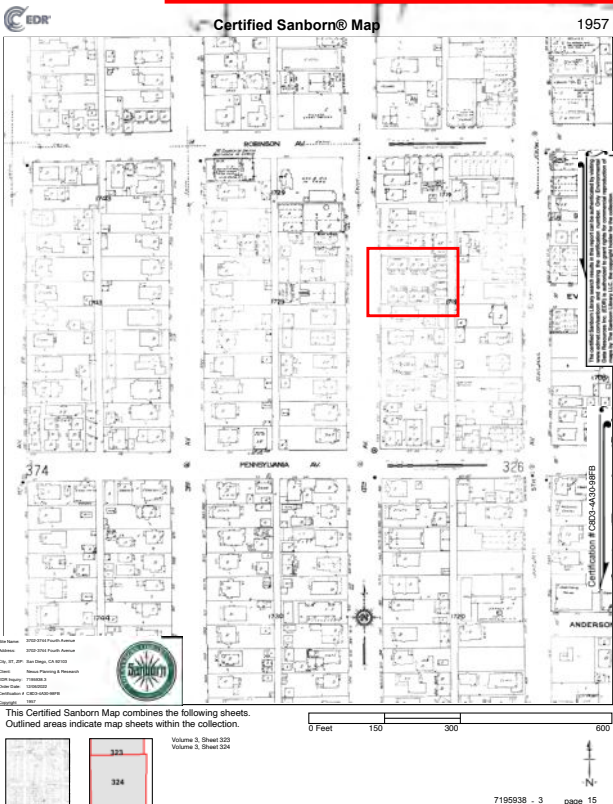
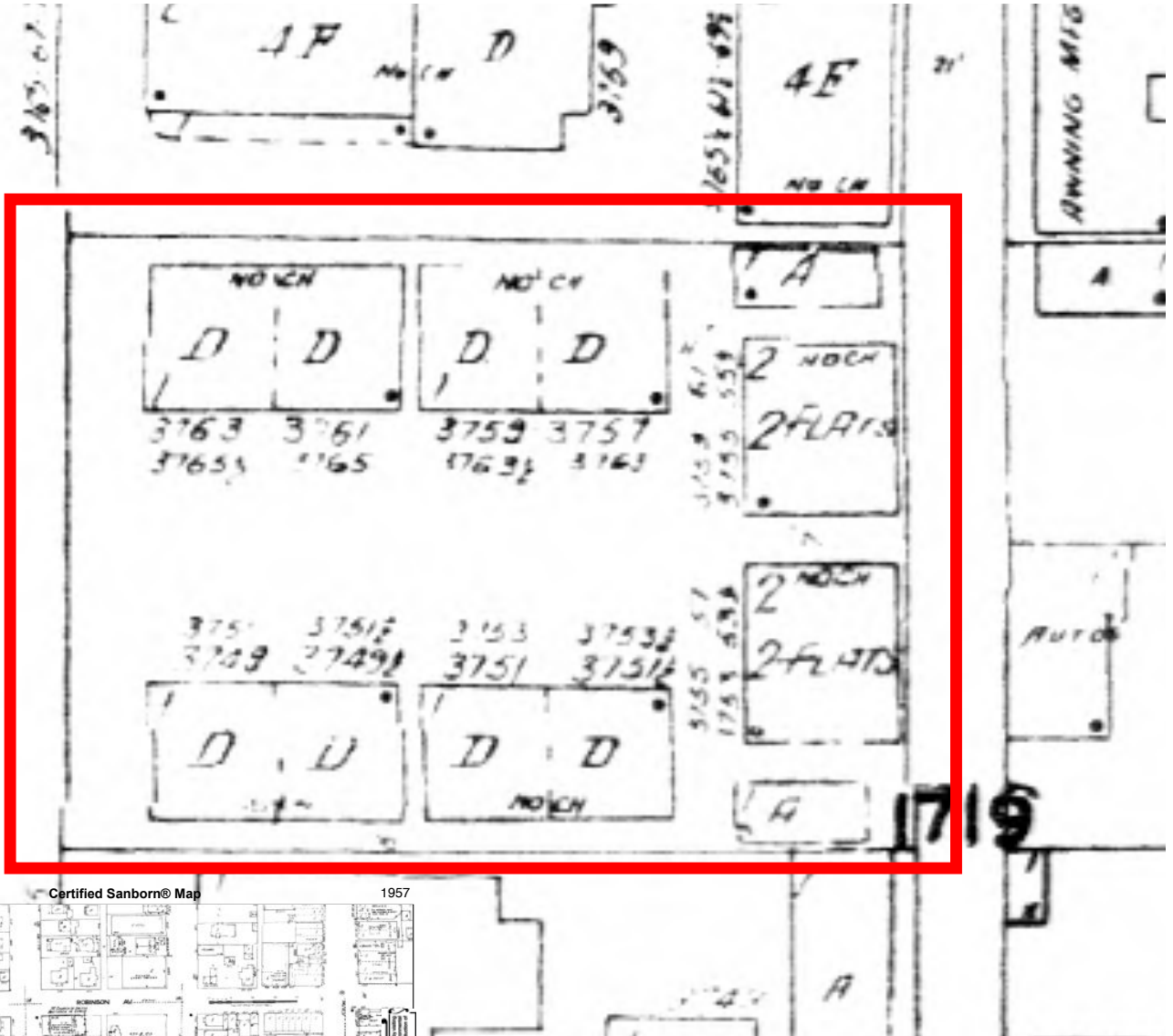


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1957

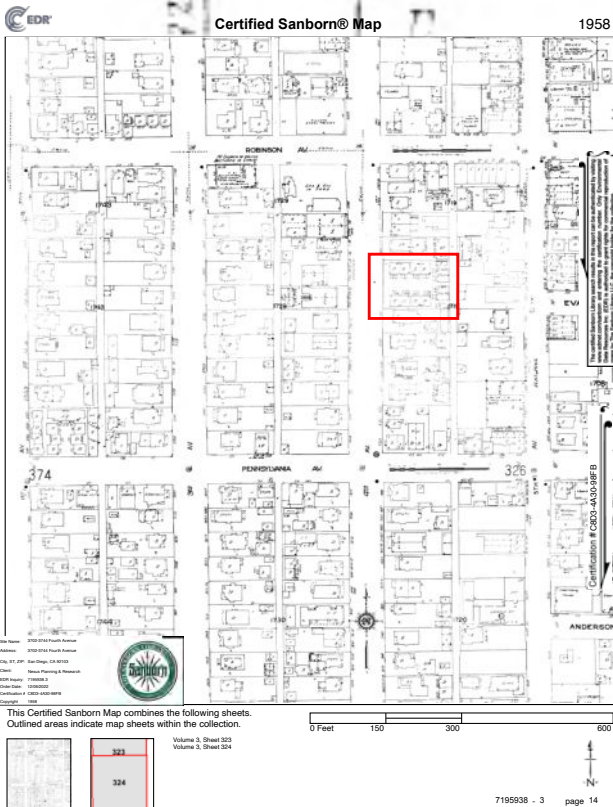
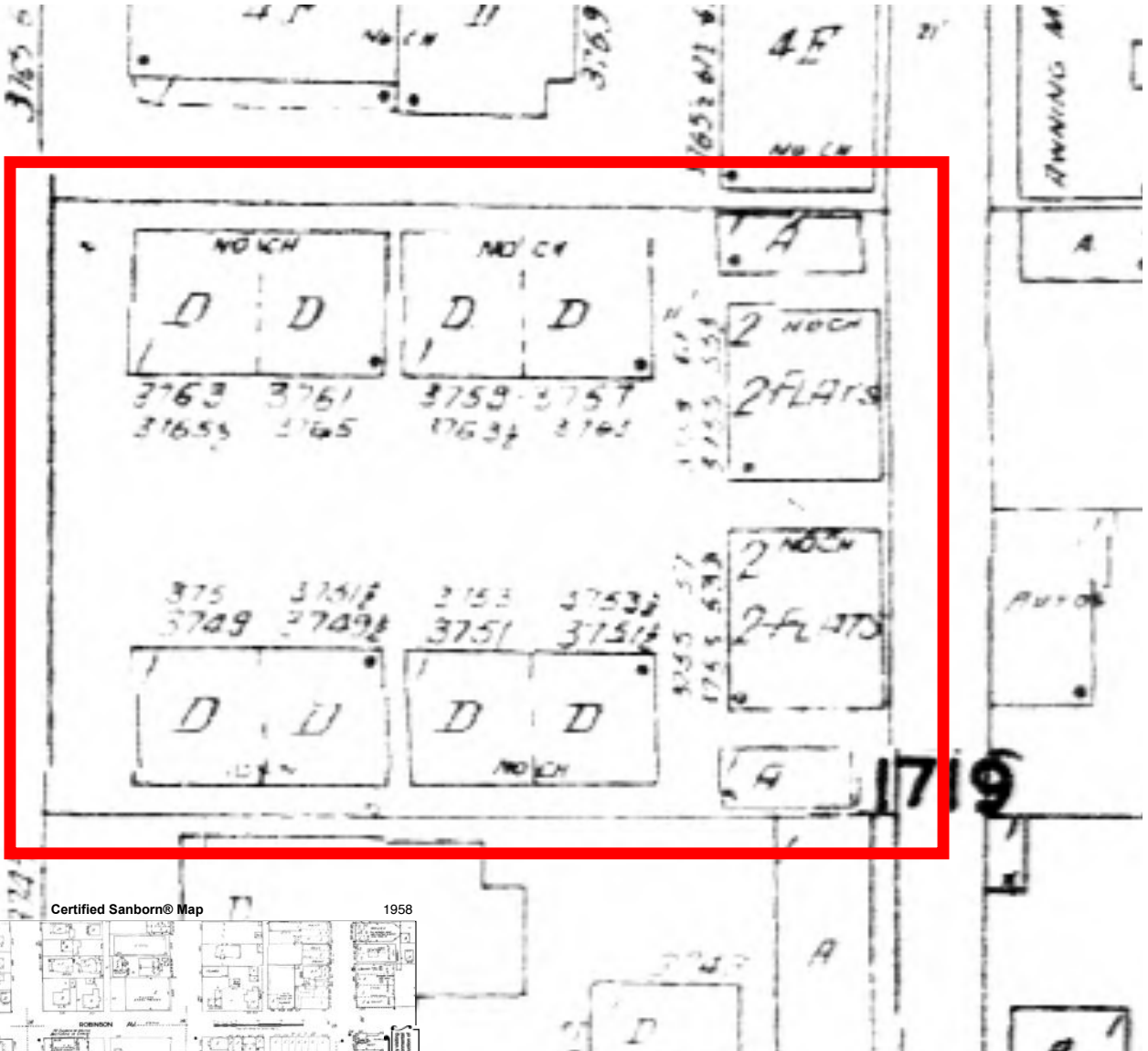


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1958

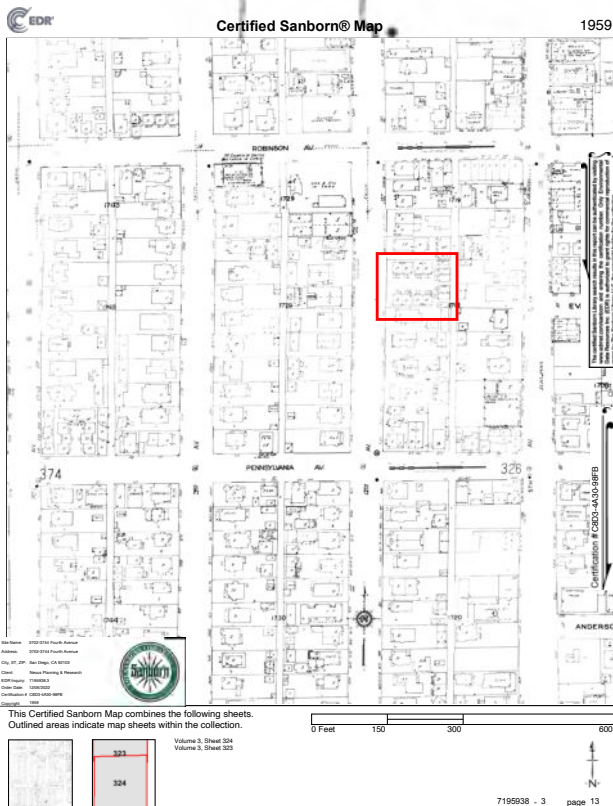
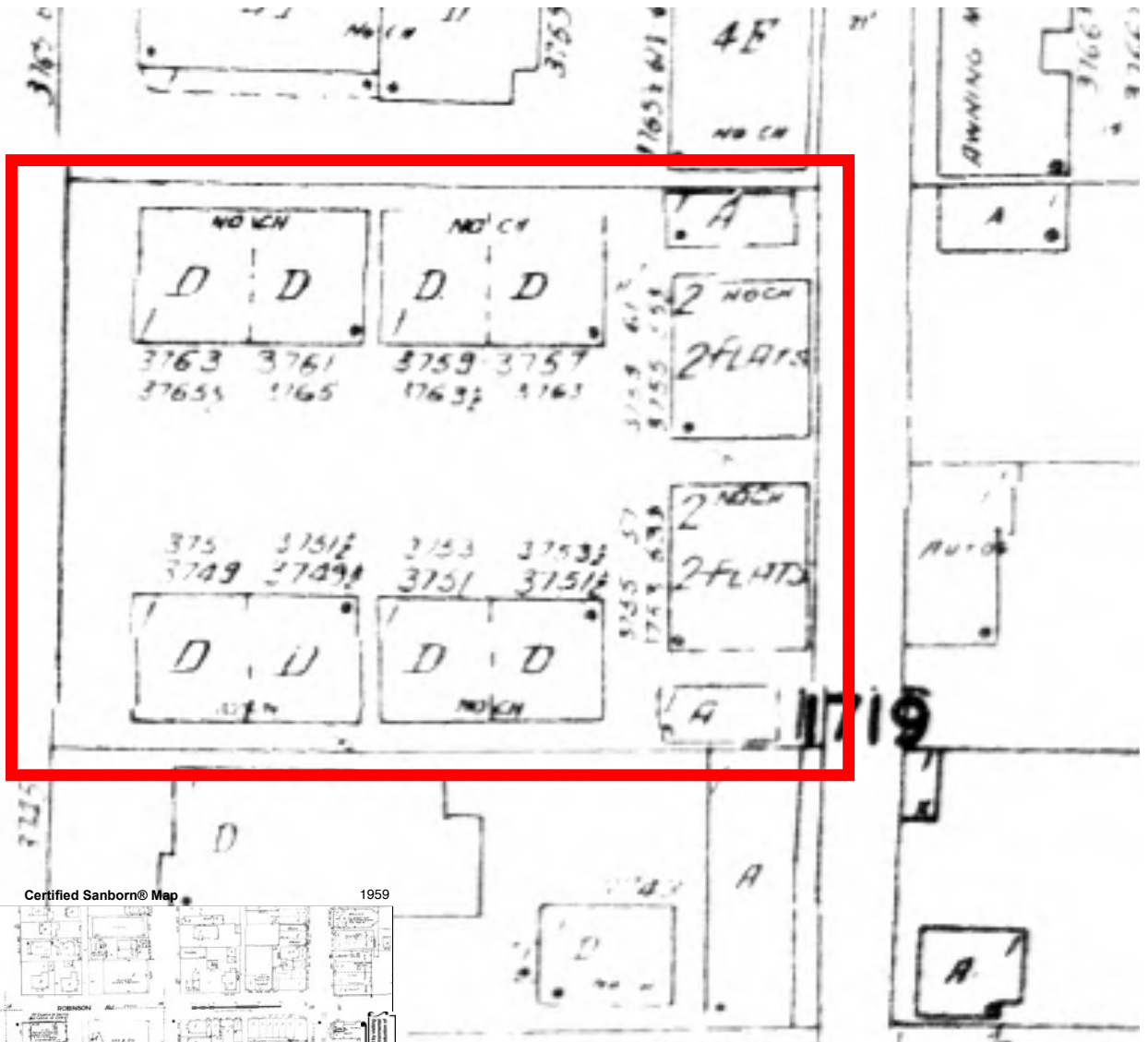


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1959

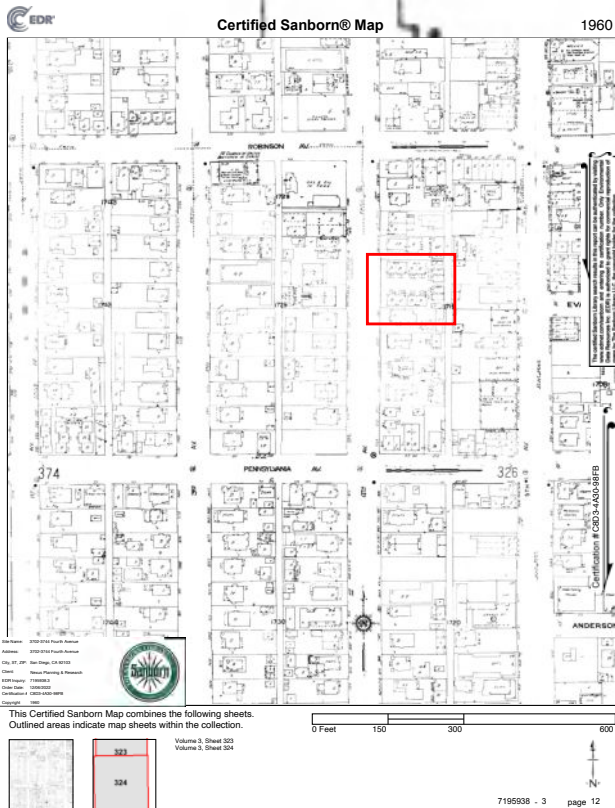
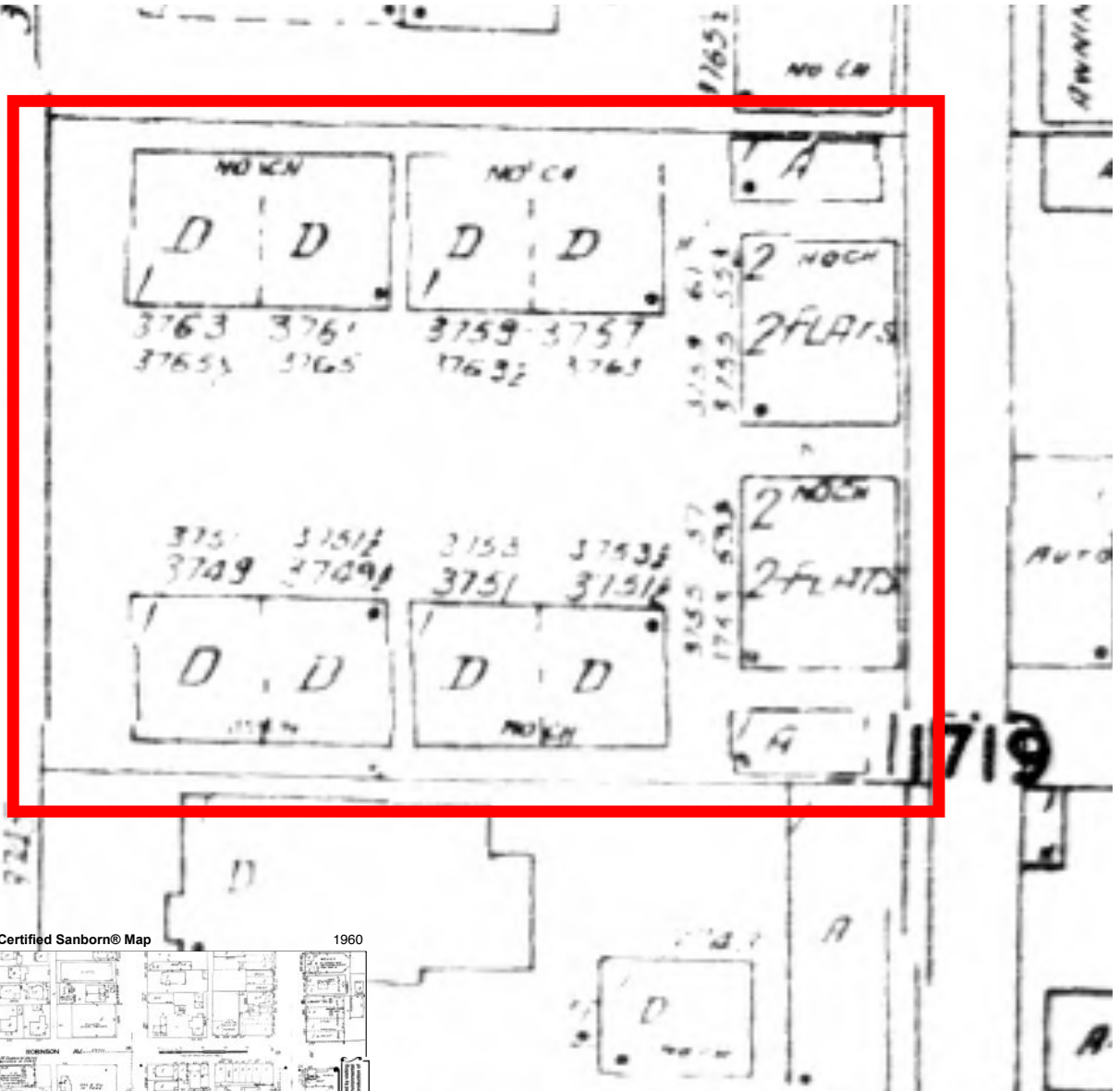


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1960

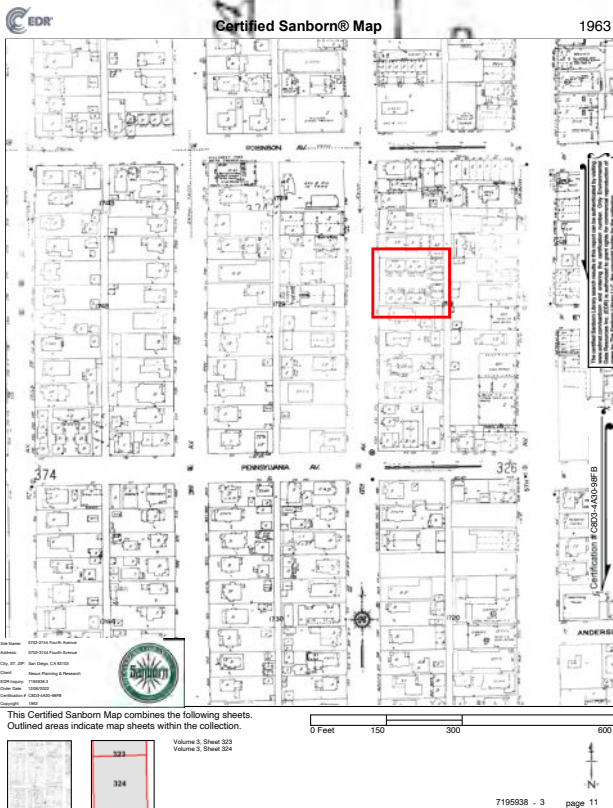
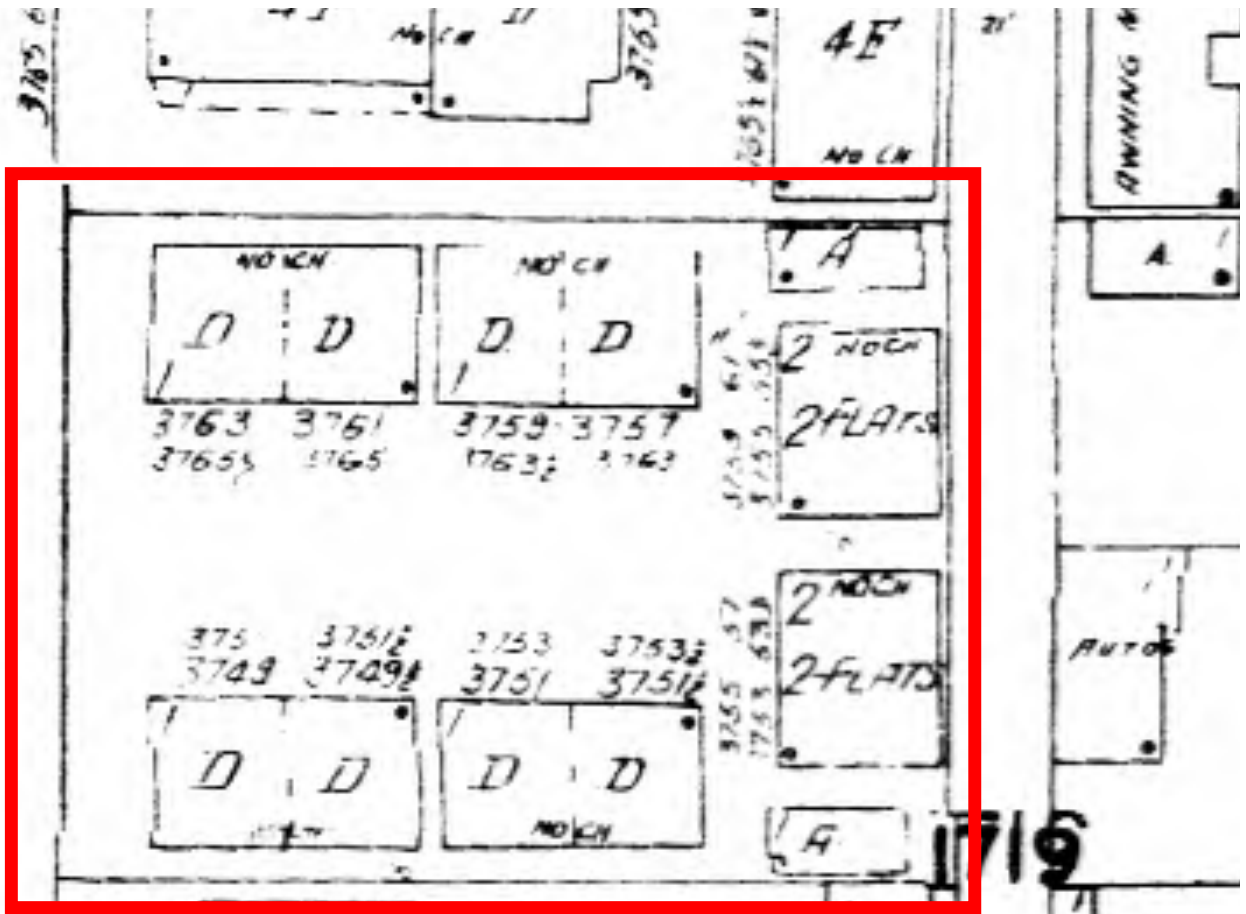


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1963

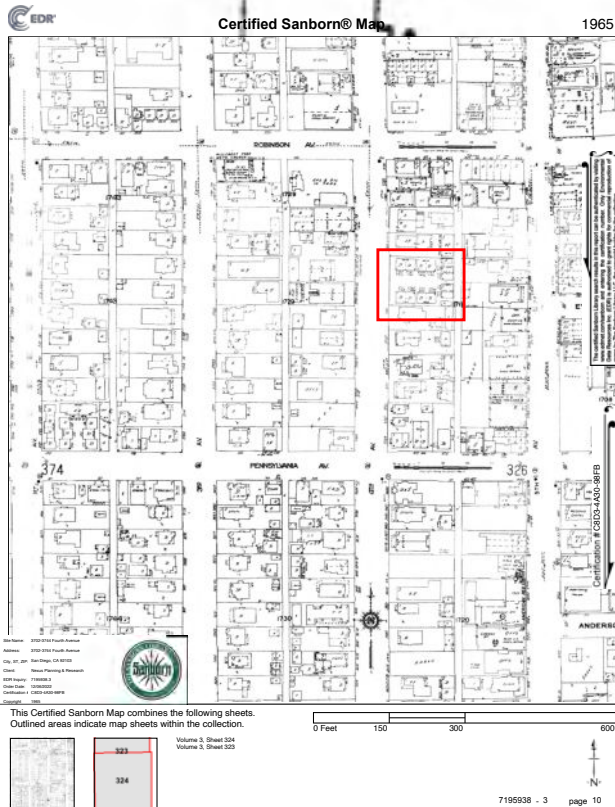
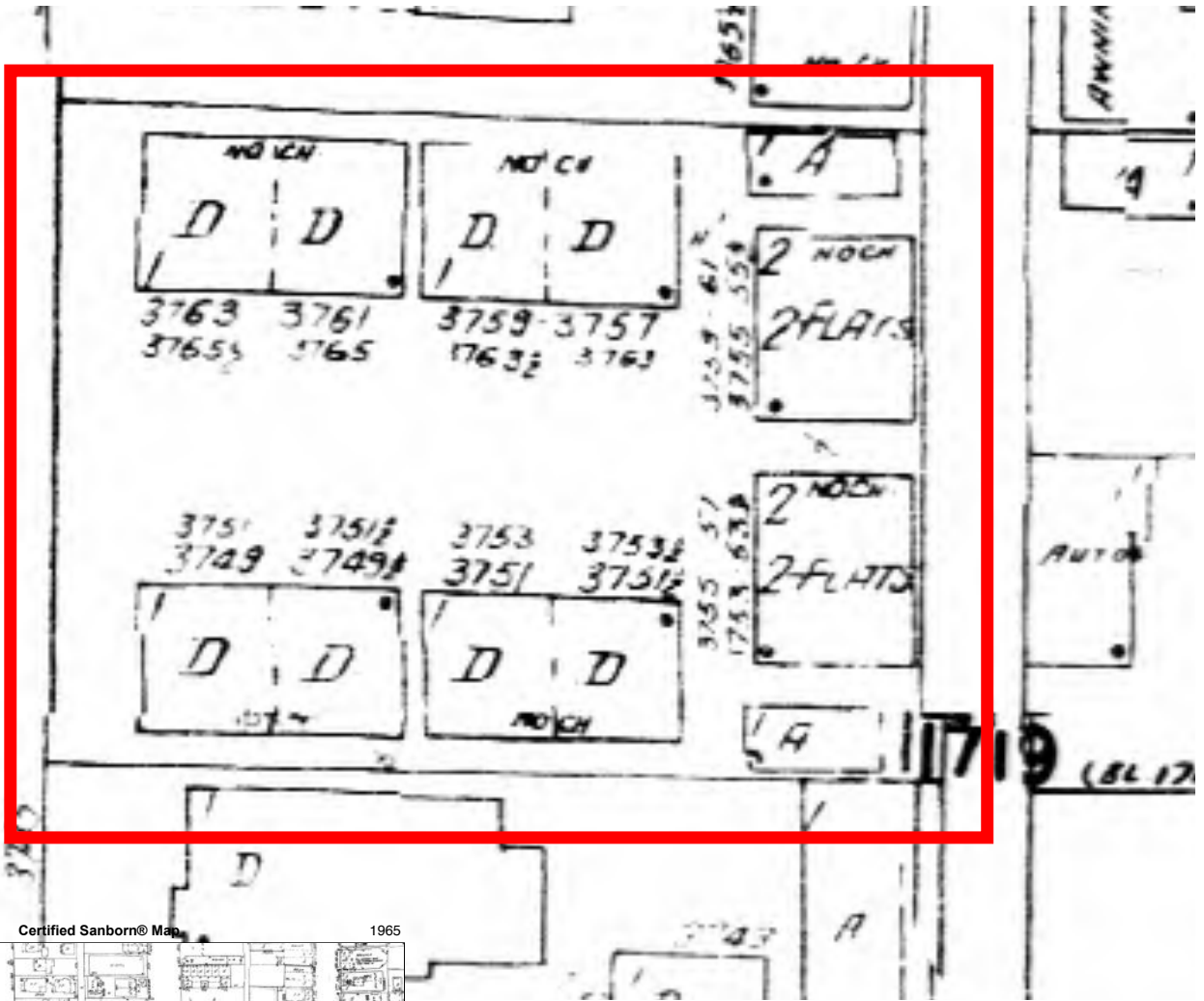


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1965

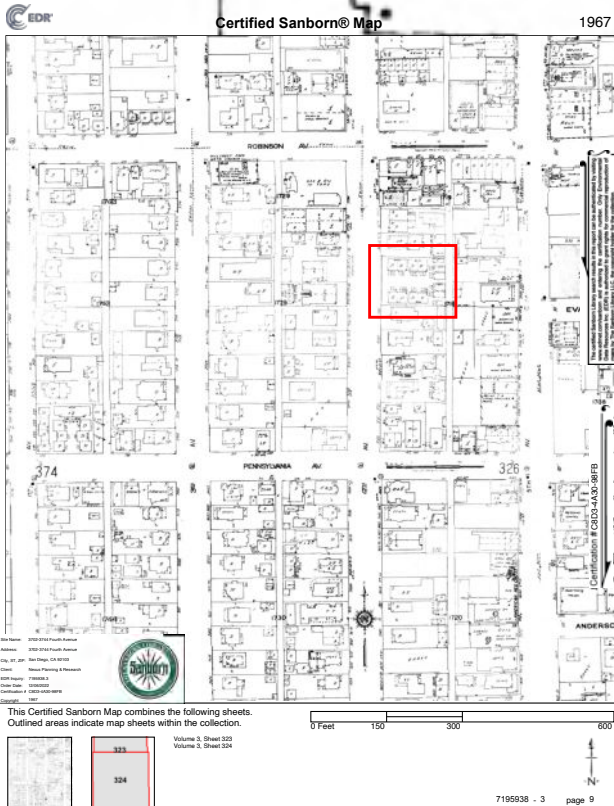
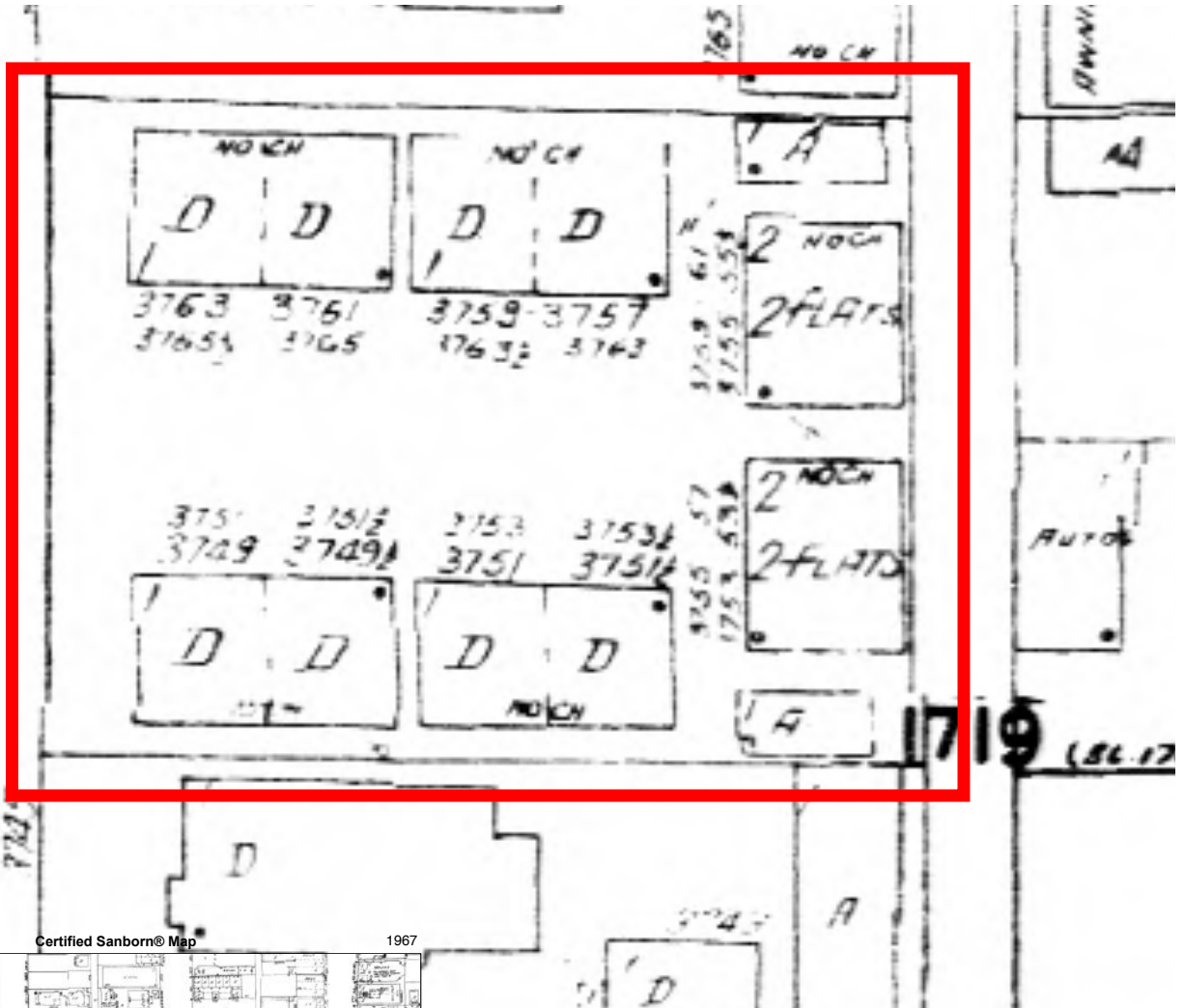


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1967

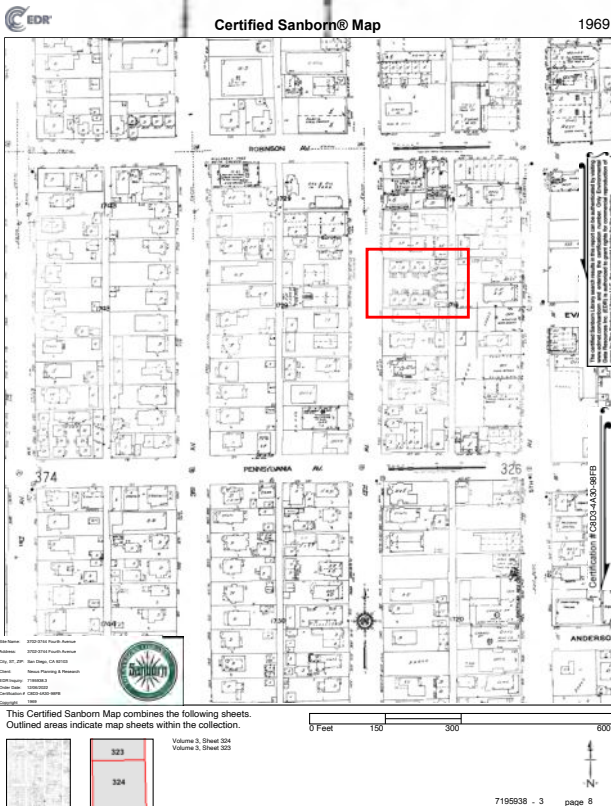
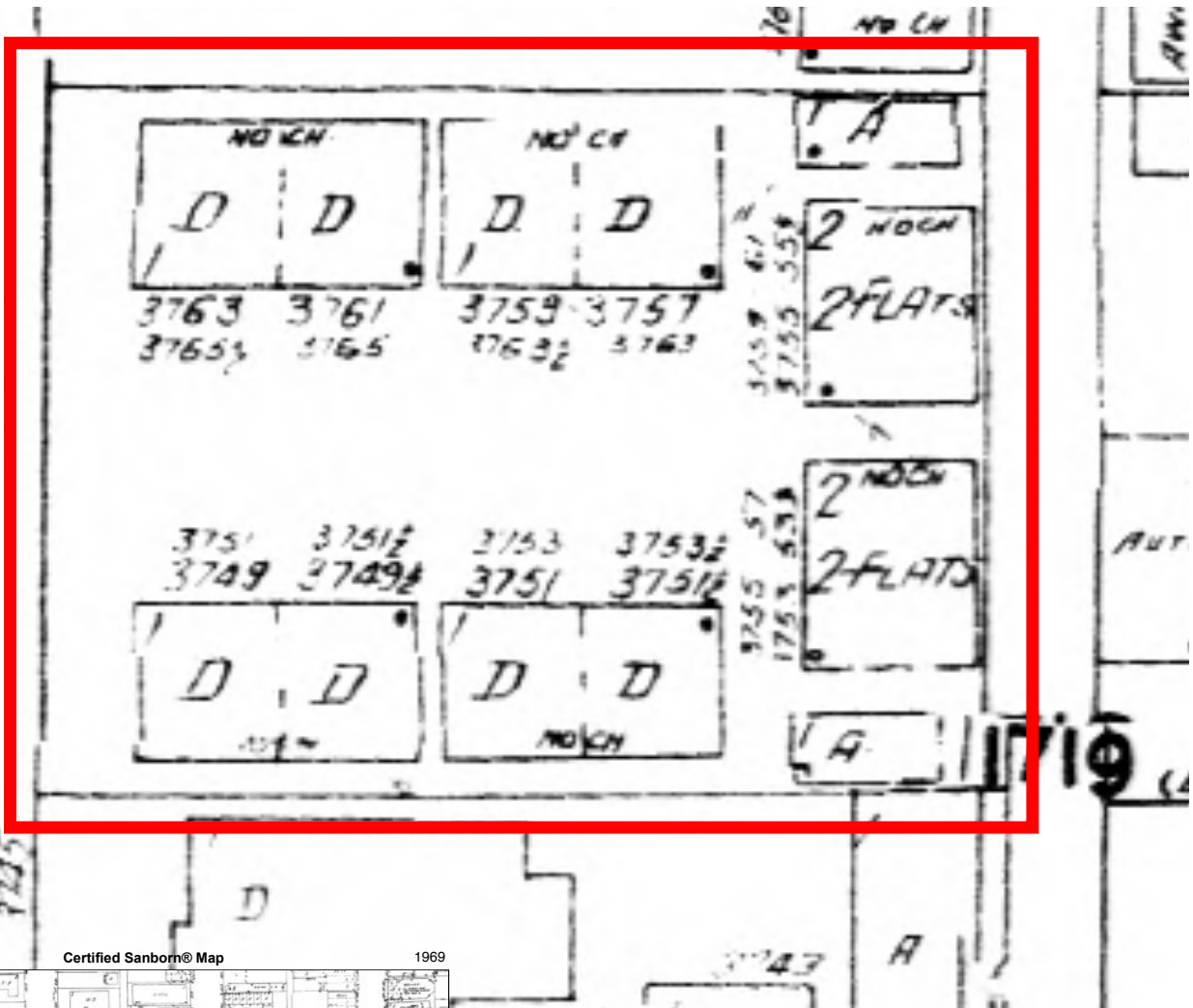


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1969

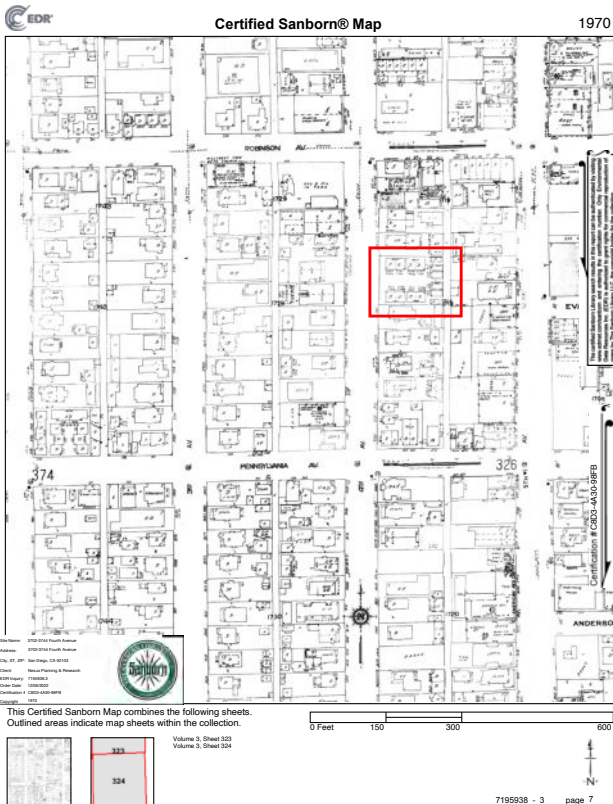
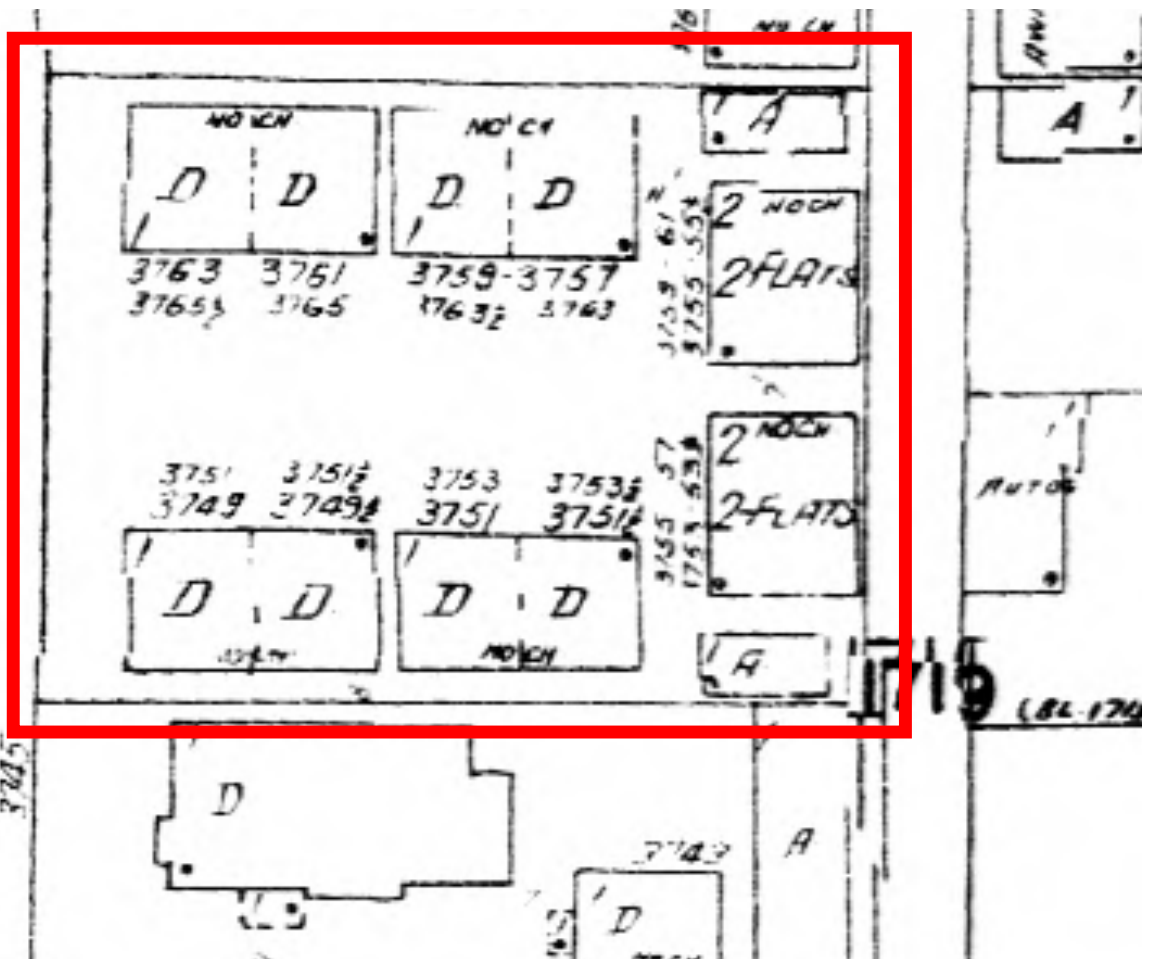


ATTACHMENT C

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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C.5 Sanborn Fire Insurance Maps - 1970



ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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Attachment D

Photographs

- D.1 Historical Photograph
- D.2 Transitional
- D.3 Current - January 2026

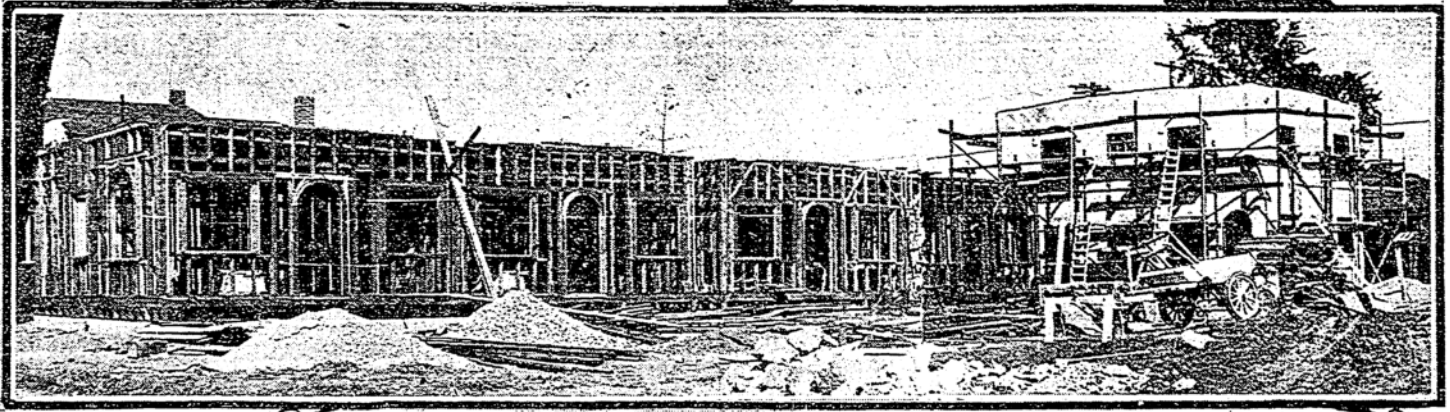
ATTACHMENT D

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1 Historical Photographs

The San Diego Union, November 2, 1924



THE SAN DIEGO UNION DEVELOPMENT AND BUILDING

SAN DIEGO, CALIFORNIA, SUNDAY MORNING, NOVEMBER 2, 1924

BILLIONS ARE SPENT YEARLY IN U. S. FOR NEW RESIDENCES

MANY BRANCHES OF GOVERNMENT AID BUILDERS

Better Homes Organization Co-operates in Promoting High Structural Standard.

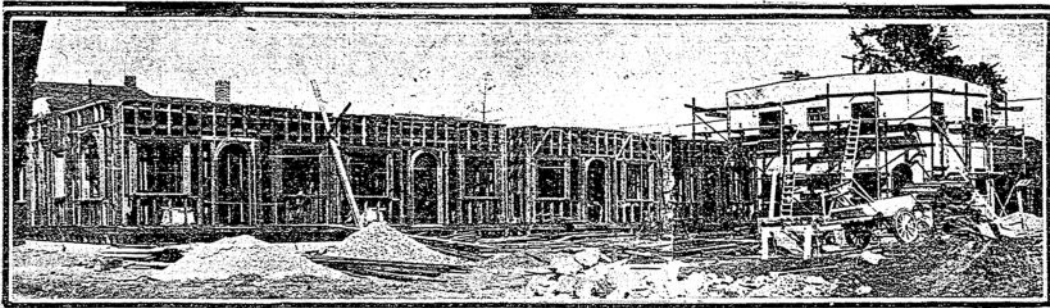
Building operations in the United States constitute one of the major commercial and industrial activities, involving a value of five billions of dollars annually. Of this huge sum, fully two billions are devoted to residential construction, according to conservative estimates of government and private experts.

Many branches of the government are constantly engaged in developing measures for the guidance and protection of the home builder, devising greater economy and in promoting higher standards of construction.

However, in recognition of the fact that in times of stress and shortage many houses were erected which failed of their purpose as homes for their occupants, Better Homes in America has formed this organization—a purely educational movement with no commercial backing or connections—supported by public and private gifts, has been working for three years with the following objectives in view:

- 1. To overcome the present shortage of American homes.
- 2. To demonstrate the advantages of thrift for home ownership.
- 3. To assist and encourage home-makers and home-builders.
- 4. To stimulate sensible and appropriate purchasing for home improvement.
- 5. To increase the efficiency of the wage earner of the home.
- 6. To improve the home environment, thereby helping to build character.
- 7. To make a wholesome home life available to all.
- 8. To encourage the development of practice houses in the public schools for the teaching of home-making.
- 9. To mobilize community effort for the common objective—love of home.
- 10. To disseminate information on the latest methods of construction.
- 11. To bring about a closer loyalty of persons throughout the country to the possibilities of laudable home life.
- 12. While Better Homes in America offers its help to every community in the country, whether rural or urban, it is recognized that no two communities face identical problems. Hence Better Homes week campaigns to encourage the building, ornamenting, and owning of private homes are the work of the local communities, headed by local chairmen, appointed by national headquarters, and aided by their experience.

HOME CONSTRUCTION IN SAN DIEGO CONTINUES AT RAPID PACE



New Structures

Top—View of one side of new stucco lungrow court, of 12 units of Fourth street, owned by F. J. Osburn, Cost, \$45,000. Center—Home owned by L. S. Everts at 2465 Albatross street, Cost, \$10,000. Below—Stucco flats on Front street, owned by Leon Fish, Cost, \$13,000.

38,200 LANDLORDS OWN CITY OF LONDON

LONDON, Nov. 1 (U.S.).—The revelation made at a conference of municipalities that the London County Council are the largest landlords in London, with 117,000 tenants, a rent roll of \$2,800,000, and a capital expenditure of \$60,000,000, draws attention to the other great landowners in the metropolis. The 114,000 square miles of the administrative area of the county are divided among 38,200 owners. Lord Northbrook (Eltham) and Duke of Westminster is the owner of three-quarters of a square mile. The Earl of Dartmouth receives rent for more than half a square mile of property in St. Pancras and Leighbrook. Major Maguire, General Ford, owns half a square mile in Wandsworth, and the Fraternal Assurance and the Maroon companies own about the same area throughout London.

Realty Company Reports Splendid Fall Business

The Grable-Franco-Bleifuss company, through its main and branch offices embracing the loop of San Diego, East San Diego, La. who will construct three modern residences on the property. The fact that most all of the sales in this tract have been to buyers

1924 BUILDING TO PASS MARK SET LAST YEAR

Money value of building contracts awarded this year for industrial and commercial structures will exceed that of 1923 contracts, Engineering News-Record reports, in making public a recently completed survey of construction progress since 1911. The total value of contracts this year for factories, power-houses and other industrial buildings; banks, office buildings, hotels and apartment houses will be \$1,175,000,000, the survey report estimates. The 1923 total was \$1,121,000,000.

Contracts awarded in the last 11 years to cover all branches of construction have fallen, says the report, to catch up to the actual needs of the country. The construction industry, owing to great increase in costs, will find a new normal to substitute for the 1919 pre-war standard of comparison.

Comparative general averages the report shows that industrial and commercial buildings in 1924 had construction gone forward at the total rate for 1912, would be \$9,000,000 for the eleven years. Actually, the total is \$12,000,000, which sum includes an inflation of 60 per cent in costs over the entire period.

BUILDING HEAVY
Construction other than that of industrial and business buildings has moved forward at a conservative rate. There is much room for development in the electric, water, sewer, and other public works. Had this branch of construction moved forward at the rate established by the 1913 totals, the report further shows awards to date would total \$2,408,000,000. Contracts awarded in the 11 years total \$2,509,000,000. This is an annual increase of 5 per cent. Since 1921, the annual gain has been 15 per cent.

Charts accompanying the report show that building construction generally has risen steadily since 1919-1920, the report says, but it has nothing to do with the fact that for the last four years such buildings averaged annually four times the 1913 values. Before the war, the average annual construction was \$180,000,000 a year. At this rate, the total would be \$2,400,000,000. The actual survey, the building cost totals would be \$1,175,000,000. The actual cost total for the period will come within 10 per cent.

The war was largely responsible for a slump in industrial building in 1919-1920, the report says, but it has nothing to do with the fact that for the last four years such buildings averaged annually four times the 1913 values. Before the war, the average annual construction was \$180,000,000 a year. At this rate, the total would be \$2,400,000,000. The actual survey, the building cost totals would be \$1,175,000,000. The actual cost total for the period will come within 10 per cent.

ATTACHMENT D

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1 Historical Photographs



Historical Aerial Photograph EDR.NET - 1928

D.1 Historical Photographs



Historical Aerial Photograph EDR.NET - 1949

D.1 Historical Photographs



ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1 Historical Photographs



Filename: 92_18835-1568 OBJECTID: 92_18835-1568 Date: 10-01-1957 DESCRIP: one b&w negative film of an Aerial view looking west over Hillcrest in 1957. Streets in view include 6th Avenue, 5th Avenue, 4th Avenue, Pennsylvania and Robinson. This image is part of San Diego Planning Department Aerial Collection Creator: San Diego Planning Department OBJNAME: Negative/film Collection: San Diego Planning Department Copyright notice: San Diego History Center DO NOT COPY, STORE, OR REPRODUCE THIS IMAGE WITHOUT WRITTEN PERMISSION FROM THE SAN DIEGO HISTORY CENTER www.sandiegohistory.org <https://collections.sandiegohistory.org/>

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1 Historical Photographs

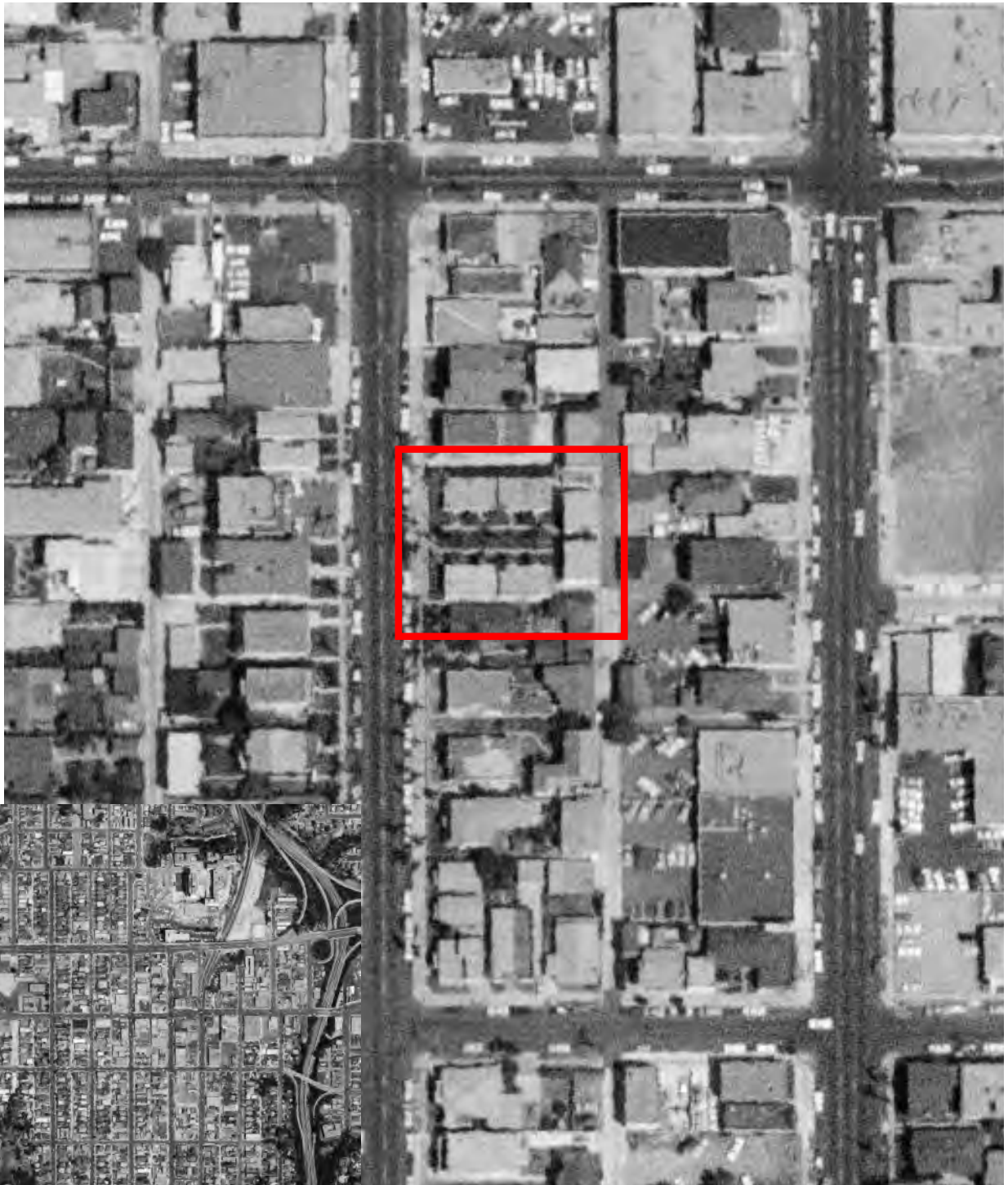


ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1 Historical Photographs



Historical Aerial Photograph EDR.NET - 1966

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1 Historical Photographs



ATTACHMENT D

Property Name: 3749, 3749 1/2, 3751, 3751 1/2, 3753, 3753 1/2, 3755, 3755 1/2, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1 Historical Photographs



Historical Aerial Photograph EDR.NET - 1985

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1 Historical Photographs



Historical Aerial Photograph EDR.NET - 1994

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1. Historical Photographs: City of San Diego City Clerk Archives

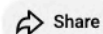


04 Av S/B L



San Diego City Clerk
2.24K subscribers

Subscribe



Setting: Maximum of 2 story tall buildings

Courtesy City of San Diego 1970s Photolog: 04 Av SB L

These images are freeze-framed digital copies from the City Clerk's office. They are from a "Collection of film created by the Transportation and Storm Water Department from January to October 1970. Some are from a later date. Described as a Photolog by the department, each reel of 35mm color film was taken by a camera attached to a car driving down the street or highway, producing street level views. The individual reels were converted to a digital version by the City Clerk's Archives. Users may freeze and print the images."

<https://www.sandiego.gov/digitalarchives/film-audio/street-videos>

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1. Historical Photographs: City of San Diego City Clerk Archives



04 Av S/B L



San Diego City Clerk
2.24K subscribers

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4



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Courtesy City of San Diego 1970s Photolog: 04 Av SB L

These images are freeze-framed digital copies from the City Clerk's office. They are from a "Collection of film created by the Transportation and Storm Water Department from January to October 1970. Some are from a later date. Described as a Photolog by the department, each reel of 35mm color film was taken by a camera attached to a car driving down the street or highway, producing street level views. The individual reels were converted to a digital version by the City Clerk's Archives. Users may freeze and print the images."

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ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.1. Historical Photographs: City of San Diego City Clerk Archives



Original window style,
multi-lite

Courtesy City of San Diego 1970s Photolog: *04 Av SB L*

These images are freeze-framed digital copies from the City Clerk's office. They are from a "Collection of film created by the Transportation and Storm Water Department from January to October 1970. Some are from a later date. Described as a Photolog by the department, each reel of 35mm color film was taken by a camera attached to a car driving down the street or highway, producing street level views. The individual reels were converted to a digital version by the City Clerk's Archives. Users may freeze and print the images."

<https://www.sandiego.gov/digitalarchives/film-audio/street-videos>

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.2. Transitional Photographs



Transitional Photograph: **3757 Fourth Avenue, San Diego. Many good examples of the bungalow court exist in Hillcrest, North Park, and Ocean Beach, neighborhoods that were known as “trolley suburbs.”**

Image by [Craig Carlson](#) Posted November 24, 1982

<https://www.sandiegoreader.com/photos/1982/nov/24/96115/>

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.2. Transitional Photographs



2004 Uptown Historic Resource Survey Photo: Photo 072804-42 identified in City of San Diego 2016]

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.2. Transitional Photographs



Google Street View 2007



Google Street View 2008

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.2. Transitional Photographs



https://www.zillow.com/homedetails/3751-4th-Ave-San-Diego-CA-92103/2087496569_zpid/

Before 2008

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.2. Transitional Photographs



https://www.zillow.com/homedetails/3751-4th-Ave-San-Diego-CA-92103/2087496569_zpid/

Before 2008

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.2. Transitional Photographs



Property



Aerial Photograph Comparison Description

The paired aerial photographs illustrate changes to the Property's surrounding context from the mid-twentieth century to 2024. The historic aerial depicts a low-scale residential environment characterized by detached buildings, consistent setbacks, and limited development intensity. The 2024 aerial shows the introduction of mid-rise and large-scale multi-family development in proximity to the Property, reflecting a shift in scale, massing, and density within the surrounding area. Adjacent completed development and pending development across the street are identified with yellow highlighting to illustrate the extent of recent and anticipated change affecting the Property's setting and visual context.

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.2. Transitional Photographs:



Plate 23

West Façade of 3749-3763 Fourth Avenue, Facing East

3749-3763 Fourth Avenue

The following photographs are presented for comparative purposes. Images labeled **BSDA (2024)** were prepared as part of the 2024 BSDA survey and document site and setting conditions prior to completion of adjacent large scale development. Images labeled **Nexus (2026)** were taken in January 2026 and document existing conditions following completion of adjacent development.

This paired comparison is provided to illustrate changes to the Property's immediate setting, including scale, massing, spatial relationships, and visual context, and to support evaluation of integrity of setting and feeling based on current conditions.



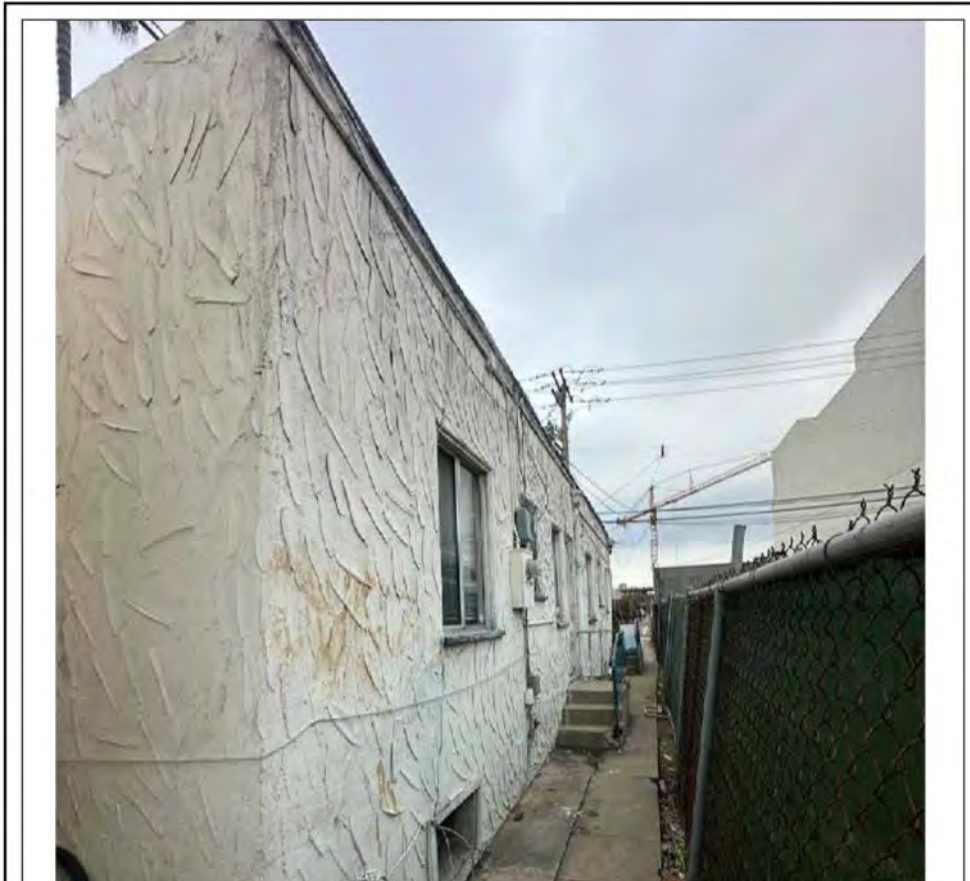
Current, January 2026

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.2. Transitional Photographs



Current, January 2026

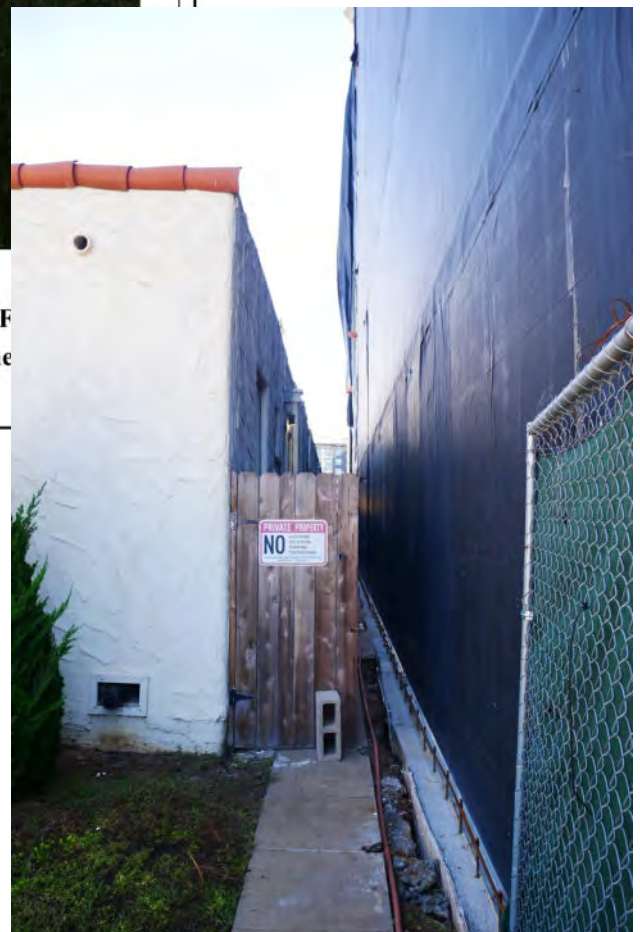


Plate 14

South Façade of the 3751-3751 ½ F
Avenue Building, Facing Northe
3749-3763 Fourth Avenue

The following photographs are presented for comparative purposes. Images labeled **BSDA (2024)** were prepared as part of the 2024 BSDA survey and document site and setting conditions prior to completion of adjacent large scale development. Images labeled **Nexus (2026)** were taken in January 2026 and document existing conditions following completion of adjacent development.

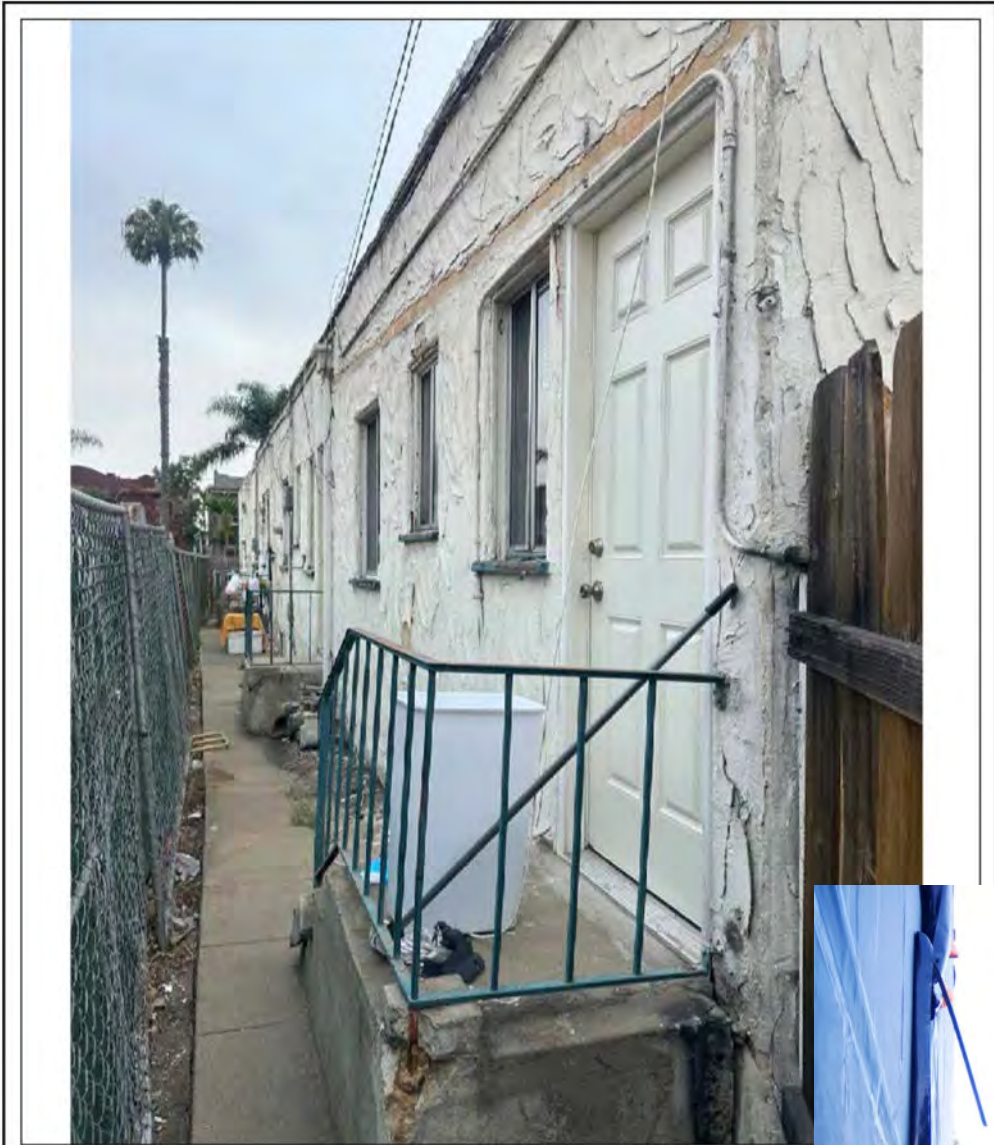
This paired comparison is provided to illustrate changes to the Property's immediate setting, including scale, massing, spatial relationships, and visual context, and to support evaluation of integrity of setting and feeling based on current conditions.

ATTACHMENT D

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D.2. Transitional Photographs



Current, January 2026

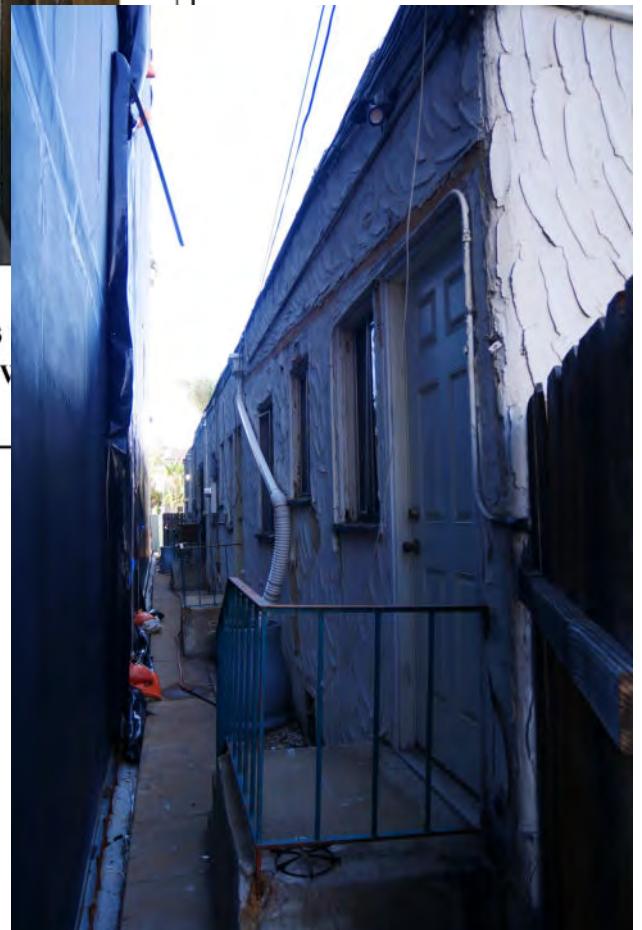


Plate 9
South Façade of the 3751-3753
Fourth Avenue Building, Facing V
3749-3763 Fourth Avenue

The following photographs are presented for comparative purposes. Images labeled **BSDA (2024)** were prepared as part of the 2024 BSDA survey and document site and setting conditions prior to completion of adjacent large scale development. Images labeled **Nexus (2026)** were taken in January 2026 and document existing conditions following completion of adjacent development.

This paired comparison is provided to illustrate changes to the Property's immediate setting, including scale, massing, spatial relationships, and visual context, and to support evaluation of integrity of setting and feeling based on current conditions.

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D.2. Transitional Photographs



West F
Aven

The following photographs are presented for comparative purposes. Images labeled **BSDA (2024)** were prepared as part of the 2024 BSDA survey and document site and setting conditions prior to completion of adjacent large scale development. Images labeled **Nexus (2026)** were taken in January 2026 and document existing conditions following completion of adjacent development. This paired comparison is provided to illustrate changes to the Property's immediate setting, including scale, massing, spatial relationships, and visual context, and to support evaluation of integrity of setting and feeling based on current conditions.

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D.2. Transitional Photographs



Photo courtesy, San Diego City Staff., posted on City of San Diego, California Historic Resources Inventory Database (CHRID). Photo in regards to public notice of *pending designation status*, posted 11/11/2025



Current, January 2026

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D.3. Photographic Survey: January 2026



Photograph #1: West elevation, facing Fourth Avenue



Photograph #2: West elevation, facing Fourth Avenue

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D.3. Photographic Survey: January 2026



Photograph #3: West elevation, facing Fourth Avenue



Photograph #4: West elevation, facing Fourth Avenue

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D.3. Photographic Survey: January 2026



Photograph #5: West elevation, facing Fourth Avenue



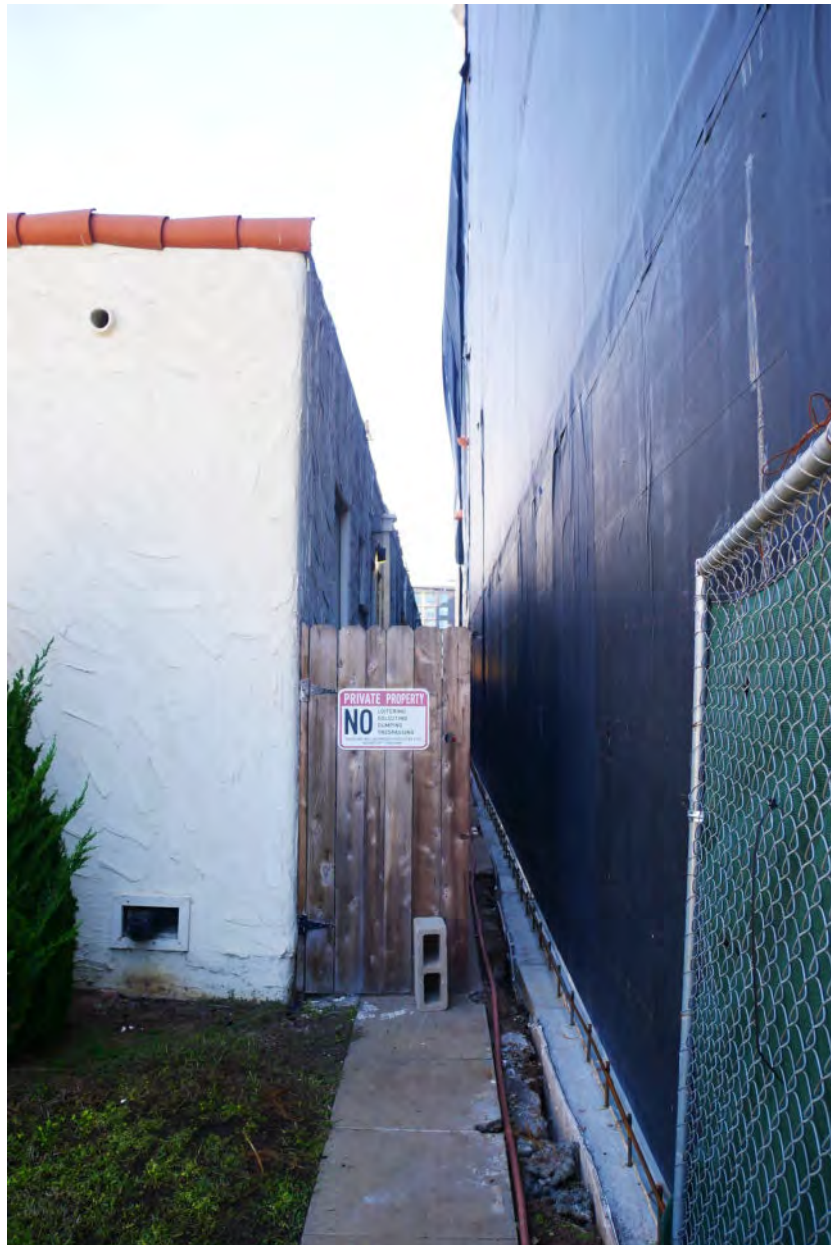
Photograph #6: West elevation, facing Fourth Avenue

ATTACHMENT D

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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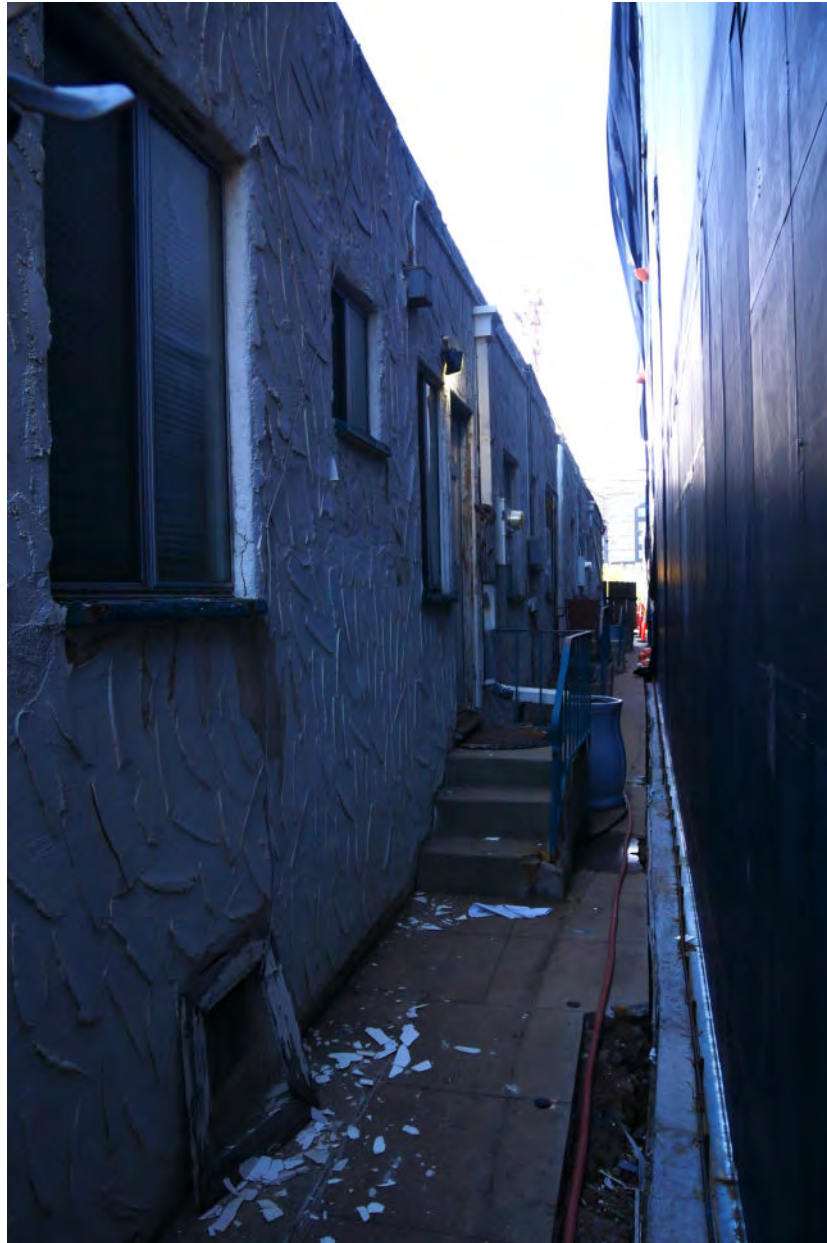
Photograph #7: South elevation (looking east) along property line

ATTACHMENT D

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D.3. Photographic Survey: January 2026



Photograph #8: South elevation (looking east) along property line

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D.3. Photographic Survey: January 2026



Photograph #9: North elevation duplexes



Photograph #10: North elevation duplexes

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D.3. Photographic Survey: January 2026



Photograph #11: North elevation duplexes



Photograph #12: North elevation duplexes

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D.3. Photographic Survey: January 2026



Photograph #13: Typical space between one-story duplexes

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D.3. Photographic Survey: January 2026



Photograph #14: One-story duplex, 3757 Fourth Avenue



Photograph #15: One-story duplex, 3759 Fourth Avenue

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D.3. Photographic Survey: January 2026



Photograph #16: One-story duplex, 3761 Fourth Avenue



Photograph #17: One-story duplex, 3759 Fourth Avenue

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D.3. Photographic Survey: January 2026



Photograph #18: North side yard

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D.3. Photographic Survey: January 2026



Photograph #19: North side yard

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D.3. Photographic Survey: January 2026



Photograph #20: Courtyard walkway



Photograph #21: Courtyard walkway

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D.3. Photographic Survey: January 2026



Photograph #22: Courtyard walkway



Photograph #23: Courtyard walkway

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D.3. Photographic Survey: January 2026



Photograph #24: Non-original heavy textured stucco



Photograph #25: Non-original heavy textured stucco

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D.3. Photographic Survey: January 2026



Photograph #26: Non-original heavy textured stucco



Photograph #27: Non-original heavy textured stucco

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D.3. Photographic Survey: January 2026



Photograph #28: Typical metal slider window and non-original heavy textured stucco

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D.3. Photographic Survey: January 2026



Photograph #29: East elevation at alley

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D.3. Photographic Survey: January 2026



Photograph #30: East elevation at alley



Photograph #31: East elevation at alley

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D.3. Photographic Survey: January 2026



Photograph #32: East elevation, rear building

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D.3. Photographic Survey: January 2026



Photograph #33: Northeast corner of site



Photograph #34: East elevation of one-story building

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D.3. Photographic Survey: January 2026



Photograph #35: Looking south, space between one-story and two-story buildings

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D.3. Photographic Survey: January 2026



Photograph #36: South elevation two-story duplex entry

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D.3. Photographic Survey: January 2026



Photograph #37: South elevation two story duplex with rusted wrought iron



Photograph #38: Heavy textured non-original stucco and metal slider windows, typical all window openings.

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D.3. Photographic Survey: January 2026



Photograph #39: South elevation. One-story duplex, 3755 Fourth Elevation



Photograph #40: South elevation duplexes

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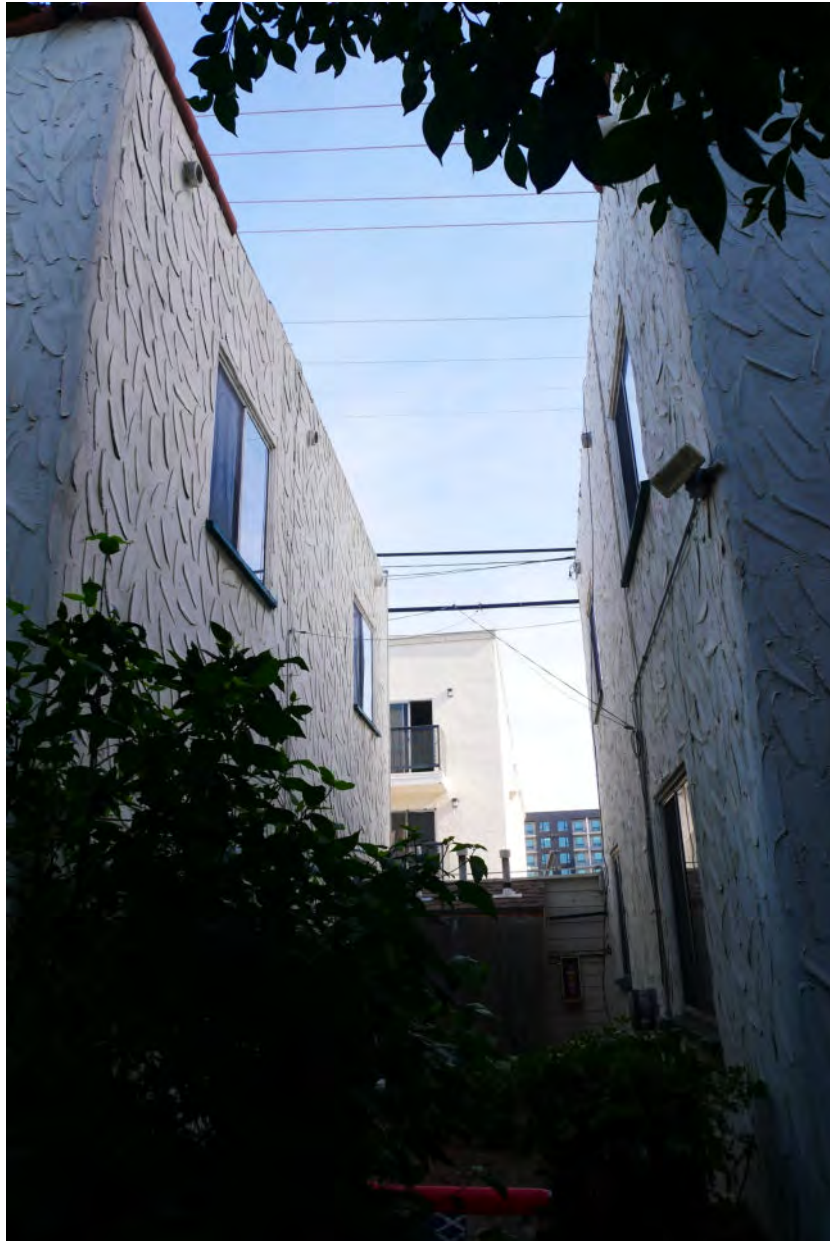
Photograph #41: north elevation of two-story duplex

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Photograph #42: Looking east between two-story duplexes

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D.3. Photographic Survey: January 2026



Photograph #43: West elevation of two-story duplex



Photograph #44: West elevation of two-story duplex

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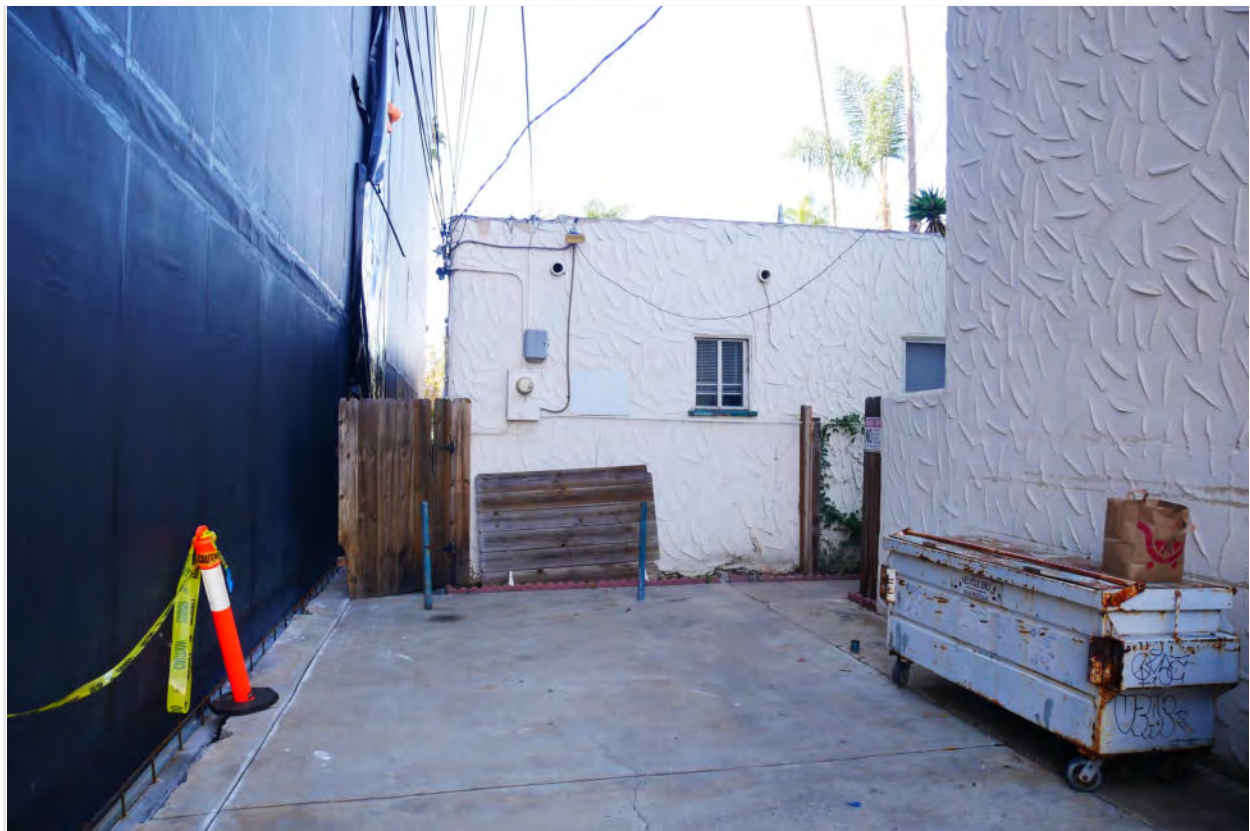
Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.3. Photographic Survey: January 2026



Photograph #45: South elevation of two-story duplex



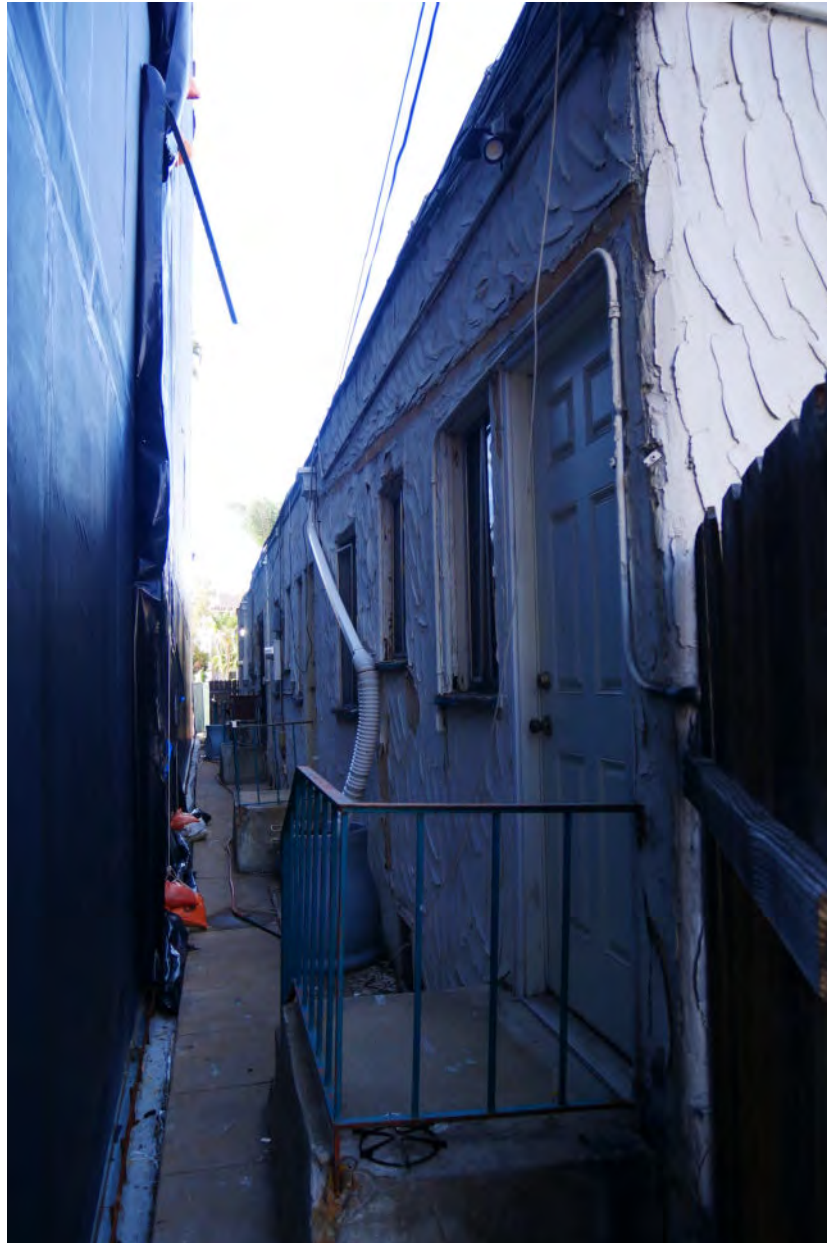
Photograph #46: East elevation of one story duplex at south property line

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Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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D.3. Photographic Survey: January 2026



Photograph #47: South property line side yard

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D.3. Photographic Survey: January 2026



Photograph #48: Space between one-story and two-story buildings

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D.3. Photographic Survey: January 2026



Photograph #49: Non-original heavy textured stucco failing and exposed original stucco texture visible



Photograph #50: Non-original heavy textured stucco failing with patched area

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D.3. Photographic Survey: January 2026



Photograph #60: Non-original heavy textured stucco failing and exposed original stucco texture visible

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D.3. Photographic Survey: January 2026



Photograph #70: Non-original heavy textured stucco failing and exposed original stucco texture visible



Photograph #71: Non-original heavy textured stucco failing and exposed original stucco texture visible

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Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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Photograph #72: 3749 ½ Fourth Avenue Front door

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Photograph #73: 3751 Fourth Avenue Front door

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Photograph #74: 3751 ½ Fourth Avenue Front door

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Photograph #75: 3757 Fourth Avenue Front door

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Photograph #76: 3759 Fourth Avenue Front door

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D.3. Photographic Survey: January 2026



Photograph #77: 3761 Fourth Avenue Front door

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D.3. Photographic Survey: January 2026



Photograph #78: 3763 Fourth Avenue Front door

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D.3. Photographic Survey: January 2026



Photograph #79: Fiberglass rear doors

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D.3. Photographic Survey: January 2026



Photograph #80: Fiberglass rear doors

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D.3. Photographic Survey: January 2026



Photograph #81: Non-original heavy textured stucco



Photograph #82: Non-original heavy textured stucco

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D.3. Photographic Survey: January 2026



Photograph #83: Front door, particle board construction

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D.3. Photographic Survey: January 2026



Photograph #85: Particle board front doors, enlarged detail

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Attachment E

Supplemental Documentation

- E.1 Criterion A – Bungalow Court per Uptown Historic Resources Survey (2016)
Examples of half court bungalow courts
- E.2 Criterion B – Included
- E.3 Criterion C – Included
- E.4 Criterion D – N/A
- E.5 Criterion E – N/A
- E.6 Criterion F - N/A

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E.2 Criterion A – Bungalow Court

Bungalow Court and Apartment Court Historic Context Statement
City of San Diego

September 2021

Standard Types of Bungalow Courts in San Diego

While architect-designed examples continued to be constructed, builder-driven examples also proliferated in the mid-1920s and later. These tended to be more modest examples with more regularity, standardization, and simplicity in the arrangement, unit plans, and architectural style. One building plan could be replicated and placed symmetrically along the court.

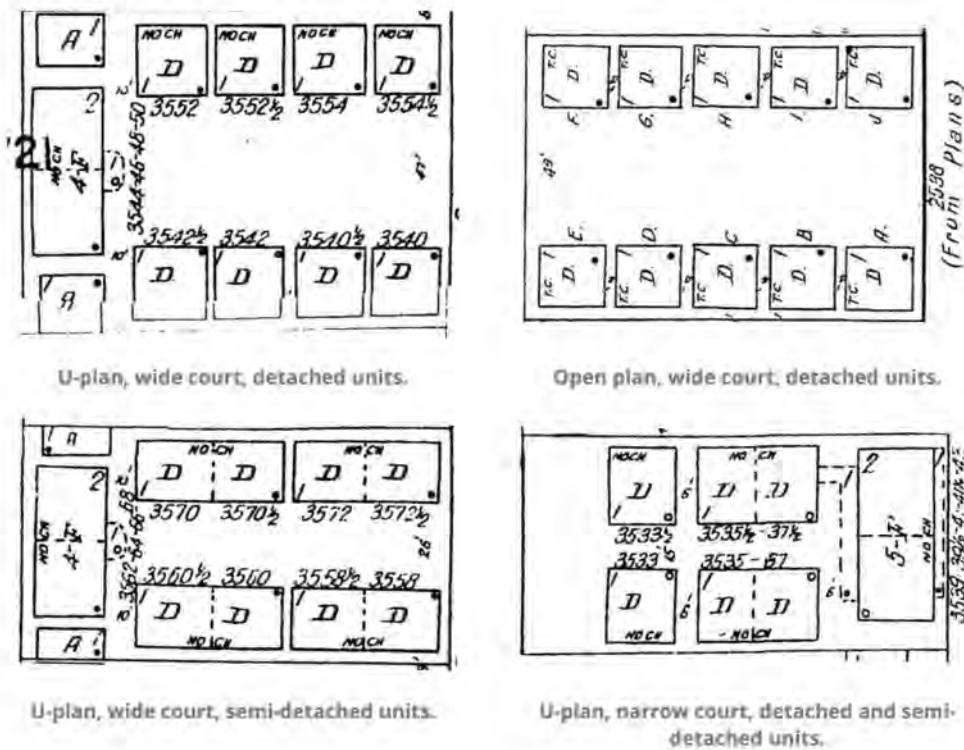


Figure 10. Some examples of standard full court variations found in San Diego as seen in Sanborn maps.

Variations in plans also appeared (Figure 10). To the wide, U-shaped plan were added narrower U-shaped plans on smaller lots with only a walkway and minimal designed landscape features in the central court. Plans with parallel rows of units and no building at the rear (open plans) were also common, in both wide and narrow varieties.

Standard bungalow courts typically exhibited uniform buildings of the same architectural style arranged in a clearly defined plan. The architectural style of the bungalow courts reflected popular styles of the period during which they were constructed. Units were often

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E.2 Criterion A – Bungalow Court

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stand-alone miniature houses, though they could also be double units (duplexes), each with a clearly defined entrance facing the common area. A step between the home-like quality inherent to bungalow courts and the two-story apartment courts was the variation with multiple units attached in a linear configuration as a one-story, U-shaped building or pair of buildings along a central court. The one-story scale, arrangement with the court at the center, and inward orientation of the units opening onto a court still mark these attached unit variations as bungalow courts.

Another variation of the bungalow court is the half court (**Figure 11**). Characterized by a single, linear row or L-shaped arrangement of small houses or attached units, the half court was a bungalow court constructed on a single parcel. Whether the hope was that the adjacent parcel would become available later and a full court could be built, or as a way to construct multiple, simple units on a lot, the half court maintained the organization of one-story houses or units facing an interior central court as if along a street.

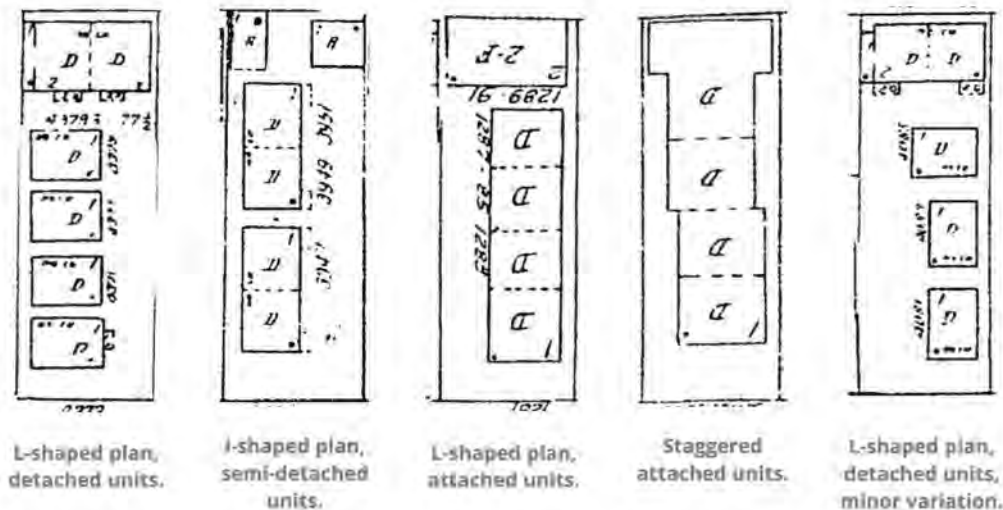


Figure 11: Some examples of half bungalow courts as seen in Sanborn maps.

Expanded bungalow court complexes were constructed on larger combined lots (**Figure 12**). These complexes had at least one well-defined, full bungalow court and one or more additional full or half court. Consistent architectural expression unified the complex as a cohesive development.

E.2 Criterion A – Bungalow Court

Bungalow Court and Apartment Court Historic Context Statement
City of San Diego

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Bungalow courts continued to be built in San Diego, though less frequently than in the 1920s, in the years of the Great Depression, World War II, and in the postwar years, particularly during periods of housing shortages. In these years, they appeared as infill housing in the streetcar suburbs and elsewhere where multi-family residences were allowed by San Diego's new zoning maps, which had been placed into service in the early 1930s. Though still found primarily in older streetcar suburbs that had been zoned R-4, the location of bungalow courts from the 1930s to the 1950s was no longer closely tied to streetcar lines as automobiles gained in importance. As with the 1920s, some infill bungalow courts incorporated existing buildings on the site while others replaced older housing.

With San Diego's 1960 off-street parking ordinance for R-4 zoning areas, bungalow courts generally were no longer constructed. Different multi-family housing types that could accommodate the one-to-one parking requirements (one parking space per unit) on site became more prevalent.

Property Types

Bungalow courts are distinctive in organization and plan, though several variations exist.

Property Type 1: Full Bungalow Courts

The standard full bungalow court is a purpose-built development constructed between ca. 1917 and ca. 1960 with the following features:

Character-Defining Features

- Organization, Form, and Scale
 - Multiple detached, semi-detached, or attached one-story buildings arranged around a central common open space known as a court.
 - Primary entrances to individual units open directly onto the court, though front units may open onto the street.
 - Occasionally a two-story building, original or added later, is at the rear.
 - Buildings generally have the same roof form (except at the rear).
 - Typical plan arrangements include U-shaped, two parallel rows, or mirrored rows of staggered buildings.
 - Bilateral symmetry is common; detached and semi-detached buildings (except often at the rear) are usually equally sized and spaced.
 - The property typically occupies either a single or double residential lot.
- Court Organization
 - The court is a common open space accessed directly from the street and consists of a landscaped area with a mix of paved surfaces and planted areas, circulation features such as paths, walkways and steps, and vegetation in the planted areas such as flowers, trees, and ground cover.

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E.2 Criterion A – Bungalow Court

Bungalow Court and Apartment Court Historic Context Statement
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- It may also include dividers such as low walls and fences; small-scale features such as lamp posts and fountains; and entry gates, piers, or posts that mark the entry approach to the court from the street.
 - Wide courts often feature more than one walkway and generous shared landscaped areas and/or front yards at each unit.
 - Narrow courts feature at least a single walkway and small planted area(s) in front of units.
- Parking and Service Areas
 - Little or no accommodation for automobiles in early examples; a parking area or garages at the rear of the property and accessed from the alley may appear in later examples.
 - Central motor courts and side driveways to access parking at the rear are rare.
 - At hillsides, garages may create a level plinth on which the bungalow court is constructed. The garages may be at the street front.
 - Service areas, consisting of simple walkways, are typically located at the rear of units.
- Architectural Expression
 - The property as a whole exhibits a unified, consistent architectural style.
 - Buildings reflect architectural styles popular during their period of construction, including but not limited to Craftsman, Revival styles (Spanish Colonial, Mediterranean, Mission, Pueblo, Tudor, Colonial, French, Egyptian, etc.), Art Deco, Streamline Moderne, Minimal Traditional, etc. Due to their modest and economic nature, bungalow courts typically exhibit a simplified or vernacular expression of a given architectural style and may only exhibit a few of the style's character-defining features.

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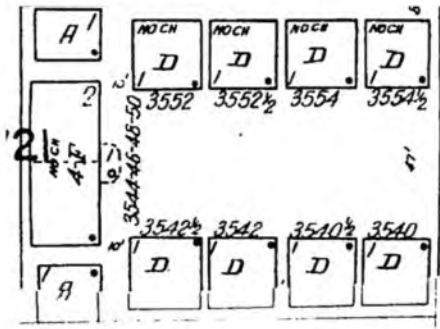
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E.2 Criterion A – Bungalow Court

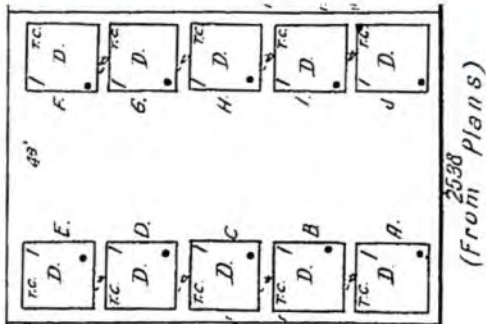
Bungalow Court and Apartment Court Historic Context Statement
City of San Diego

September 2021

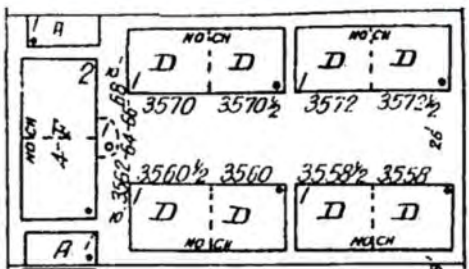
Full bungalow court examples may include, but are not limited to:



Full bungalow court at 3301 30th Street (historically Chesterfield Court) with U-plan, wide court, detached units.



Full bungalow court at 2534-2538 B Street (now Rosemary Courts) with open plan, wide court, detached units.



Full bungalow court at 120 Lewis Street with U-plan, wide court, semi-detached units.

ATTACHMENT E

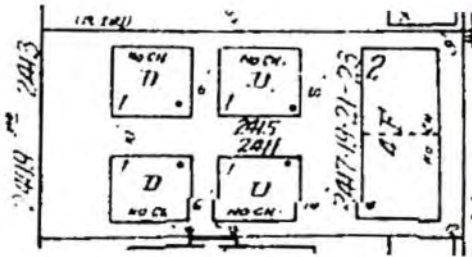
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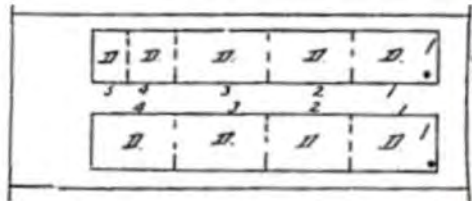
E.2 Criterion A – Bungalow Court

Bungalow Court and Apartment Court Historic Context Statement
City of San Diego

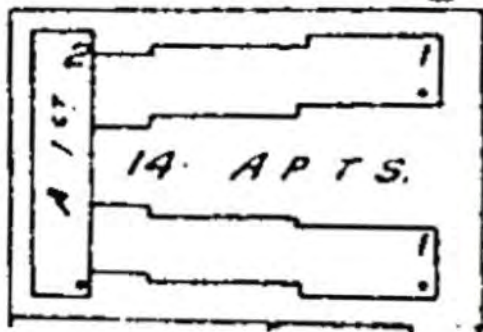
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Full bungalow court at 2409 3rd Avenue with U-plan, narrow court, detached units.



Full bungalow court at 4501 Illinois Street with open plan, narrow court, attached units.



Full bungalow court at 3025-3033 B Street with staggered U-plan, narrow court, attached units.

ATTACHMENT E

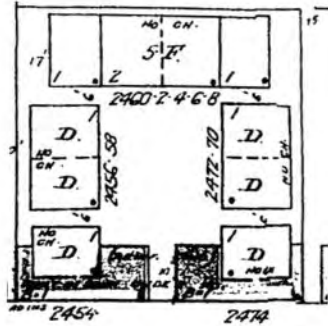
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E.2 Criterion A – Bungalow Court

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Full bungalow court at 2454-2474 Adams Avenue with garages that form a plinth on which units are built.

While the following properties may have some characteristics of a full bungalow court, they do not exhibit key character defining features and would **not** be considered full bungalow courts for the reasons noted:



This property (5052 Muir Avenue) is not oriented around a central court. Two houses at the front of the property face the street, while a rear duplex faces a separate lawn area (Aerial Source: Google Maps).



Units on this property (5006 Saratoga Avenue) are not oriented around a central court, but rather are accessed by separate front walkways and face the rear of adjacent units (Image Sources: Bing Maps, Google Maps).

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E.2 Criterion A – Bungalow Court

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Eligibility Considerations

- As a finite resource type, properties that exhibit a majority of the organization, form, scale, and court organization character-defining features of any bungalow court sub-type and with sufficient integrity of the individual elements and the property as a whole may meet SDRHR HRB Criterion A.
- Properties with specific and important associations to the relevant historic themes are more likely to be eligible for the National Register and/or California Register under Criterion A/1.
- In areas or neighborhoods with many bungalow courts, greater consideration should be given to properties that are the most intact or have the highest quality of architectural and/or landscape design.
- Examples of any architectural style, regardless of quality or the prevalence of a given style, may be eligible for listing, particularly in the local register, if the property exhibits most of the relevant character-defining features of a bungalow court.
- A higher quality of architectural or landscape design would be important for National Register and/or California Register eligibility, especially if it is a common architectural style, such as Minimal Traditional.
- Compare examples with others of the same property type when determining significance. For example, half bungalow courts should be compared with other half bungalow courts, rather than with full courts or court complexes.
- Minor variations – such as more than one building at the rear, a storefront at the commercial street side, or uneven building spacing – may be considered, so long as the property is recognizable as a bungalow court and features most of the relevant character-defining features.
- Hybrid bungalow courts may be significant because of their unusual development pattern or mix of architectural styles, or as a reflection of different periods significant to San Diego's history, so long as a clear, substantial bungalow court element is present.
 - Properties with a full or half bungalow court situated among other buildings may be significant with the bungalow court as one contributing element, though they may not be significant for the bungalow court only.

Integrity Considerations

In order to be eligible for listing in the local, state, or national register, a bungalow court must retain sufficient integrity to convey its significance. This includes integrity of the overall organization, form, and scale of the development; the presence of a discernable court with designed landscape features, a relationship between the units, court, and street; and sufficient design, material, and workmanship integrity of the individual buildings that

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E.2 Criterion A – Bungalow Court

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comprise the bungalow court. Integrity of feeling as a bungalow court is also important, especially for the hybrid examples.

Additional integrity considerations include:

- In areas where bungalow courts are rare, or where some aspect of a bungalow court's form, stylistic expression, or history is rare, possession of bungalow court organization, form, and scale may be sufficient. More leeway in integrity of materials, workmanship, and landscape elements may be appropriate.
- Common alterations include the addition of security bars and replacement of windows or doors in original openings and the replacement of fences or gates at the street-front entrances into the court; these alterations alone are not sufficient to affect the property's integrity.
- The alteration of exterior cladding from one material type to another (such as changing original wood siding to stucco) typically will result in an overall loss of integrity.
- At full, half, or court complexes, the addition or replacement of one-story buildings with buildings of two-stories or more (except at the rear) may affect the integrity of a bungalow court's organization, form, scale, and feeling to the point where the property has lost integrity.
- Rear buildings may have been added to the site following the construction of the initial bungalow development and may exhibit more alterations, such as the addition of a second story or removal of the building itself, so long as the alterations do not detract from the overall form, scale, and sense of the bungalow court.
- Existing original site or landscape features are not required but may enhance a property's significance and integrity. Properties that retain elements such as walls, fences, steps, paths, and heritage trees are likely to be particularly rare and eligible for listing.
- The replacement of softscape (planted areas) with hardscape (paved surfaces) in the court is not sufficient, by itself, to affect the property's integrity, so long as the existence of a common open space with landscape features and overall bungalow court form (units around the court) remains intact and readily discernable. However, constructing additional units or structures inside the court area, such that the overall bungalow court form and existence of the court is lost or obscured, will likely result in a loss of integrity.

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E.2 Criterion A – Bungalow Court

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Study List

The following properties were identified during the research and preparation of this theme. A conclusion has not been reached regarding the significance of these properties, which should be evaluated in the future on a site-specific basis to determine significance or lack thereof.

Street Number	Street Name	APN	Property Type	Style	Name and Comments
2417-2431	Broadway	5433911600	Full Bungalow Court	Spanish Colonial Revival	Early bungalow court in San Diego may have been constructed by Mayor Louis J. Wilde.
2534-2538	B Street	5341521700	Full Bungalow Court		Rosemary Courts. Rear building added later.
7769-7783	Ivanhoe Avenue	3501910500	Full Bungalow Court	Craftsman	In La Jolla
4081-4087	Mississippi Street	4455710300	Half Bungalow Court	Spanish Colonial Revival	
3945-3951	Alabama Street	4456810700	Half Bungalow Court	California Bungalow	
104	Pennsylvania Avenue	4520630700	Bungalow Court Complex	Pueblo Revival (Altered)	
4370-4378	Louisiana Street	4453323000	Bungalow Court Complex	Minimal Traditional	
4133-4145	Cleveland Avenue	4454700600-4454700700	Hybrid Bungalow Court	Victorian, Spanish Colonial Revival, Minimal Traditional	Cleveland Manor. Altered Victorian house with bungalow court built around it.
4670-4680	Idaho Street	4450912400	Hybrid Bungalow Court	Spanish Colonial Revival and Minimal Traditional	Half added after 1956

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E.2. Criterion B – Owners and Occupants Research

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OWNERS¹

Owner #1 (and Developer) – Pingree I. Osburn and June Osburn (1924 – 1925)

According to his obituary, Pingree I. Osburn was a native of Windsor, Missouri and died in January 1968 at the age of 77 following a heart attack at his residence in San Diego. Osburn reportedly lived in San Diego for nearly 60 years and was identified as a retired builder. Obituary records indicate that Osburn owned and managed residential properties in the Hillcrest area. Osburn was a member of Central Congregational Church. He was survived by his wife, Dorothy, a daughter, and a grandson.² Osburn acquired the subject Property in 1924 and conveyed it in 1925. City directory research indicates that Pingree I. Osburn and June Osburn did not reside at the subject Property during their period of ownership. While Osburn was involved in residential property ownership and development in Hillcrest, Nexus research did not reveal information demonstrating that his ownership of the subject Property is associated with events or contributions significant to the history of the City of San Diego.

Owner #2 – D. S. Rowland and Lillie M. Rowland (1925 – 1927)

D. S. Rowland and Lillie M. Rowland acquired the Property in August 1925 and conveyed it in November 1927. Their ownership period was approximately two years. No historical research was prepared due to ownership of less than five years.

Owner #3 – Benjamin Vlier and Doris Rosa Vlier (1927 – 1932)

According to genealogical records, Benjamin Vlier was born on September 26, 1870, in Detroit, Michigan to Govert Vlier and Neeltize Dekker. He married Doris Rosa, also identified in records as Doris Rosa Rosa. Doris Rosa Vlier was born on April 6, 1867, in New York to parents with the surnames Rosa and Sexton. Benjamin Vlier died on November 21, 1943, in Whittier, Los Angeles County, California, and Doris Rosa Vlier died on September 22, 1943, in Los Angeles.³ Benjamin Vlier and Doris Rosa Vlier acquired the subject Property in 1927 and conveyed it in 1932. City directory and census records indicate that the Vliers resided at 3753 Fourth Avenue for a portion of their ownership period.

Owner #4 – Anna Murphey Brown (1932 – 1940)

Anna Murphey Brown acquired the Property in 1932 and conveyed it in 1940, resulting in an ownership period of approximately eight years. City directory research identified multiple individuals named Anna Brown residing in San Diego and surrounding communities during this period. Available records do not provide sufficient information to determine which, if any, of these individuals is associated with ownership of the subject Property, nor do they confirm that Anna Murphey Brown resided on the Property.

¹ Consistent with prior Historical Resource Research Reports and Historical Resources Technical Reports (accepted by City of San Diego Historic Plan Review), research is prepared for owners or occupants who are associated with a property for five or more years but not for owners or occupants who are associated with a property within the past 45 years.

² San Diego Union. "P. I. Osburn". 1/13/1968. Page 32.

³ <https://www.ancestry.com/search/collections/5180/records/7631619?tid=&pid=&queryId=2cba5d2b-1d37-45c5-b27c-b96cc652d035&usePUBJs=true> web accessed January 2026.

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Owner #5 – Charles M. Swank (1940)

Charles M. Swank acquired the Property in March 1940 and conveyed it to Arthur H. Swank in June 1940. Ownership was less than one year. Historical research was not prepared.

Owner #6 – Arthur H. Swank (1940 – 1945)

According to census, military, and obituary records, Arthur H. Swank was born on March 19, 1889, in Toulon, Stark County, Illinois. Census records document his residence in Illinois through at least the mid 1930s, including Galesburg and surrounding communities. Swank served in the United States military during World War I, with records indicating service between 1917 and 1919. In September 1920, he married Ethel Elizabeth Linderholm in Chicago, Illinois. The couple had one son, Charles A. Swank, born in 1921.^{4, 5}

Ethel Elizabeth Linderholm Swank was born on October 20, 1900, in Illinois and resided in Galesburg, Illinois through at least the early 1930s.⁶ Census records list her as residing with her parents prior to marriage and later with her husband and son. By at least 1942, records indicate that Ethel Swank had relocated to San Diego with her family. She survived Arthur H. Swank following his death in May 1951 and died on June 3, 1980. By 1940, census records indicate that Arthur and Ethel Swank had relocated to San Diego, where Arthur Swank resided until his death on May 18, 1951, at the age of 62. Obituary records identify Swank as a World War I veteran and note that he had lived in San Diego for approximately 12 years prior to his death. City directory research indicates that A. H. (Arthur H.) Swank resided at 3753 Fourth Avenue between 1941 and 1945. Chain of title research confirms that Arthur H. Swank acquired the subject Property in 1940 and conveyed it in 1945, resulting in an ownership period of approximately five years. City directory and census records indicate that Swank occupied the Property during his period of ownership.

Owner #7 – Henry John King and Jeanne King (1945–1946)

Henry John King and Jeanne King acquired the Property in April 1945 and conveyed it in February 1946. Ownership was less than five years. Historical research was not prepared.

Owner 8 – L. Leo Levitt and Rose S. Levitt (1946–1952)

According to census, Social Security, naturalization, and genealogical records, Louis Leo Levitt was born on June 11, 1901, in Russia. Rose S. Levitt was born circa 1904, also in Russia.^{7, 8} The couple married on June 30, 1925, in Chicago, Illinois. By the mid 1930s, records indicate that the Levitts resided in Wisconsin and Illinois

⁴ <https://www.ancestry.com/family-tree/person/tree/42790918/person/240175971812/facts?usePUBJs=true> web accessed January 2026.

⁵ Evening Tribune. "Arthur H. Swank" 5/21/1951. Page 21.

⁶ <https://www.ancestry.com/family-tree/person/tree/42790918/person/240175998354/facts> web accessed January 2026.

⁷ https://www.ancestry.com/search/?name=rose_levitt&death_f=2598&name_x=1&searchMode=simple&types=t web accessed January 2026.

⁸ <https://www.ancestry.com/family-tree/person/tree/184887668/person/302411361501/facts?usePUBJs=true> webs accessed January 2026.

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before relocating to San Diego, California by at least 1938. Census records document the Levitts' residence in San Diego by 1940, with Louis Leo Levitt listed as head of household and Rose Levitt as his wife. The couple had two sons, Harvey Levitt, born circa 1936, and Gordon Alan Levitt, born in San Diego in 1938. Census records indicate that the Levitts continued to reside in San Diego through at least 1950. Louis Leo Levitt died on January 20, 1991, in San Diego. Rose S. Levitt died on February 25, 1984, in San Diego. Louis Leo Levitt and Rose S. Levitt acquired the subject Property in 1946 and conveyed it in 1952, resulting in an ownership period of approximately six years. City directory research indicates that the Levitts did not reside at the subject Property during their period of ownership.

Owner 9 and 10 – William H. Poschman / – Poschman Properties, Inc. (1952–1957)

According to genealogical, census, and vital records, William H. Poschman was born on November 30, 1880, in Witten, Westfalen, Germany, and was baptized there on December 12, 1880. He immigrated to the United States as a child, arriving by 1881. By the early twentieth century, Poschman resided in Pennsylvania, where he married Florence Gertrude McAlpine in Pittsburgh in 1906. The couple had several children and relocated to the Southwest by 1910, residing in Phoenix, Arizona, before settling in San Diego by at least 1913. Census records document Poschman's continuous residence in San Diego from at least 1914 through the mid twentieth century. Following the death of his first wife in 1947, Poschman married Frances Annetta Lundy in 1949. He was naturalized as a United States citizen in San Diego in 1939. Poschman died on December 16, 1971, in San Diego and was interred at Greenwood Memorial Park. William H. Poschman acquired the subject Property in 1952 and conveyed it in 1957, resulting in an ownership period of approximately five years. City directory research indicates that Poschman did not reside at the subject Property during his period of ownership. In 1957, ownership was transferred to Poschman Properties, Inc. prior to conveyance to Joseph W. and Isabel M. Rogers.

Owner 11 – Joseph W. Rogers and Isabel M. Rogers (1957–1962)

According to genealogical and census records, Joseph William Rogers was born on September 29, 1896, in Covington, Kenton County, Kentucky. Records document his early life in the Midwest, with family residences in Kentucky, Illinois, and Missouri.⁹ Isabel Marie Courtney was born on October 28, 1896, in Pontiac, Livingston County, Illinois. The couple married on November 8, 1920, in Algona, Kossuth County, Iowa.¹⁰ By 1920, records list the Rogers residing in Kansas City, Missouri. During the early 1920s, the couple relocated to California, where they raised three sons. Their eldest son, Joseph (Joe) William Rogers Jr., was born in California in 1921, followed by Michael Courtney Rogers in Santa Ana in 1923, and John Francis Rogers in San Diego in 1929. These records document the family's presence in Southern California by the early 1920s and in San Diego by at least the late 1920s. Joseph William Rogers and Isabel Marie Courtney Rogers acquired the subject Property in 1957 and conveyed it in 1962, resulting in an ownership period of approximately five years. City directory research indicates that the Rogers resided on the Property during a

⁹ <https://www.ancestry.com/family-tree/person/tree/51612698/person/282475624503/facts?usePUBjs=true> web accessed January 2026.

¹⁰ <https://www.ancestry.com/family-tree/person/tree/51612698/person/282475624525/facts> web accessed January 2026.

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portion of their ownership and functioned as proprietors of the complex. Isabel Marie Rogers died on February 11, 1976, in South Pasadena, Los Angeles County, California. Joseph William Rogers died on July 14, 1983, in Los Angeles County, California at the age of 86.

Owner 12 – Milo Youel and Helene Berens Youel (1962–1980)

According to census, military, obituary, and genealogical records, Milo Youel was born on July 8, 1913, in Huron, Beadle County, South Dakota to George Ashbel Youel and Emma Lavinia Krohn.¹¹ Census records document his childhood and early adulthood in South Dakota through at least 1935. Helene Berens Youel was born on July 14, 1912, in Litchfield, Meeker County, Minnesota and resided there through at least 1935. In September 1939, Milo Youel and Helene Berens were married in Los Angeles, California.¹² By 1940, census records list the Youels as residing in San Diego, where Milo Youel is identified as the head of household and Helene Youel as his wife. Military records indicate that Milo Youel served beginning in July 1943. Subsequent records document periods of residence outside San Diego during the 1950s, including Minnesota and New York, followed by a return to San Diego by 1959. City directory research indicates that the Youels resided in San Diego from at least 1959 through the late twentieth century. Historical research documents Milo Youel's professional career as a physician. Helene Youel is identified in obituary records as a homemaker. The Youels acquired the subject Property in 1962 and retained ownership until 1980. City directory research indicates that they did not reside at the subject Property during their period of ownership. Milo Youel died on May 29, 2006, and Helene Berens Youel died on September 26, 2006. While historical research documents the Youels' education, professional career, military service, and long term residence in San Diego, research did not identify evidence demonstrating that Milo Youel or Helene Berens Youel are associated with events or contributions significant to the history of the City of San Diego.

Owners 13 and 14 – Gert Koppel and Edith Koppel (1980–1993); Gert Koppel and Aline Koppel (1993- 2007); Aline Koppel, successor trustee (2007-2024) 44 years

Gert Koppel and Edith Koppel acquired the Property in 1980 and retained ownership for approximately 16 years. Gert Koppel¹³ was born on December 21, 1927, in Hamburg, Germany. As a child, he survived the Holocaust after being hidden by a community of Fundamentalist Christians in Belgium. Following World War II, he emigrated to Ecuador, where he was reunited with his parents and sister. In 1960, Koppel immigrated to the United States with his wife and children and settled in San Diego. In San Diego, Koppel was involved in youth and educational activities, including service as a soccer coach, tutor, and classroom assistant. In later years, he endowed the Gert Koppel Holocaust Memorial Scholars' Program at Francis Parker School, which provides educational opportunities for underprivileged but academically gifted students at the upper school level. Koppel remained involved with the program until his death. Koppel authored *A Vanishing Act*, a memoir documenting his experiences during the Holocaust. The book was written for educational use in German schools and was later translated into French and English. Gert Koppel died on March 15, 2007.

¹¹ <https://www.ancestry.com/family-tree/person/tree/118360302/person/222348073093/facts?usePUBJs=true> web accessed January 2026.

¹² <https://www.ancestry.com/family-tree/person/tree/118360302/person/222348091384/facts> web accessed January 2026.

¹³ <https://www.sandiegouniontribune.com/obituaries/gert-koppel-ca/> web accessed January 2026.

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While Koppel's life reflects personal experiences of historical importance and local philanthropic activity, historical research did not identify a direct association between his ownership of the subject Property and events or contributions that rise to the level of significance required under City of San Diego HRB Criterion B.

The Property was placed into a trust in 1996, with subsequent transfer to Aline Koppel as successor trustee in 2006. Ownership under the trust extended until 2024. Trustees did not reside on the Property. No evidence was identified indicating association with significant historical persons or events. Aline Koppel, née Stouse, was born in Atlanta, Georgia in 1932. She spent part of her childhood in Mexico City, where she became fluent in Spanish, before returning to the United States to live with her grandparents in Waco, Texas. She graduated from high school at the age of 16 and later attended college in New Orleans, where she met Clyde (Jack) Turner. The couple married in 1952 and relocated several times due to Turner's naval service and subsequent engineering career, including residences in Newport, Rhode Island and Dallas, Texas. In 1966, the family settled in San Diego.¹⁴

After many years as a homemaker, mother, and volunteer at Children's Hospital, Koppel returned to higher education and earned both a BA and MBA in healthcare administration with distinction in 1978. Utilizing her education and Spanish language skills, she played a role in the establishment of the San Ysidro Community Health Center, where she worked for many years. Her professional efforts focused on healthcare access and community-based services. Koppel married Gert Koppel in 1993 and remained married to him until his death in 2007. She later served as successor trustee for the subject Property. Koppel remained active in cultural and philanthropic organizations, including support for music, arts institutions, and Francis Parker School. She moved to White Sands Senior Living Community in 2018 and died in 2024. While Aline Koppel's life reflects professional contributions to healthcare access and local philanthropic involvement, historical research did not identify a direct association between her ownership of the subject Property and events or contributions that rise to the level of significance required under City of San Diego HRB Criterion B.

Owner 15 – Marshall A. Lewis, Successor Trustee (2024–Present)

Marshall A. Lewis became successor trustee in 2024 following the death of Aline Koppel. Ownership duration is less than five years. Historical research was not prepared.

OCCUPANTS

The following contains individual histories for persons documented as residing within an apartment at the Property for a period of five years or more.

3749 Fourth Avenue – Helen A. Brown (circa 1942–1960)

¹⁴ <https://www.sandiegouniontribune.com/obituaries/aline-koppel-san-diego-ca/> web accessed January 2026.

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City directory research indicates that an individual identified as Helen A. Brown resided at 3749 Fourth Avenue from approximately 1942 through 1960. Research identified multiple individuals with the name Helen Brown residing in San Diego during this period, and available records do not provide sufficient information to determine whether the resident listed at the subject address can be definitively associated with a specific individual. Chain of title research does not indicate that Helen A. Brown held an ownership interest in the Property during this period.

3749 ½ Fourth Avenue – Portia Kirkpatrick (1962–1967) and 3755 Fourth Avenue (1968–1976)

According to genealogical and census records, Portia Kirkpatrick was born on March 12, 1894, in Illinois. Census records document her residence in Illinois through at least 1940, including Keithsburg and Chicago. She remained unmarried and is consistently listed in census records as residing with family members. Portia Kirkpatrick died on January 10, 1980, in San Diego, California. City directory research indicates that an individual identified as Portia Kirkpatrick resided at 3749 ½ Fourth Avenue between 1962 and 1967 and later relocated within the complex to 3755 Fourth Avenue, where she resided from 1968 through 1976. Chain of title research does not indicate that Kirkpatrick held an ownership interest in the Property.

3749 ½ Fourth Avenue – H. M. George (1977–1982)

City directory research lists H. M. George as a resident of 3749 ½ Fourth Avenue between 1977 and 1982. Chain of title research does not indicate ownership during this period. Nexus research did not reveal any additional information regarding this individual.

3753 Fourth Avenue – Louisa Gilbert (1950–1957)

Louisa Gilbert is listed as residing at 3753 Fourth Avenue from 1950 through 1957. Chain of title research does not indicate that Gilbert was an owner of the property during this period. Nexus research did not identify additional information regarding her occupation.

3753 Fourth Avenue – Luella Thiel / Berens (1959–1986)

Luella Katherin Thiel¹⁵, later identified as Luella Berens, resided at 3753 Fourth Avenue from approximately 1959 until her death in 1986. According to historical research, Berens was born in Pipestone, Minnesota in 1892 and married Leslie Louis Berens. Chain of title research confirms that she was not an owner of the property. As documented in ownership records, the property was owned by Joseph W. and Isabel M. Rogers and later by Milo and Helene Berens Youel during this period. Luella Berens was related to property owners but did not hold title.

3753 Fourth Avenue – D. Brinkofski (1994–1998)

City directory listings indicate that an individual identified as D. Brinkofski resided at 3753 Fourth Avenue between 1994 and 1998. A newspaper advertisement from 1999 identifies a D. Brinkofski, R.N., as a nursing professional with experience in clinical research and study coordination. Available records do not provide

¹⁵ <https://www.ancestry.com/genealogy/records/luella-katherin-thiel-24-2p4c19> web accessed January 2026.

ATTACHMENT E

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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E.2. Criterion B – Owners and Occupants Research

State of California - The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary#
HRI #
Trinomial

CONTINUATION SHEET

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue
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sufficient information to definitively associate the individual identified in the advertisement with the resident listed at the subject Property. Chain of title research does not identify Brinkofski as an owner of the Property.

3753 ½ Fourth Avenue – Raymond C. Dishong (1958–1962)

Raymond C. Dishong is listed in city directories as residing at 3753 ½ Fourth Avenue from 1958 through 1962. Chain of title research does not indicate ownership during this period. Nexus research did not identify additional information regarding this individual.

3753 ½ Fourth Avenue – D. J. Riddell (1989–1994)

City directories list D. J. Riddell as a resident of 3753 ½ Fourth Avenue between 1989 and 1994. Chain of title research confirms that Riddell was not an owner of the property. No additional historical information was identified.

3755 Fourth Avenue – P. J. Galligan (1937–1945)

City directory research lists P. J. Galligan as residing at 3755 Fourth Avenue between 1937 and 1945. Chain of title research does not indicate Galligan held an ownership interest during this period. Nexus research did not reveal additional information regarding this individual.

3755 Fourth Avenue – Charlotte Magnuson (1956–1960)

Charlotte Magnuson is listed as residing at 3755 Fourth Avenue from 1956 through 1960. Chain of title research does not identify her as an owner of the property. No additional historical information was identified.

3755 ½ Fourth Avenue – J. B. and Pearl Bailey (1940–1945)

J. B. and Pearl Bailey resided at 3755 ½ Fourth Avenue between 1940 and 1945 according to city directories. Chain of title research confirms that they were not owners of the property. Nexus research did not identify additional information regarding their backgrounds or historical significance.

3757 Fourth Avenue – Maureen Wilson (1975–1979)

City directory research lists Maureen Wilson as residing at 3757 Fourth Avenue from 1975 through 1979. Chain of title research does not indicate ownership during this period. No additional historical information was identified.

3757 Fourth Avenue – Kenneth Seper (1997–2020)

Kenneth Seper is listed as residing at 3757 Fourth Avenue from 1997 through 2020. Chain of title research does not identify Seper as an owner of the property. Nexus research did not reveal any information indicating association with historically significant persons or events.

3759 Fourth Avenue – Edith Mulligan (1963–1967)

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E.2. Criterion B – Owners and Occupants Research

State of California - The Resources Agency
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Primary#
HRI #
Trinomial

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Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue
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Edith Mulligan resided at 3759 Fourth Avenue between 1963 and 1967 per city directory listings. Chain of title research does not indicate ownership during this period. No additional historical information was identified.

3759 Fourth Avenue – Marcella Domenico (1968–1972)

City directory research lists Marcella Domenico as a resident of 3759 Fourth Avenue from 1968 through 1972. Chain of title research confirms that she was not an owner of the property. Nexus research did not identify additional information.

3761 Fourth Avenue – Frances Cossutt (1931–1938)

Frances Cossutt, identified in city directories as a nurse, resided at 3761 Fourth Avenue between 1931 and 1938. Chain of title research does not indicate ownership during this period. Nexus research did not reveal additional information regarding professional distinction or historical significance.

3761 Fourth Avenue – E. P. Scott (1940–1945)

E. P. Scott is listed as residing at 3761 Fourth Avenue from 1940 through 1945. Chain of title research does not identify Scott as an owner of the property. No additional historical information was identified.

3761 Fourth Avenue – Evelyn W. Miller (1956–1965)

Evelyn W. Miller resided at 3761 Fourth Avenue between 1956 and 1965 according to city directories. Chain of title research confirms that she did not hold ownership interest in the property. Nexus research did not identify additional information.

3763 Fourth Avenue – Katherine Palermo (1957–1988)

City directory research indicates that Katherine Palermo resided at 3763 Fourth Avenue from approximately 1957 through 1988. Chain of title research does not identify Palermo as an owner of the property during this period. Nexus research did not reveal any information indicating historical significance or association with important persons or events.

ATTACHMENT E

Property Name: 3749, 3749 ½, 3751, 3751 ½, 3753, 3753 ½, 3755, 3755 ½, 3757, 3759, 3761, and 3763 Fourth Avenue, San Diego, CA 92103

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E.3. Criterion C – Architecture

Ask the Experts: Historic Stucco

By Bruce Coons

Executive Director, SOHO

May/June 2023

Introducing occasional columns focused on basic care of the architectural details of your historic home by learning what makes it historic.

One of the most frequent inquiries I receive is about historic and vintage stucco finishes from homeowners wanting to know if their home's stucco is original or what style it is.

Stucco is a type of plaster that has been used for centuries as a decorative and protective coating for buildings. In Southern California, stucco has been a popular choice for many historic homes, with several different styles throughout the region's history.

Here are a few of the most notable styles you will find in San Diego:



Mission Revival

This style was popularized in the late 19th and early 20th centuries and was inspired by the architecture of the Southwest Spanish missions. Mission Revival stucco is typically flat, with a medium to heavy sand finish with sharp corners.



Spanish Colonial Revival

This style was popular in the 1920s and '30s and was inspired by the architecture of the Spanish missions of California. Spanish Colonial Revival stucco is typically applied as smooth, undulating, simulated adobe plaster, with rounded corners.



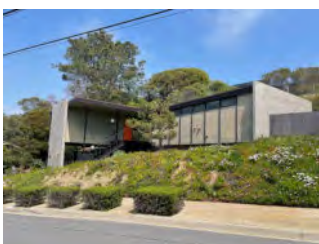
Mediterranean Revival

This style was popular in the 1920s and '30s and was inspired by the architecture of the Mediterranean region. Mediterranean Revival stucco is typically smooth, with light-colored finishes and sharper corners, and it often features decorative elements, like arches, columns, and tile roofs.



Art Deco

This style was popular in the 1920s and '30s and was characterized by its geometric shapes and bold colors. Art Deco stucco is typically smooth, with a polished finish and clean lines that emphasize its streamlined, modern look.



Mid-Century Modern

This style was popular in the 1950s and '60s and was characterized by its clean, minimalist design. Mid-Century Modern stucco is typically smooth, with a simple, unadorned finish and sharp corners that emphasize its geometric shapes.

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E.3. Criterion C – Architecture

TYPICAL PORTLAND CEMENT STUCCO FINISHES



MOORISH

A surface tooled promiscuously with a round corner trowel



ENGLISH

A soft, heavy texture applied with wood float and brushed



SPANISH

A wavy, trowel-marked finish, smoothly irregular



ITALIAN TRAVERTINE

A stippled surface veined by troweling high points smooth



CALIFORNIAN

A rough cast finish reduced by rubbing with a carpet-covered float



MODERN AMERICAN

A rough torn surface produced by drawing a board across the face



ITALIAN

A troweled, spatter dash finish with many variations



ENGLISH COTTAGE

A fine, leaf-like finish produced by feathering with trowel



FRENCH

A full, trowel-swept finish emphasizing application