

June 22, 2026

Ms. Kristi Byers
Chair, Historical Resources Board
City of San Diego City Planning Department
202 C Street, Mail Station 413
San Diego, CA 92101

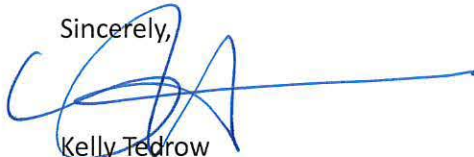
Re: Agenda Item 2, Report HRB-26-024. Proposed Historical Designation of 3749-3763 Fourth Avenue (Pingree and June Osburn Bungalow Court). Hearing June 25, 2026. Position: Oppose Designation.

Dear Chair Byers and Members of the Historical Resources Board:

I strongly oppose the proposed designation of the property at 3749-3763 Fourth Avenue in San Diego as "historic." I read the staff report and am familiar with the site.

The property is not a good example of a bungalow court, and it no longer retains integrity. The evidence does not support designation under Criteria A or C.

Sincerely,



Kelly Tedrow
4502 Pocahontas Street
San Diego, CA 92117

June 22, 2026

Ms. Kristi Byers
Chair, Historical Resources Board
City of San Diego City Planning Department
202 C Street, Mail Station 413
San Diego, CA 92101

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Sincerely,

A handwritten signature in dark ink, appearing to read 'Kevin Yaley', is written over the printed name.

Kevin Yaley
4284 Jackdaw Street
San Diego, CA 92111

Jacqueline Gaussen Howard
4873 Del Mar Mesa Road
San Diego, CA 92130
jgaussen@yahoo.com

June 19, 2026

Kristi Byers, Chair
Historical Resources Board
City of San Diego City Planning Department
202 C Street, Mail Station 413
San Diego, CA 92101

**Re: Agenda Item 2, Report HRB-26-024. Proposed Historical Designation of
3749-3763 Fourth Avenue (Pingree and June Osburn Bungalow Court).
Hearing June 25, 2026. Position: Oppose Designation.**

Dear Chair Byers and Members of the Historical Resources Board:

The property does not meet the designation for criteria. It is not a special bungalow court; it is just one of many. More importantly, the property is not intact and has lost its integrity.

I therefore respectfully ask the Board to decline to designate the property as "historic" on any grounds.

Sincerely,



Robert Howard
4873 Del Mar Mesa Road
San Diego, CA 92130
robert.m.howard@outlook.com

June 16, 2026

VIA U.S. MAIL

Kristi Byers, Chair
Historical Resources Board
City of San Diego City Planning Department
202 C Street, Mail Station 413
San Diego, CA 92101

**Re: Agenda Item 2, Report HRB-26-024. Proposed Historical Designation of
3749-3763 Fourth Avenue (Pingree and June Osburn Bungalow Court).
Hearing June 25, 2026. Position: Oppose Designation.**

Dear Chair Byers and Members of the Historical Resources Board:

The Staff's Report and proposed Resolution seeking to designate the rental property located at 3749-3763 Fourth Avenue in the Uptown Planning Area (Property) as "historic" turns almost exclusively on:

- (i) The Property's 1924-25 construction, nine years after the 1915-16 California Exposition;
- (ii) The Property's U-shaped design;
- (iii) The Fourth Avenue Property's proximity to the former Fifth Avenue street car line, which was abandoned 75+ years ago during 1947-49, as the City transitioned eight decades ago to City-wide buses; and
- (iv) The misplaced theory that bungalow-style properties represent a "finite resource" in San Diego.

For the following reasons, I oppose designation:

1. ***The Staff is factually incorrect in asserting bungalow courts are a "finite resource" in San Diego:*** There are at least 157 hundreds bungalow court-style buildings surveyed in the immediate Uptown Planning Area where Fourth Avenue is

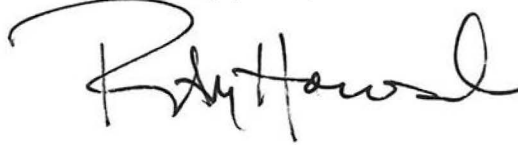
located. Comparatively, the majority of local bungalows have far greater historical integrity than the Property. If the City actually performed a City-wide survey, which it has not, there would be hundreds more. It is therefore misleading for the Staff to represent to the HRB that bungalow courts are a rare “finite resource.” They are plentiful, and significantly with the majority retaining far better historical integrity than 3749-3763 Fourth Avenue.

2. **The Context Statement is not a tool to designate “historic” every potential San Diego bungalow court-style building.** Such a fundamental point of policy should not be controversial. Yet, Staff applies the Context Statement in a manner to designate potentially hundreds of bungalow-style properties as “historic.”
3. **The Fourth Avenue rental property ranks at the very bottom quartile of surveyed local bungalow court properties in terms of its historic integrity.** City staff misapplies the Context Statement because it makes no useful comparisons and no attempt to inform the Board about how poorly Fourth Avenue compares to all other bungalow-style properties locally and City-wide. The Fourth Avenue Property is not historic for at least 5 reasons involving lost integrity: replaced doors, replaced windows, replaced stucco, demolished garage, removed wall. Staff dismisses these material alterations as insignificant, but previous historic surveys and resected historic experts consistently disagree.
4. **The “location” and “setting” are undergoing rapid alterations at dramatic odds with the Staff’s portrayal.** Staff grossly exaggerates the historic integrity of the property’s location, setting, feeling and association. As we speak, the Fourth Avenue Property is being encroached upon and overshadowed by adjoining 8-story new construction along its property lines, which makes this proposed historic designation so oddly misplaced in terms of the overall direction of the setting. The Staff report ignores what is going on immediately around this Property. Nothing around the Property retains historic significance. Staff also over-emphasizes the historical connection to the Fifth Avenue street car line that was abandoned nearly eight decades ago after WWII in favor of City-wide buses, and very little along the adjoining Fourth Avenue retains any historical connection to a street car line demolished decades ago—and in service for only two decades after the Property’s original 1924-25 construction.

5. **HRB precedent weighs in favor of rejecting Staff's Resolution.** This Board made the sound (and recent) decision NOT to designate two other bungalow-style properties (e.g., 3655-3663 6th Avenue), and those properties had more historic features and significance than this one.

Finding this low-integrity Fourth Avenue Property historic over the owner's sound objections under Criteria A and C would set a very low and indefensible bar. I respectfully request that the Board reject the Staff Resolution.

Very truly yours,

A handwritten signature in black ink, appearing to read "R. Howard", with a large, sweeping initial "R" that loops around the first part of the name.

Robert M. Howard