



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: June 10, 2026 REPORT NO. HRB-26-024

HEARING DATE: June 25, 2026

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

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: CBRE represented by BFS Environmental Services, a Perennial Company

OWNER: Gert Koppel Trust 03-12-96

LOCATION: 3749-3761 Fourth Avenue, Uptown Community, Council District 3  
APN 452-063-35-00

DESCRIPTION: Consider the designation of the Pingree and June Osburn Bungalow Court located at 3749-3761 Fourth Avenue as a historical resource.

### STAFF RECOMMENDATION

Designate the Pingree and June Osburn Bungalow Court located at 3749-3761 Fourth Avenue as a historical resource with a period of significance of 1924-1925 under HRB Criteria A and C. This recommendation is based on the following findings:

1. The resource is a special element of the historical development of the City of San Diego and retains integrity to its 1924-1925 period of significance. Specifically, the resource is a good example of an intact full bungalow court, characterized by its U-shaped site plan, which features a series of one- and two-story buildings oriented around a common landscaped area with a walkway. Bungalow courts, which originated in Southern California, are a finite resource that represent a unique part of San Diego's historic built environment and reflect San Diego's response to the housing shortage that accompanied rapid population growth in the early 20th century. In addition, the subject resource's proximity to the then-existing streetcar line on Fifth Avenue demonstrates the connection between public transit and working and middle-class housing provided by the bungalow courts.
2. The resource embodies distinctive characteristics of the full bungalow court property type, including a recognizable and well-defined full bungalow court layout in U-shaped plan on a double lot, uniform Spanish Colonial Revival architecture style, and a central landscaped common area with a central walkway that connects to the individual units, and is accessed directly from the street.

## BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant as part of a constraints analysis for future development.

The property was identified in the [2016 Uptown Historic Resources Survey Report](#) and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

The historic name of the resource, the Pingree and June Osburn Bungalow Court, has been identified consistent with the Board's adopted naming policy and reflects the names of Pingree and June Osburn, who constructed the subject property as a rental property.

In order to be eligible for designation and listing on the City's Register, a resource must meet one or more of the City's designation criteria as specified in the Historical Resources Guidelines of the Land Development Manual and retain integrity as it relates to the significance of the resource. Integrity is the ability of a property to convey its significance, which requires an understanding of the physical features and characteristics that existed during the resource's period of significance. The National, California, and City of San Diego Registers recognize location, design, setting, materials, workmanship, feeling, and association as the seven aspects of historical integrity.

Although not all seven aspects of integrity need to be present for a property to be eligible for designation, the record must demonstrate that the property retains enough physical and design characteristics to reflect and convey the significance of the property. Each resource depends on certain aspects of integrity, more than others, to express its historic significance. Determining which of the aspects are most important to a particular property requires an understanding of the property's significance and its essential physical features. The [Guidelines for the Application of Historical Resources Board Designation Criteria](#) provide information regarding the City's designation criteria, as well as guidance on their application and how to evaluate the integrity of a resource.

## ANALYSIS

The property located at 3749-3761 Fourth Avenue in the Uptown Community Planning Area is a Spanish Colonial Revival-style bungalow court consisting of four single-story duplex units and two two-story flats, constructed in 1924-1925. The property is located within the Hillcrest neighborhood and is surrounded by low-rise and mid-rise residential buildings. The property is in its original location.

Since its construction in 1924-1925, the property has been modified as follows: in 1933, 24 square feet of roofing was repaired on 3755 Fourth Avenue, and in 1939, 40 square feet of roofing was repaired on 3749 Fourth Avenue, in addition to 3,000 square feet of plastering repairs for 3759-3761 Fourth Avenue. A detached garage was constructed on LOT 2 between 1925 and 1950 and was demolished in 1981, along with the original detached garage on LOT 3. Sometime prior to 1982, the wood-framed windows were replaced with aluminum-framed windows within the existing openings. Between 1982 and 2007, the original arched multi-lite doors were replaced with arched plain wood entry doors within the existing openings. Additionally, the original stucco texture was modified on all buildings with the existing stucco texture prior to 2004. In 2000, in-kind fire-damage repairs were

made to 3749 Fourth Avenue, and in 2007-2008, the stucco-clad site wall along Fourth Avenue was removed. At an unknown date, a garage-type metal door was added between the two rear buildings at the east elevation on the alley.

A Historical Resource Research Report was prepared by BFS Environmental Services, a Perennial Company, which concludes that the resource is not significant under any HRB Criteria. Staff disagrees, finding the site is a significant historical resource under HRB Criteria A and C. This determination is consistent with the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), as follows.

*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.*

San Diego's growth between 1917 and 1930 can be largely attributed to the combined effects of the 1915-1916 Panama California Exposition and the growing military presence in the City. The Panama California Exposition attracted over 3.7 million visitors to San Diego, many of whom chose to relocate permanently. San Diego's population nearly doubled between 1910 and 1920, growing from 74,000 to more than 147,000.

With the increase in population, a need for housing arose. Looking for ways to address the housing shortage, representatives from San Diego attended the 1920 convention of the California Association of Commercial Secretaries, which was held in Pasadena. At the convention, the bungalow court concept was recommended as a solution. The bungalow court, which appeared in San Diego in the late 1910s, was one way to address the housing shortage. 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 Pingree and June Osburn Bungalow Court, built in 1924-1925, falls within this period.

Bungalow courts appealed to both renters and small-scale developers. For renters, they offered greater privacy and independence than apartment buildings or boarding houses, which were seen as crowded and unhealthy. The relative proximity of neighbors and the typical placement of front entries facing a shared common space fostered a sense of security and community. Bungalow courts appealed to small-scale and novice developers because they offered a higher rate of return than single-family homes. They also had lower barriers to entry for investment in real estate than apartment buildings or flats, as they required no more construction knowledge than needed to build simple, wood-frame houses.

In addition to addressing the housing demands of the mid-1920s, bungalow courts also offered a low-scale, home-like quality that allowed them to blend in with the single-family residences already built within the early streetcar suburbs. The proximity to the streetcar lines provided easy access, allowing residents of the bungalow courts, typically working- and middle-class individuals, to reach their places of work quickly and affordably. The subject property was built in 1924-1925, one block from a then-existing streetcar route along Fifth Avenue.

The subject resource exhibits typical characteristics of a full bungalow court. A detailed analysis of the resource as a full bungalow court type can be found in the Criterion C discussion below. The property consists of a series of one-story duplex buildings, oriented around a common landscaped

area with a walkway, situated on a deep, double residential lot. There are two two-story flats located at the rear of the parcel, creating a U-shaped site plan. Unit entrances face the landscaped common area, which features a central walkway that connects to the individual units. The main court opens to Fourth Avenue.

The [2021 Bungalow Courts and Apartment Courts Historic Context Statement](#) provides guidance for determining eligibility for listing bungalow court properties constructed between approximately 1917 and 1960. To be eligible for designation on the San Diego Register of Historic Resources under Criterion A as a Special Element, bungalow courts must (pp. 65):

- 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.

The Pingree and June Osburn Bungalow Court is a good example of a full bungalow court with a 1924-1925 period of significance, as it reflects a special aspect of the City's general historical development in the 1920s. The subject resource highlights a distinctive facet of the City's overall historical development in the 1920s, which was shaped by market demand, land use, and building trends. The resource also reflects San Diego's response to the housing shortage in the 1920s, which was largely due to the increasing population resulting from the 1915-1916 California Exposition and early-20th-century military growth. Today, bungalow courts are considered a finite resource, as they were not constructed after approximately 1960 due to changes in land-use regulations.

Of the seven aspects of integrity, location, setting, feeling, and association are the most critical to the property's ability to convey significance under HRB Criterion A as a special element of the City's historical development. According to the [2021 Bungalow Courts and Apartment Courts Historic Context Statement](#), special integrity considerations must be applied when evaluating a bungalow court, as it must retain sufficient integrity to convey its significance. This includes the integrity of the overall organization, form, and scale of the development; the presence of a discernible 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. Common alterations, such as adding security bars, replacing windows or doors in their original openings, and replacing fences or gates at the street-front entrances to the court, are not, on their own, sufficient to affect the property's integrity. Existing original site or landscape features are not required, but may enhance a property's significance and integrity.

The subject property retains its overall organization, form, and scale through the retention of the original residential buildings and spatial relationships, and continues to convey its significance as a full bungalow court. Alterations such as the removal of the original detached garage, window and door replacements within the existing openings, a change in stucco texture, and the removal of the front site wall are common alterations per the [2021 Bungalow Courts and Apartment Courts Historic Context Statement](#) and do not significantly detract from the court's overall organization, form, and scale of the development. Overall, the modifications are minimal and do not have a major impact on integrity of location, setting, feeling and association. Therefore, the property retains integrity to its 1924-1925 period of significance under HRB Criterion A.

**Significance Statement:** The resource is a special element of the historical development of the City of San Diego and retains integrity to its 1924-1925 period of significance. Specifically, the resource is a good example of an intact full bungalow court, characterized by its U-shaped site plan, which features a series of one- and two-story buildings oriented around a common landscaped area with a walkway. Bungalow courts, which originated in Southern California, are a finite resource that represent a unique part of San Diego's historic built environment and reflect San Diego's response to the housing shortage that accompanied rapid population growth in the early 20th century. In addition, the subject resource's proximity to the then-existing streetcar line on Fifth Avenue demonstrates the connection between public transit and working and middle-class housing provided by the bungalow courts. Therefore, staff recommends designation under HRB Criterion A.

*CRITERION B - Is identified with persons or events significant in local, state or national history.*

Research into the owners and tenants of the property at 3749-3761 Fourth Avenue did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B. As the property is not significant under Criterion B, an evaluation of integrity as it relates to Criterion B is not relevant or required.

*CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.*

The subject resource is a 1924-1925 Spanish Colonial Revival Bungalow Court. The property consists of four single-story duplex buildings, oriented around a common landscaped area with a concrete walkway, situated on a deep, double residential lot. Two-story flats are located at the rear of the lot, creating a U-shaped site plan. Unit entrances face the landscaped common area, which features a central walkway that connects to the individual units. The court is recessed from the public right-of-way and is accessible via two concrete walkways from Fourth Avenue.

The buildings feature flat roofs with simple parapets and mission clay tile trim, stucco cladding, round vents, arched front entries, and concrete front porches. The duplex single-story units mirror each other and feature a decorative garland relief above the inset arched entry. The two-story flats feature wrought-iron balconettes and arched stucco window molding. Fenestration is primarily comprised of aluminum fixed and sliding window replacements within the original openings.

The [2021 Bungalow Courts and Apartment Courts Historic Context Statement](#) identifies four variations of the bungalow court property type in San Diego; full bungalow courts, half bungalow courts, bungalow court complexes and hybrid bungalow courts. As defined in the context statement (pp. 33:34):

Standard [full] 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 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.

The subject resource exhibits the characteristics of a full bungalow court property type, consisting of four one-story duplex buildings and two two-story flats located at the rear of the site, oriented around a common landscaped area with a walkway, creating a U-shaped site plan. All the buildings are built in the Spanish Colonial Revival style. A landscaped common area is centered and features a central walkway that connects to the front entries of the individual units. The main entrance to the court opens directly to Fourth Avenue.

Of the seven aspects of integrity, design and feeling are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the full bungalow court type. The property, which has been modified as detailed in the beginning of the analysis section of this report, continues to retain the significant character-defining features of the full bungalow court typology. As discussed in the Criterion A analysis above, the subject property retains its overall organization, form, and scale of development. Alterations, such as the demolition of the original detached garage, window and door replacements within the existing openings, changes to the stucco texture, and the removal of the front site wall, do not significantly detract from the court's overall organization, form, and scale of development. Although the building's existing stucco texture has changed, the cladding remains stucco, which is not a change in material and does not result in a significant loss of integrity. Despite the modifications, the resource is able to convey its historic significance as an example of the full bungalow court property type. Therefore, the property retains integrity to its 1924-1925 period of significance under HRB Criterion C.

The applicant submitted a Building Conditions Report, which concluded that the property has been modified from its original designs and has lost its integrity. However, the report does not identify any new information that was not already included in the Historical Resource Research Report.

Significance Statement: The resource continues to convey the historical significance of the bungalow court property type and retains integrity from its 1924-1925 period of significance. Specifically, the resource embodies distinctive characteristics of the full bungalow court property type, including a recognizable and well-defined full bungalow court layout in U-shaped plan on a double lot, uniform Spanish Colonial Revival architecture style, and a central landscaped common area with a central walkway that connects to the individual units, and is accessed directly from the street. Therefore, staff recommends designation under HRB Criterion C.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

The subject property at 3749-3761 Fourth Avenue was built by Pingree I. Osburn. Osburn has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation under HRB Criterion D. As the property is not significant under Criterion D, an evaluation of integrity as it relates to Criterion D is not relevant or required.

*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.*

The property at 3749-3761 Fourth Avenue has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E. As the property is not significant under Criterion E, an evaluation of integrity as it relates to Criterion E is not relevant or required.

*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.*

The property at 3749-3761 Fourth Avenue is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F. As the property is not significant under Criterion F, an evaluation of integrity as it relates to Criterion F is not relevant or required.

#### OTHER CONSIDERATIONS

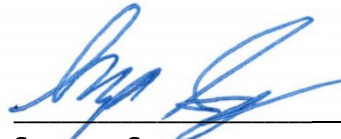
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

#### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Pingree and June Osburn Bungalow Court located at 3749-3761 Fourth Avenue be designated as a historical resource with a period of significance of 1924-1925 under HRB Criterion A, as special element of the historical development of the City of San Diego and HRB Criterion C as it embodies distinctive characteristics of the full bungalow court property type.



Shannon Anthony  
Senior Planner  
City Planning Department



Suzanne Segur  
Senior Planner/HRB Liaison  
City Planning Department

SA/ks/ss

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover
3. Applicant's Conditions Report under separate cover
4. Applicant's Conditions Report Memo under separate cover

RESOLUTION NUMBER N/A

ADOPTED ON 06/25/2026

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 06/25/2026, to consider the historical designation of the **Pingree and June Osburn Bungalow Court** (owned by Koppel Gert Trust 03-12-96, 2535 Camino Del Rio S #245, San Diego, CA 92108) located at **3749-3761 4th Avenue, San Diego, CA 92103**, APN: **452-063-3500**, further described as BLK 3 LOTS 2 & 3 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Pingree and June Osburn Bungalow Court on the following findings:

(1) The property is historically significant under CRITERION A as a special element of the historical development of the City of San Diego and retains integrity to its 1924-1925 period of significance. Specifically, the resource is a good example of an intact full bungalow court, characterized by its U-shaped site plan, which features a series of one- and two-story buildings oriented around a common landscaped area with a walkway. Bungalow courts, which originated in Southern California, are a finite resource that represents a unique part of San Diego's historic built environment and reflects San Diego's response to addressing the housing shortage that accompanied rapid population growth in the early 20th century. In addition, the subject resource's proximity to the then-existing streetcar line on Fifth Avenue demonstrates the connection between public transit and working and middle-class housing provided by the bungalow courts. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION C for its distinctive characteristics of the full bungalow court property type, including a recognizable and well-defined full bungalow court layout in U-shaped plan on a double lot, uniform Spanish Colonial Revival architecture style, and a central landscaped common area with a central walkway that connects to the individual units, and is accessed directly from the street. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: \_\_\_\_\_  
KRISTI BYERS, Chair  
Historical Resources Board

APPROVED: HEATHER FERBERT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
LINDSEY SEBASTIAN,  
Deputy City Attorney