HISTORICAL RESEARCH REPORT

3847 – 3851 Sequoia Street, San Diego, CA 92109
3859-3863 Sequoia Street, San Diego, CA 92019

Submitted To:
The City of San Diego
Historical Resources Board (HRB)
202 C Street, Fourth Floor
San Diego, California 92101

Prepared For:
Ruland Design Group
San Diego, California
info@rulanddesigngroup.com
619-993-1802

Prepared By:
William D. Turner
1773 Sunset Boulevard
San Diego, California 92103
(619) 994-4636

April 4, 2018
Architectural Style

3847-3851 and 3859–3863 Sequoia Street is a small apartment complex comprised of two separate buildings. Each building includes three separate apartment units and three attached garages. According to the Residential Building Records, the structures were built in 1956 and 1952 respectively. They are representative of the Minimal Traditional style, typical of many structures built in San Diego after World War II.

Materials

According to the Residential Building Records, both structures are similarly constructed with concrete foundations, standard wood frames, stucco exterior, hip roofs with shingles, and double hung windows. Plumbing is standard and includes wall unit heaters in each apartment. Floors are hardwood in all areas except kitchens, which are linoleum.

Features

The apartment buildings face each other with a small courtyard in between. The west side of the property is open to Sequoia Street, while the east side is open to the rear alley. Each building is comprised of a one-story section containing two first-floor apartments as well as a two-story section along the alley. Each two-story section includes a second-floor apartment with three garages below.

Setting

3847-3851 Sequoia Street is located on the southerly half of lot 7 and all of lots 8 and 9 in block 29 of Fortuna Park addition. 3859 – 3863 Sequoia Street is located on lots 5 and 6 and the northerly half of lot 7 in block 29 of Fortuna Park Addition. Both locations are according to map thereof no. 894, in the City of San Diego, County of San Diego, State of California, filed in the office of the county recorder of San Diego county on January 22, 1903.

The Fortuna Park Addition is located in Crown Point, a region of Pacific Beach in San Diego. The area is northwest of Mission Bay, separated from the bay by Crown Point Drive.

Related Structures: None
Written description of any alterations (based on permit records), including dates and the architect/builder associated with the alterations.

3847, 49, 51 Sequoia Street

- **Effective Date of Construction (From Building Record):** 1956

- **11/2/1955**
  - **Description:** Construction of 3 unit dwellings attached garages
  - **Owner:** B. Franklin Mills and John F. Mills
  - **Contractor:** Howard W. Stiner, DBA Homes By Howard

- **11/30/1956**
  - **Description:** Installation of 3 toilets, 3 sinks, 3 bathtubs, 3 lavatories, 1 laundry tub, one washing machine and dryer.
  - **Contractor:** Harold Stephens

  - **Description:** Electrical service installation
  - **Contractor:** Burton Electric

- **5/26/2015**
  - **Description:** Gas re-pipe
  - **Owner:** R. Bruce and Brenda F. Kleege
  - **Contractor:** NA

- **3/19/2018**
  - **Description:** Costal Development Permit to construct five 1875 sqft, two story residences with roof decks, each with an attached two car carport, located at 3847-3859 Sequoia Street.
  - **Owner:** R. Bruce and Brenda F. Kleege
  - **Contractor:** NA

3859-3863 Sequoia Street

- **Effective Date of Construction (From Building Record):** 1952

- **6/4/1964**
  - **Description:** Outlet in laundry in rear
  - **Contractor:** Electrical Troubleshooters

- **11/9/2010**
  - **Description:** Upgrade 4 Meter Main Panel
  - **Owner:** R. Bruce and Brenda F. Kleege
  - **Contractor:** Pasquale Electrical

- **1/15/2015**
  - **Description:** Tankless water heater with new gas line and electrical outlet
  - **Owner:** R. Bruce and Brenda F. Kleege
  - **Contractor:** NA
Notice of Completion

Note: Building Records are available, however Notice of Completion cannot be located.
## Description of Building

<table>
<thead>
<tr>
<th>Class &amp; Shape</th>
<th>Architecture</th>
<th>Exterior</th>
<th>Roof</th>
<th>Lighting</th>
<th>Air Conditioning</th>
<th>Rooms</th>
<th>Floor Finish</th>
<th>Trim</th>
<th>Interior Finish</th>
</tr>
</thead>
<tbody>
<tr>
<td>D.5 &amp; 0</td>
<td>Standard</td>
<td>Stucco</td>
<td>Flat 2/16</td>
<td>Hip 1/4 M</td>
<td>Forced Clean Air</td>
<td>12/2</td>
<td>M &amp; D Wood</td>
<td>A</td>
<td>S</td>
</tr>
</tbody>
</table>

### ROOF AND FINISH DETAIL

- **B 1 2**: Wall Unit
- **F 1 2**: Wall Unit
- **M & D Wood A**: S
- **S**: S

### USE & DESIGN

- **FOUNDAION**: Adobe, Shake
- **WALLING**: Brick, Shingle
- **DOOR**: 1st, 2nd, 3rd
- **CEILING**: Insulated, Metal Sash, Compo, Shingle

### WINDOWS

- **TRIM**: 1st, 2nd, 3rd
- **FINISH**: Tin, Thermofoil, Glass

### CONSTRUCTION RECORD

<table>
<thead>
<tr>
<th>No.</th>
<th>Permit</th>
<th>For</th>
<th>Area</th>
<th>Age</th>
<th>Rating</th>
<th>Date</th>
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<th>1956-63</th>
<th>1964-71</th>
<th>1972-79</th>
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<td>171120</td>
<td>12/11/44</td>
<td>22,960</td>
<td>12,125</td>
<td>22</td>
<td>85</td>
<td>1956</td>
<td>1963</td>
<td>53</td>
<td>A</td>
<td>1970</td>
</tr>
</tbody>
</table>

### SPECIAL FEATURES

- Book Cases
- Shutters
- Oven & Plate
- Vent Fan
- Dishwasher

### COMPUTATION

<table>
<thead>
<tr>
<th>Unit</th>
<th>Area</th>
<th>Cost</th>
<th>Cost</th>
<th>Cost</th>
<th>Unit Cost</th>
<th>Cost</th>
<th>Cost</th>
<th>Unit Cost</th>
<th>Cost</th>
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<th>Unit Cost</th>
<th>Cost</th>
<th>Cost</th>
<th>Unit Cost</th>
<th>Cost</th>
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<tbody>
<tr>
<td>APP 1st Fl</td>
<td>1452</td>
<td>8.60</td>
<td>12,582</td>
<td>8.60</td>
<td>12,582</td>
<td>1970</td>
<td>1974</td>
<td>1970</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
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<tr>
<td>APP 2nd Fl</td>
<td>792</td>
<td>8.70</td>
<td>6,870</td>
<td>8.70</td>
<td>6,870</td>
<td>1970</td>
<td>1974</td>
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<td>2,300</td>
<td>2.50</td>
<td>2,300</td>
<td>1970</td>
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<tr>
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<td>0.15</td>
<td>120</td>
<td>1970</td>
<td>1974</td>
<td>1970</td>
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### TOTAL

- Normal 98%
- R.C.L.N.D. 226.57
- 23112
- 23461
- 27055
- 34237

### BATH DETAIL

- Finish: Tile, Wood, Wood
- Trim: A, S
- Shower: 111

### CONSTRUCTION RECORD

- Appraiser & Date: 6-8-62
- Notary: L. A. Mason

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**Notes:**
- All measurements and calculations are subject to error.
- All dates are approximate.
- All materials are estimated based on visual inspection.
- All conditions are noted in the report.
### COMPUTATIONS

<table>
<thead>
<tr>
<th>Computation</th>
<th>Result</th>
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<tr>
<td>3.5 x 52</td>
<td>182.0</td>
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<tr>
<td>1.5 x 3</td>
<td>4.5</td>
</tr>
<tr>
<td>2.0 x 3</td>
<td>6.0</td>
</tr>
</tbody>
</table>

### REMARKS

- 3.5 x 52 = 182.0
- 1.5 x 3 = 4.5
- 2.0 x 3 = 6.0
### Description of Building

#### Class & Shape
- Light: Frame
- Sub-Standard: x
- Standard: Sheathing
- Above-Standard: Concrete Block

#### Architecture
- Style: Special
- B.A.R.: x
- T.A.G.: x
- Brick: Sheathing
- Shingle: Dormers
- Stone: Shake
- Metal Sash: Casements
- Insulated Walls: x
- Insulated Ceilings: x

#### Type
- Single: x
- Double: Reinforced
- Duplex: x
- Apartment: x
- Flat-Court: Piers
- Motel: x

#### Use
- Design: Adobe
- Foundation: B.A.R. T.A.G.
- Floor Joist: Brick
- Floor Unit: Living
- Window: Tile
- Trim: 3
- Sinks: 1
- Water Heater: Fireclay
- Bath: 1
- A 2
- P 24 EV

#### Construction Record

<table>
<thead>
<tr>
<th>No.</th>
<th>For</th>
<th>Amount</th>
<th>Date</th>
<th>Age</th>
<th>Demolition Life</th>
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<th>Fres.</th>
<th>Plan</th>
<th>Form</th>
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<th>Space</th>
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<th>Fixtures</th>
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<td>54905</td>
<td>H &amp; T G &amp; R</td>
<td>20400</td>
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<td>1952</td>
<td>1957</td>
<td>15</td>
<td>41</td>
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<td>PLY IV</td>
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<td>2</td>
<td>1</td>
<td>2,000</td>
<td>PLY IV</td>
<td>111</td>
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</table>

#### Special Features
- Book Cases: Built in, Rev. q
- Shutters: Oven & Plate
- Vent Fan: Dishwasher
- Garb. Disp.

#### Appraiser & Date
- Appraiser: I. R. Mason
- Date: 6-5-62

#### COMPUTATION
- Rent: $171.45
- March: 1974

#### Unit
<table>
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<th>Area</th>
<th>Unit Cost</th>
<th>Cost</th>
<th>Unit Cost</th>
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<tr>
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<td>2.00</td>
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<tr>
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<td>400</td>
<td>50</td>
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<tr>
<td>G.A.R.</td>
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<td>2340</td>
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<td>261</td>
<td>360</td>
<td>3370</td>
<td>420</td>
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<tr>
<td>Ye. Imps</td>
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<td>150</td>
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</table>

#### TOTAL
- 23654
- 23571
- 27145
- 3327

#### R.C.L.N.D
- 21675
- 22259
- 25745
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

William Turner  
1773 Sunset Boulevard  
San Diego, CA 92103

CTS Reference No.: 0318105A

Title Search Through: March 8, 2018

Property Address: 3847-3851 Sequoia Street  
San Diego, CA 92109

Assessor's Parcel No.: 424-542-04-00

Assessed Value: $1,134,750

Exemption: None

Property Characteristics

Use:

Improvements: 2,248 square feet

Legal Description

THE SOUTHERLY HALF OF LOT 7 AND ALL OF LOTS 8 AND 9 IN BLOCK 29 OF FORTUNA PARK ADDITION, ACCORDING TO MAP THEREOF NO. 894, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 22, 1903.
Chain of Title
(October 31, 1947 through March 8, 2018)

1. Grant Deed
Grantor: Dietrich F. Libben and Edith B. Libben, who acquired title as Dietrich F. Libben and Edith B. Libben
Grantee: Emmett R. Morrow and Eileen M. Morrow
Recorded: October 31, 1947, #114030, Official Records Book 2527, Page 194

2. Grant Deed
Grantor: Emmett R. Morrow and Eileen M. Morrow
Grantee: Lester J. Argent and Hazel J. Argent
Recorded: May 15, 1951, #62513, Official Records Book 4098, Page 410

3. Grant Deed
Grantor: Lester J. Argent and Hazel J. Argent
Grantee: B. Franklin Mills, ½ interest and John F. Mills, ½ interest
Recorded: July 19, 1954, #93689, Official Records Book 5304, Page 142

4. Notice of Completion
Recorded: April 26, 1956, #58235, Official Records Book 6077, Page 287

5. Order Approving First and Final Report of Executrix; Waiver of Accounting; Decree of Distribution for Payment of Attorney’s Fees
Estate of: B. Franklin Mills
Distributed to: Katherine B. Mills
Recorded: December 15, 1970, Recorders File No. 229637
Also Recorded: July 7, 1971, Recorders File No. 146669

6. Quitclaim Deed
Grantor: Katherine B. Mills
Grantee: John F. Mills and Betty J. Mills
Recorded: December 15, 1970, Recorders File No. 229638

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
7. Quitclaim Deed
Grantor: John F. Mills and Betty J. Mills
Grantee: G. R. Q. Investments
Recorded: March 31, 1972, Recorders File No. 79109
Re-Recorded: April 19, 1972, Recorders File No. 96351

8. Grant Deed
Grantor: G. R. Q. Investments
Grantee: William E. Jones and Mona R. Jones
Recorded: March 31, 1972, Recorders File No. 79110

9. Grant Deed
Grantor: William E. Jones and Mona R. Jones
Grantee: George B. Jordan and Rose Marie Jordan
Recorded: June 2, 1976, Recorders File No. 76-167216

10. Grant Deed
Grantor: George B. Jordan and Rose Marie Jordan
Grantee: George B. Jordan and Rose Marie Jordan, Trustees
Recorded: May 22, 1990, Recorders File No. 90-280007

11. Affidavit - Death of Trustee
Decedent: George Bajis Jordan
Recorded: March 1, 2002, Recorders File No. 2002-0176284

12. Grant Deed
Grantor: Rose Marie Jordan, Trustee
Grantee: Rose Marie Jordan and George A. Jordan, Trustees of the Jordan Survivor’s Trust, 50% interest and Rose Marie Jordan and George A. Jordan, Trustees of the Jordan Bypass Trust, 50% interest
Recorded: April 24, 2003, Recorders File No. 2003-0477147

13. Affidavit - Death of Trustee
Decedent: Rose Marie Jordan
Recorded: January 3, 2007, Recorders File No. 2007-0003232

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
14. Grant Deed
Grantor: George A. Jordan, Trustee
Grantee: George A. Jordan, Trustee of the George A. Jordan Exempt trust, 25% interest; George A. Jordan, Trustee of the Nicholas J. Jordan Exempt Trust, 25% interest; George A. Jordan, Trustee of the Carmela A. Jordan Exempt Trust, 25% interest; and William P. Jordan, Trustee of the William P. Jordan Exempt Trust, 25% interest
Recorded: January 3, 2007, Recorders File No. 2007-0003234

15. Grant Deed
Grantor: George A. Jordan, Trustee
Grantee: Sequoia Street Apartments, LLC
Recorded: January 17, 2007, Recorders File No. 2007-0032645

16. Grant Deed
Grantor: William P. Jordan, Trustee
Grantee: Sequoia Street Apartments, LLC
Recorded: January 17, 2007, Recorders File No. 2007-0032646

17. Grant Deed
Grantor: Sequoia Street Apartments, LLC
Grantee: R. Bruce Kleege and Brenda F. Kleege
Recorded: January 29, 2016, Recorders File No. 2016-0043001

--- 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.
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1773 Sunset Boulevard
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CTS Reference No.: 0318105

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Assessed Value: $1,134,750

Exemption: None

Property Characteristics

Use: Multi Family Dwelling

Improvements: 2,248 square feet

Legal Description

LOTS 5 AND 6 AND THE NORTHERLY HALF OF LOT 7 IN BLOCK 29 OF FORTUNA PARK ADDITION, ACCORDING TO MAP THEREOF NO. 894, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 22, 1903.
Chain of Title
(November 19, 1947 through March 8, 2018)

1. Grant Deed
Grantor: Howard L. Brady and Rosalee Brady
Grantee: Emmett R. Morrow and Ellen M. Morrow
Recorded: November 19, 1947, #120033, Official Records Book 2553, Page 113

2. Grant Deed
Grantor: Emmett R. Morrow and Ellen M. Morrow
Grantee: Lester J. Argent and Hazel J. Argent
Recorded: May 15, 1951, #62513, Official Records Book 4098. Page 410

3. Notice of Completion
Recorded: February 6, 1952, #15724, Official Records Book 4365, Page 4365, Page 166

4. Grant Deed
Grantor: Lester J. Argent and Hazel J. Argent
Grantee: Katherine B. Mills. ½ interest; and Joseph M. Mills, ½ interest
Recorded: June 18, 1954, #79332, Official Records Book 5273, Page 596

5. Quitclaim Deed
Grantor: Katherine B. Mills
Grantee: Joseph Morris Mills
Recorded: September 10, 1971, Recorders File No. 205396

6. Grant Deed
Grantor: Joseph M. Mills
Grantee: William E. Jones and Mona R. Jones
Recorded: June 15, 1972, Recorders File No. 152301

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
7. Grant Deed
Grantor: William E. Jones and Mona R. Jones
Grantee: George B. Jordan and Rose Marie Jordan
Recorded: June 2, 1976, Recorders File No. 76-167216

8. Grant Deed
Grantor: George B. Jordan and Rose Marie Jordan
Grantee: George B. Jordan and Rose Marie Jordan, Trustees
Recorded: May 22, 1990, Recorders File No. 90-280007

9. Affidavit - Death of Trustee
Decedent: George Bajis Jordan
Recorded: March 1, 2002, Recorders File No. 2002-0176284

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Recorded: January 3, 2007, Recorders File No. 2007-0003234

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Grantee: Sequoia Street Apartments, LLC
Recorded: January 17, 2007, Recorders File No. 2007-0032645

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
14. Grant Deed
Grantor: William P. Jordan, Trustee
Grantee: Sequoia Street Apartments, LLC
Recorded: January 17, 2007, Recorders File No. 2007-0032646

15. Grant Deed
Grantor: Sequoia Street Apartments, LLC
Grantee: R. Bruce Kleege and Brenda F. Kleege
Recorded: January 29, 2016, Recorders File No. 2016-0043001

– 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.
***************
Note: Occupancy records not available past 1984.

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3861 Sequoia Street

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Sanborn Maps

Note:

- Neither property shows up on Sanborn maps 1920-1956.

- Sanborn maps dated after 1956 do not include the blocks that include 3847 – 3851 Sequoia Street and 3859-3863 Sequoia Street. There is a gap in the maps for this region.

- A Subdivision map is available and follows