

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
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619-993-1802

Prepared By:

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

April 4, 2018

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

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
- **12/23/1955, 12/27/1955, and 4/13/1956**
 - **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

[illegible]

COMPUTATION 74-

Appraiser		8 Date		6-8-62		McHanna 6-12-66		1-19-70		1974	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
APPX. 1 st FR.	1456	8.60	12522	8.60	12522	1020	14851	1310	19074		
AAT. 2 nd FR.	792	8.70	6890	8.70	6890	920	7286	1200	9504		
BL			420		420		420		600		
C-C P	184	2.20	405	2.50	460		460		460		
C-U P	32	.80	26	1.50	48		48		48		
GARB. Disp.			225								
GAR.	936	2.50	2340	2.80	2621	360	3370	420	3931		
FIND (one.)	500	115	135	35	280	50	400		400		
BQA			60		60		60		60		
STAIR-Lnd.	64	1.50	96	2.50	160		160		160		
TOTAL			23119		23461		27055		34237		
NORMAL % GOOD			98.		93		88		82		
R.C.LND			22657	ac	21819		23808		28074		

MISCELLANEOUS STRUCTURES

[illegible]

COMPUTATIONS

apt. 1st Flr. $28 \times 52 = 1456$ sq. ft. 800

70581

APR 2nd F/R. $33 \times 24 = 792$

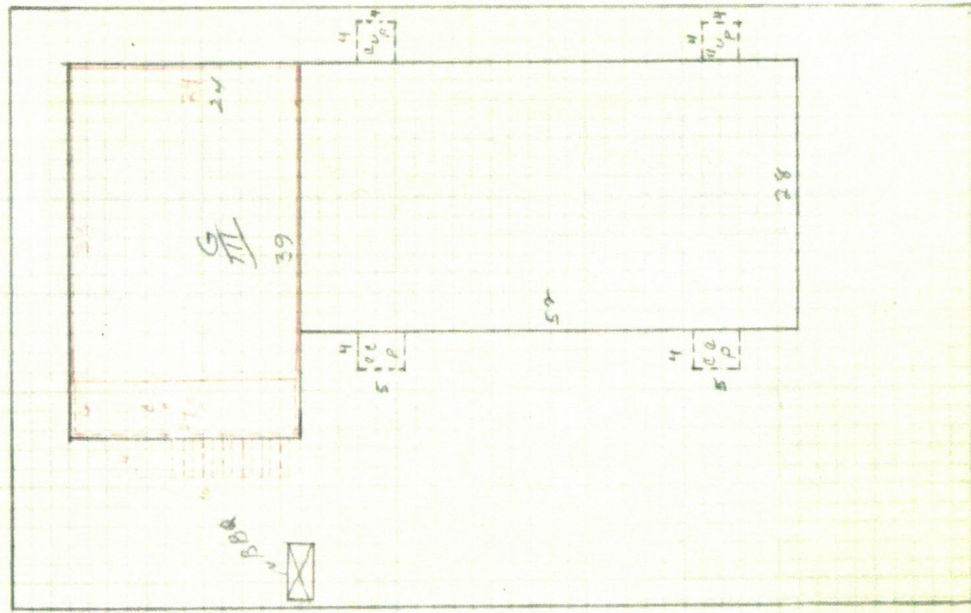
870

1967 24-12-1967

7. 11. 4

Dr 936/98

Remarks:



100

Appraiser & Date		L.A. MASON						COMPUTATION					
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
Apt. 1 st Flr	1456	8.60	12522	8.10	12532	1020	14851	1310	19074				
Apt. 2 nd Flr	792	8.70	6890	8.70	6890	920	7286	1200	9504				
A.C.			.420		420		420		600				
C.C.P.	184	2.20	405	2.50	460		460		460				
C.U.P.	32	180	26	1.50	48		48		48				
GARB. Disp	8 ⁰⁰		.225		—		—		—				
Flatt(ing.)	300	45	135	35	280	50	400	50	400				
G.A.R.	936	2.50	2340	2.80	2621	360	3370	420	3931				
Stairs Y Lnde.	64	1.50	96	2.50	160		160		160				
Yd. I.M.P.s					150		150		150				
TOTAL			23059		23551		27145		34327				
NORMAL % GOOD			94.		87		82		75.				
R.C.L.N.D			21676	a	20489		22259		25745				

MISCELLANEOUS STRUCTURES

[illegible]

COMPUTATIONS

Apr. 1st Fri. 28x52 = 1456 - 2 =

728 / BF 860.

17 same as above

Apr. 33 x 24 = 792

67 gone or advanced

1970/ Dn VP

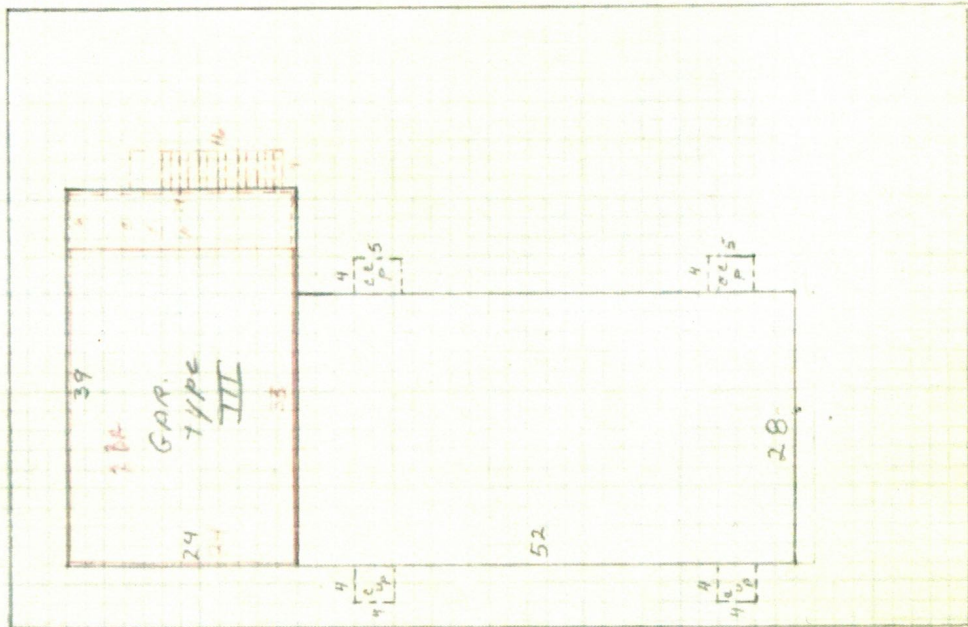
G 936/98	260	930	840
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$$\begin{array}{r} 110 \\ 110 \\ \hline 220 \end{array}$$

1020 920

Remarks:

For Doctor by page 67



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.

California Lot Book, Inc., dba California Title Search Co.
CTS Reference No.: 0318105A

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, Records File No. 229637
Also Recorded: July 7, 1971, Records File No. 146669

6. Quitclaim Deed

Grantor: Katherine B. Mills
Grantee: John F. Mills and Betty J. Mills
Recorded: December 15, 1970, Records 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, Records File No. 79109
Re-Recorded: April 19, 1972, Records File No. 96351

8. Grant Deed

Grantor: G. R. Q. Investments
Grantee: William E. Jones and Mona R. Jones
Recorded: March 31, 1972, Records 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, Records 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, Records File No. 90-280007

11. Affidavit - Death of Trustee

Decedent: George Bajis Jordan
Recorded: March 1, 2002, Records 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, Records File No. 2003-0477147

13. Affidavit - Death of Trustee

Decedent: Rose Marie Jordan
Recorded: January 3, 2007, Records 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, Records File No. 2007-0003234

15. Grant Deed

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

16. Grant Deed

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

17. Grant Deed

Grantor: Sequoia Street Apartments, LLC
Grantee: R. Bruce Kleege and Brenda F. Kleege
Recorded: January 29, 2016, Records 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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Property Address: 3859-3863 Sequoia Street
San Diego, CA 92109

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Exemption: None

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Use: Multi Family Dwelling

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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, Records File No. 205396

6. Grant Deed

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

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7. Grant Deed

Grantor: William E. Jones and Mona R. Jones
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Recorded: June 2, 1976, Records File No. 76-167216

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

15. Grant Deed

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

– End of Report –

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**San Diego City Directory Search of Occupants
3847, 3849, 3851, 3859, and 3863 Sequoia Street, San Diego, CA 92109**

Note: Occupancy records not available past 1984.

3847 Sequoia Street

<u>Year</u>	<u>Name</u>
1955-57	None Listed
1958-59	Woodhouse, Jas W. and Maxine
1960-61	Vacant
1962	Nelson, Abr
1963-66	Hanna, Mark R. and Joan C.
1967-68	Evans, George H. and Dianne V.
1969-70	No Return
1971-72	Hawes, Arthur S.
1973-75	Thomas, Kelly and Lorraine
1976	Prescott, James and Lorraine
1977	Brasted, De Vere
1978-80	Hutchison, Andre J. and Patrice
1981-1983	Not Available
1984	Magid, E.

3849 Sequoia Street

<u>Year</u>	<u>Name</u>
1955-56	None Listed
1957	Woodhouse, Jas W. and Maxine
1958-60	Mills, John F. and Joanne B.
1961	Yeakley, Jerry I. and Potts, Ralph
1962	Wilhelm, Betty J.
1963-64	Vacant
1965	Post, Vernon R. and Elsie A.
1966	Savage, Wilbur and Felicia
1967-68	Phillips, George A. and Terri
1969-70	No Return
1971-72	Neale, William M. and Diana
1973-74	Haskett, John
1975	Korven, George
1976	Brand, Ed
1977	Kirtley, Kath
1978-84	Wyckoff, Mary C.

3851 Sequoia Street

<u>Year</u>	<u>Name</u>
1955-56	None Listed
1957-61	Richards, C.F. and Daphne J.
1962	Yeakley, Jerry I.
1963-65	VanFranken, Ellen, Mrs.
1966	Vacant
1967	Ross, Leland R. and Virginia G.
1968-80	Cowan, Mildred V., Mrs.
1981-1983	Not Available
1984	Blythe, David and Susan

3859 Sequoia Street

<u>Year</u>	<u>Name</u>
1952	Vacant
1953-55	Robinson, Donald A. and Betty B.
1956	Hudson, Jean A., Mrs.
1957	Breed, Robert F. and Jean A.
1958-59	Pierson, L. Lee and Claudine M.
1960-61	Yoakum, Hughlan C. Jr. and Janet L.
1962-65	Wynn, Lionel
1966	None Listed
1967-68	Decker, Ronald H. and Judith L.
1968-72	Simmons, William R. and Elsie J.
1973	No Return
1974	Kozel, Charles and Joan
1975	Peterson, Robert
1976-77	Brady, Peter and Phyllis
1978-79	Brown, Michael and Linda A.
1980	Hartson, Bonnie J.
1981-1983	Not Available
1984	Oswald, Christina A.

3861 Sequoia Street

<u>Year</u>	<u>Name</u>
1952	Culbertson, P.E. and Shirley C.
1953-54	Hill, Howard P. and Eleanor M.
1955-59	Mills, Joseph M. and Barbara J.
1960-61	Page, Floyd E. and Jean E.
1962	Dralle, Peyton N. and Carole J.
1963-64	Darrel, Carole, Mrs.
1965-67	Pietrczak, Walter and Kath
1968-70	Robt, Ray
1971-72	Martin, Ronald J.
1973	Wise, Kris and Barbara
1974	Vacant
1975-1977	Turner, Jeff
1978	Mellick, Chris
1979	Henderson, Bonnie L.
1980	Spohn, Everett H. and Joanne M.
1981-1983	Not Available
1984	Engstrom, Julia B.

3863 Sequoia Street

<u>Year</u>	<u>Name</u>
1952	Vacant
1953-54	Moreno, Jerry C. and Carolyn R.
1955	Eichinger, John R. and Joan M.
1956-58	Robinson, Donald A. and Betty B.
1959	Langdon, John and Ruth
1960	West, Guy E. and Patricia K.
1961	Depew, Lynn R. (Beth)
1962	Delp, Ronald E. and Gail P.
1963-64	Vacant
1965	Evans, Andrew J. and Annette J.
1966	Vacant
1967-68	Evans, Andrew J. and Annette J.
1969-72	Downing, Lorraine C., Mrs.
1973-74	Smith, Linda
1975	Jones, Craig A.
1976	Miller, Erik
1977	MacCalla, Alf and Ruth
1978-80	Wilbourn, Stephen
1981-1983	Not Available
1984	Blakeley, Tom

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

Provided by:

424-54
SHT 1 OF 3

1" = 100'

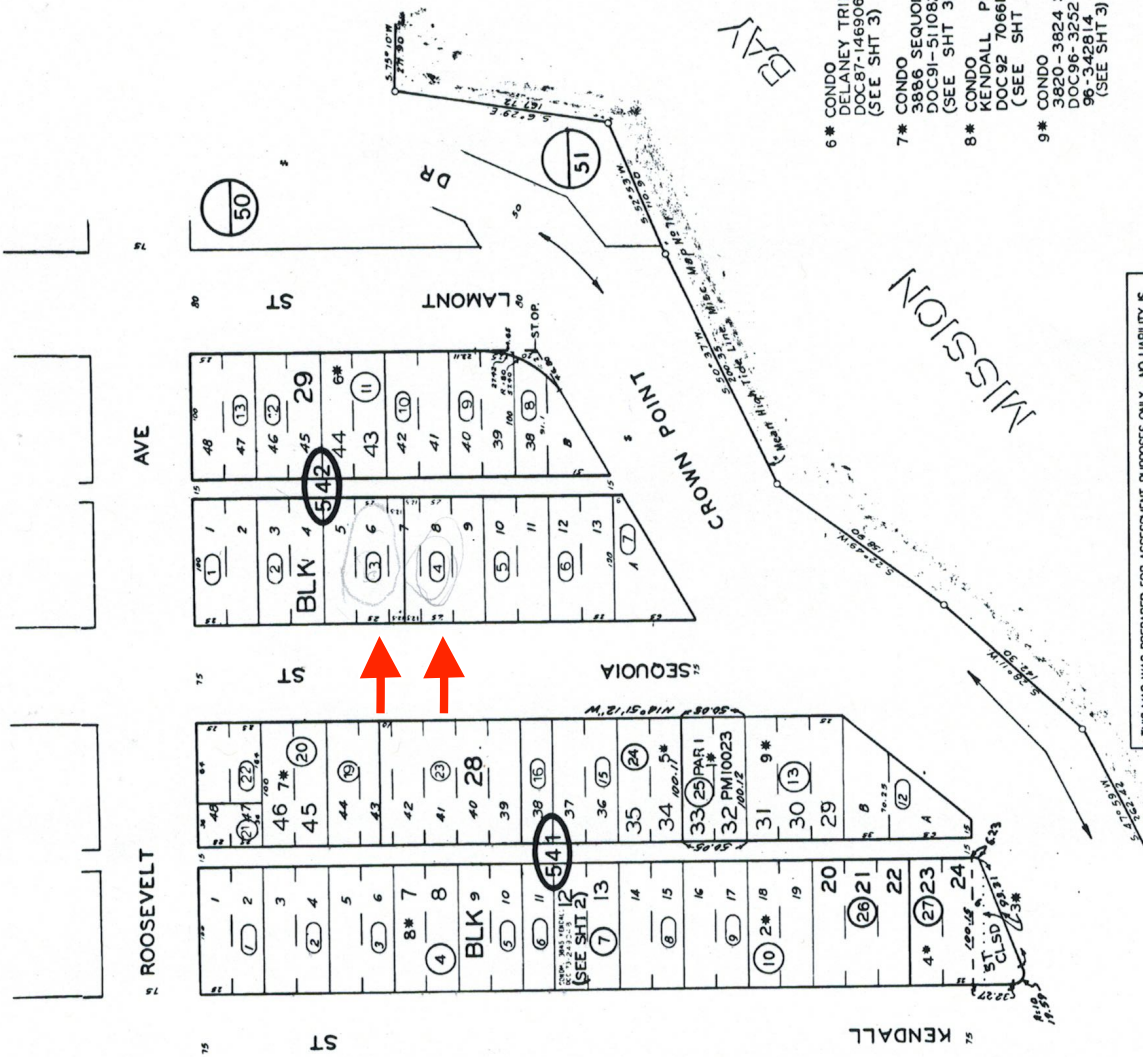


424-541

4/25/01 MAS

CHANGES	BLK	OLD	NEW	CUT
	541	17418	23	72 74 15
	541	7	CONDO	74 413
	541	14	24 25 77	2094
	541	11	24 27 82	1095
	541	10	CONDO	83 526
	541	8 27	SAME	83 6135
	541	27	CONDO	87 533
	541	24	CONDO	87 630
	541	11	CONDO	88 522
	541	20	CONDO	92 585
	541	4	CONDO	93 633
	541	13	CONDO	97 534
	541	25	CONDO	99 533

49



- 6* CONDO
DELAKEY TRIPLEX
DOC 87-146908
(SEE SHT 3)
- 7* CONDO
3886 SEQUOIA ST
DOC 91-51082
(SEE SHT 3)
- 8* CONDO
KENDALL PINES
DOC 92 706614
(SEE SHT 3)
- 9* CONDO
3820-3824 SEQUOIA ST
DOC 96-325294 &
96-342814
(SEE SHT 3)

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSIGNED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

MAP 894-FORTUNA PARK ADDITION
MM 71, ROS 16891

53

- 5* CONDO
KWAAYN III
DOC 86-355382
(SEE SHT 3)

- 1* CONDO
SEQUOIA VIEW
DOC 80-286924
(SEE SHT 3)

- 2* CONDO
KENDALLWOOD
DOC 81 235150
(SEE SHT 2)

- 3* OPEN SPACE ESMT

- 4* CONDO
CROWN POINT
DRIVE VILLAS
DOC 85-014789
(SEE SHT 2)

LA PLAYA AVE

56