HISTORICAL RESOURCE TECHNICAL REPORT FOR THE LGBTQ COMMUNITY/ALBERT BELL BUILDING 3780-3786 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92103

3780-3786 Fifth Avenue San Diego, California 92103

Project Number PRJ-1049650

Report Submitted To:

The City of San Diego Project Management Development Services Department 1222 First Avenue, MS-302 San Diego, California 92101-4153

Report Prepared For:

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HISTORICAL RESOURCE TECHNICAL REPORT FOR THE LGBTQ COMMUNITY/ALBERT BELL BUILDING 3780-3786 FIFTH AVENUE SAN DIEGO, CALIFORNIA 92103

Executive Summary

This Historical Resource Technical Report (HRTR) was prepared at the request of Kalonymus Development Partners, LLC in order to determine the potential historical and/or architectural significance of a one and two-story, commercial building located at 3780-3786 Fifth Avenue (identified as the "Property") in the San Diego community of Hillcrest, California according to National Register of Historic Places, California Register of Historical Resources, and City of San Diego Historical Resources Board (HRB) designation criteria. The study is consistent with the adopted City of San Diego, Historical Resources Board (HRB), Historical Resource Technical Report Guidelines and Requirements (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.2, February 2009) and the adopted Guidelines for the Application of Historical Resources Board Designation Criteria (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, August 27, 2009). This HRTR was prepared based upon material previously included within a City of San Diego accepted Historical Resource Research Report (HRRR) in February 2022, to determine the significance of the Property in conjunction with the "3780 5th" Project (City of San Diego Project Number PRJ-1049650; "Project") and its associated environmental impacts and mitigation measures.

The Property under evaluation is defined as Lots 9 and 10, Block 6, Nutt's Addition, Assessor's Parcel Number 452-056-14-00. It largely consists of a Heavily Modified Spanish Revival (Spanish Eclectic) commercial building which was originally constructed by an unknown architect, designer, and/or builder as a single-family residence in 1911. Over the years, the structure was substantially modified and altered for its original design/construction.

Historical research indicates that the Property is historically significant. The building is a special element of the historical, cultural, social, economic, and political development of the Hillcrest neighborhood and the City as a whole. It housed a number of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego from 1982-1994, and as a result, is significant under HRB Criterion A (Community Development). In addition, the Property is associated with Albert Edwin Bell, a historically significant person, who used, occupied, and managed the building between 1982-1993. Bell was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations. The Property is not associated with any important events; does not embody the distinctive characteristics of a style, type, period, or method of construction; and does not represent the notable work of a "master" architect, builder, or craftsman, or important, creative individual.

On April 28, 2022, the Property was referred to the HRB for designation consideration. At the time, the HRB Staff Report recommended designation of the Property under HRB Criterion A (Community Development) and Criterion B (Historic Person). According to the HRB Staff Report, the Property was found to be significant under Criterion A,

"for its association with the LGBTQ community, is a special element of the historical, cultural, social, economic, and political development of the Hillcrest neighborhood and the City as a whole and retains integrity to its 1982-1994 period of significance. Specifically...the [b]uilding housed an agglomeration of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego throughout the 1980s and early 1990s."

In addition, according to the HRB Staff Report, the Property was found to be significant under Criterion B on the basis that it,

"is identified with Albert Edwin Bell, a historically significant person, and retains integrity for that association. Specifically, Albert Edwin Bell, who used, occupied, and managed the building between 1982 and 1993, was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations."

Subsequently, the HRB designated the Property under HRB Criterion A and Criterion B as the "LGBTQ Community/Albert Bell Building." The designation specifically excluded the 1911 building section and the 1971 addition to the structure and included the "courtyard that is in between the two designated structures as a boundary."

As a Property which is a designated historic resource at the local (San Diego) level, the Property is also eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

Introduction

Report Organization

This HRTR was prepared in order to determine the potential historical and/or architectural significance of the LGBTQ Community/Albert Bell Building, a Heavily Modified Spanish Revival (Spanish Eclectic) commercial building located at 3780-3786 Fifth Avenue in San Diego, California. The Property was constructed in 1911 and is presently 111 years of age. Since structures that are at least 45 years of age may be considered potential historic resources under the California Environmental Quality Act (CEQA), the Property was researched and evaluated as a potential historic resource in accordance with City of San Diego Historical Resources Board (HRB) local criteria; California Register of Historical Resources (state) criteria; and National Register of Historic Places (national) criteria by Scott A. Moomjian, Esq., Historic Property

Consultant, from October 2018-February 2022. The original HRRR for the Property was revised several times between 2019-2022 and ultimately finalized in February 2022. The Property was determined by the HRRR, as well as the present study, to be historically significant.

The HRTR includes a Title Page; Table of Contents; Executive Summary; Introduction (Report Organization; Project Area; Project Personnel); Project Setting (Physical Project Setting; Project Area and Vicinity; Historical Overview of the Hillcrest community); Methods and Results (Archival Research; Field Survey; and Description Of Surveyed Resource with current photographs); Significance Evaluation; Findings and Conclusions; Bibliography; and Appendices. The Appendices consist of Building Development Information (Commercial-Industrial Building Records, Notice of Completion, Water Connection Record, and Construction/Building Permits, Lot and Block Book Page, and previous Historical Resource Survey Forms); Ownership and Occupant Information (Chain of Title; San Diego City Directory Occupant Listings; and a Copy of the Grant Deed from the date of construction); Maps (800:1 scale engineering; U.S.G.S. Point Loma Quadrangle; Nutt's Addition; and Sanborn Fire Insurance Maps); California Department of Parks & Recreation (DPR) Inventory Forms; Report Preparer Qualifications (Resume); and Supplemental Documentation.

Project Area

The Property is located in the San Diego's Hillcrest community. It is defined as Lots 9 and 10, Block 6, Nutt's Addition, Assessor's Parcel Number 452-056-14-00. The Property is located in a densely built, urban environment surrounding by residential, commercial, and professional uses and businesses. It is located near the southwest corner of Fifth and Robinson Avenues. The site is bounded by Robinson Avenue to the north, Sixth Avenue to the east, Fourth Avenue to the west, and Pennsylvania Avenue to the south.

The surrounding neighborhood was largely developed beginning around the 1910s. Such development has continued to the present day. The original neighborhood setting in and around the Property generally consisted of one and two-story, single-family residential and commercial construction. Over the years, the surrounding area has experienced substantial change, particularly with the construction of newer and larger residential (apartment and condominium) development and the remodeling of existing buildings, all in very close proximity to the Property. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Victorian, Craftsman, Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

Project Personnel

Project personnel included Scott A. Moomjian, Esq., Historic Property Consultant, who conducted the field survey, archival research, and prepared the final report with its findings and conclusions. All chain of title research was conducted by California Lot Book, Inc.



Regional Location Map



Site Location Map

Project Setting

Physical Project Setting

The Property is located in the San Diego's Hillcrest community. The physical setting largely developed beginning around the 1910s. Such development has continued to the present day. The original neighborhood setting in and around the Property generally consisted of one and two-story, single-family residential and commercial construction. Over the years, the surrounding area has experienced substantial change, particularly with the construction of newer and larger residential (apartment and condominium) development and the remodeling of existing buildings, all in very close proximity to the Property. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Victorian, Craftsman, Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

Project Area and Vicinity

The overall area in and around the Property is residential, commercial, and professional and consists of a variety of different multi-story buildings. The original neighborhood setting in and around the Property generally consisted of one and two-story, single-family residential and commercial construction. Over the years, the surrounding area has experienced substantial change, particularly with the construction of newer and larger residential (apartment and condominium) development and the remodeling of existing buildings, all in very close proximity to the Property. Overall, architectural styles in and around the Property are extremely eclectic in nature and generally reflect a mix of Victorian. Craftsman, Spanish, French, Italian, Mediterranean, and Modern/Contemporary designs.

Property History

As an initial matter, the LGBTQ Community/Albert Bell Building (identified as "3780" 5th Avenue) was included as part of the Uptown Community Plan Area, Historic Resources Survey Report (November 2016) as a potentially significant, individual resource and as a contributor to a potential "Hillcrest Historic District." At the time, the building was found to have been built in 1934 as a "Colonial Revival," multi-family structure, which was "Heavily Altered." Despite the fact that the architectural style, year of construction, and overall use of the structure is incorrect (see discussion below), the Survey Report nevertheless found the property to be "[l]ocally significant both individually...and as a contributor to a district...or appears eligible through survey evaluation." However, no justification for such significance was presented within the Survey Report.

In addition, the LGBTQ Community/Albert Bell Building (identified as "3780" 5th Avenue) was included in the *San Diego Citywide LGBTQ Historic Context Statement* ("LGBTQ Context Statement"), prepared by GPA Consulting in September 2016. The purpose of this context statement is to "provide guidance for identifying and evaluating

potential historic resources related to San Diego's rich LGBTQ history," offering a broad historical overview on the growth of LGBTQ identities, communities, and politics in San Diego, with resources primarily located in neighborhoods like Hillcrest, Ocean Beach, North Park, Downtown, Golden Hill, and Pacific Beach, dating from the 1970s through the 1980s. The Context Statement notes, however, that it is "not a comprehensive list of San Diego's LGBTQ community, and it does not provide a list of eligible properties. In fact, this document does not make eligibility determinations for any potentially important properties." A discussion of the property in relation to the LGBTQ Context Statement is further discussed below.

The property on which the LGBTQ Community/Albert Bell Building is today located, Lots 9 and 10 in Block 6 of Nutt's Addition, was acquired by Thomas H. Carroll from Sarah Frances Gilbert and Carson W. Gilbert in December 1909. Several days later, Carroll conveyed the property to Mrs. T.H. Carroll, who several weeks later, deeded the property to W.G. Carroll. In April 1911, the property was purchased by Frances Miller.

According to the Residential Building Record, the LGBTQ Community/Albert Bell Building was originally constructed as a residence in 1911. While an original Notice of Completion and water and sewer connection records were not filed for the property, the San Diego County Assessor Lot Block Book Page shows the first year that assessed improvements occurred was in 1912 with Frances Miller as the property owner. This suggests that the home was then built one year prior in 1911. Further, a review of San Diego City Directories indicates that Frances Miller, the widow of A.W. Miller, was the first occupant of the building, then identified as "3780" Fifth Avenue in 1913. Finally, a *San Diego Union* newspaper article from March 1911 recorded the real estate transaction from W.G. Carroll to Frances Miller. According to this article, the property was "improved with a handsome residence which Mrs. Miller purchased for a home" at a cost of approximately \$3,350. Therefore, based upon the foregoing, it is clear that the building was, in fact, originally built as a single-family residence in 1911. Inspection of a 1921 Sanborn Fire Insurance Map depicts the structure as a two-story residence with full-length front porch and one-story projecting section along its southwest elevation.

Historical research indicates that Frances Miller owned and occupied the 3780 Fifth Avenue residence until it was ultimately sold to Leona E. Eppler, a native of Concordia, Kansas, in August 1927. Leona E. Eppler owned the property from August 1927 until her death in July 1946, after which time, it passed to Laura K. Miner in March 1947. Beginning almost immediately after the property was acquired by Mrs. Eppler in 1927, the 3780 Fifth Avenue building ceased being used as a single-family residence for a time and was converted into restaurant use. San Diego City Directories indicate that between 1928-1935, the building was occupied by Renee Faubion. This is supported by a *San Diego Union* advertisement for the restaurant in from July 1928 indicating that the premises were occupied by the "Renee Faubion Dining Room" which served "Home Cooking." However, from 1936-1946, the property once again became used as a single-family home with Mrs. Eppler as the primary resident.

During the time the property was owned by Leona E. Eppler, a rear apartment building was constructed along the rear (western) property boundary. According to the Residential Building Record, the "3782-3786" Fifth Avenue apartments were built in 1932. This date of construction is supported by a Notice of Completion which indicates that in November 1931, Mrs. Eppler entered into a contract with Palmer Smith for the construction of "three Apartments and two garages on the rear of said lot to be numbers 3782, 3784 and 3786 Fifth Avenue." The apartments and garages were completed in February 1932.

According to the Residential Building Record, after the 3780 Fifth Avenue building was acquired by Laura K. Miner in 1947, it was subject to a remodel at a cost of approximately \$2,000. At the same time, San Diego City Directories list three individuals residing at the property in addition to Mrs. Miner, therefore suggesting that the property was by this time, in the process of multi-family tenant/occupant expansion. This is further supported by the fact that during the same year, the Residential Building Record also indicates that the 3782-3786 Fifth Avenue apartments underwent two periods of improvements (extent and location unknown). In addition, a 1950 Sanborn Map depicts the 3780 Fifth Avenue building as a dwelling during this year and depicts the rear dwellings as 3784-3786 Fifth Avenue at this time.

Although Laura Miner sold the property to Adelin Diane Stokeld in April 1956, the property was known as "Minor Manor Apartments," with a collective address of 3780-3786 Fifth Avenue by 1953. The 1956 Sanborn Map shows the 3780 Fifth Avenue building as "3 Apts" and the 3782-3786 Fifth Avenue building as "3-F" or 3 Flats. During this year, the full-length front porch was removed from the 3780 Fifth Avenue building. According to San Diego City Directories, beginning in 1960, the 3780-3786 Fifth Avenue building began to function as a commercial property. This change of use (multi-family to commercial) appears to be supported by the Residential Building Record which indicates that the windows in the 3782-3786 Fifth Avenue building were removed and replaced (extent and location unknown) in 1958, and a City of San Diego Building Permit Application which indicates that builder P.J. Browning added decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960. Today, all of these elements except the decorative brick have been since removed.

From the early 1960s to the present, San Diego City Directories indicate that the LGBTQ Community/Albert Bell Building was associated with a number of different individuals and entities which rented various office space over this period. In October 1963, the property was acquired by George J. Rodgers, who was the principal of Rodgers Police Patrol, a business that had occupied space in the building beginning in 1961. The 1963 Sanborn Map depicts the 3780 Fifth Avenue building as all offices with a rear, one-story addition.

George J. Rodgers owned the 3780-3786 Fifth Avenue property from October 1963 until his death in December 1978. Over this period, Rodgers oversaw the continued improvement/expansion of the 3780-3786 Fifth Avenue building. In 1966, in response to a City of San Diego Building Inspection of the 3782-3786 Fifth Avenue building, Rogers

hired Armour Construction & Supply Company to remove three windows along north elevation and in-fill the openings, as well as remove six windows along south elevation removed and in-fill the openings (specific type of all nine windows and their locations unknown). In 1968, Rodgers retained the services of architect James E. Hurley to design a two-story office building. This structure was attached/set between the original 3780 Fifth Avenue building and the rear 3782-3786 Fifth Avenue apartment building. This when completed, the 3780-3786 Fifth Avenue building was composed of three adjoining building sections. In the new office building, Rodgers operated his Rodgers Police Patrol business. Further, in 1971, Rodgers contracted with architect Roy Low to design a new, one-story commercial addition for the front of the building along Fifth Avenue. This structure was built by E.W. Schlehuber. Finally, neon signage (since removed) was added to the building in 1972.

After the death of George Rodgers, the LGBTQ Community/Albert Bell Building passed to his wife, Nancy Lucille Rodgers in February 1981. Thereafter, the property was subsequently sold and acquired by a number of different entities and individuals, including the International Metaphysicians Associated for Growth Through Education, Inc. (1981); Amerland Development, Inc. (1981-1982); Fifth Avenue Partnership (1982-1983); Phil A. Falappino, Rose M. Falappino, Daniel J. Minerva, and Anna M. Minerva (1983-1999); G/S Development (1990); Hillcrest Fifth Avenue Partners (1990); and 3242 Columbia, LLC (1999-2001). The property was acquired by the Michael J. Jasaitis Separate Property Revocable Trust in July 2001. Additional, documented changes to the building between 1981-2001 include the removal and replacement of the windows in the two-story office building section, the in-fill of window openings, and the re-finishing of the walls (extent and location unknown) in 1989; the installation of signage installed at the 3780-3786 Fifth Avenue building (1994); the repair of the two-story office building section with the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997. Further, the 3782-3786 Fifth Avenue building was rehabilitated (extent and location unknown) in 1997.

Historical research indicates that between 1982-1994, the LGBTQ Community/Albert Bell Building was associated with a number of individuals and organizations important in the local LGBTQ community. From 1983-1992, the 3780 Fifth Avenue unit served as the third location for The Gay Center for Social Services (the first location in Hillcrest). The Center, previously located in Golden Hill (2250 B Street) and then South Park (1447 30th Street), moved to 3780 Fifth Avenue after its membership voted to do so. In 1990, The Center moved from 3780 Fifth Avenue to 3910-3916 Normal Street (its fourth location), and in 1998, it moved to its present location (3909 Centre Street). From September 2, 1982-1983, the San Diego Gayzette occupied the property. This publication was founded in 1982, and featured contributions by publisher Carla Coshow, executive editor Lair Davis, advertiser John Ciacccio, Nicole Murray-Ramirez (social column), Nick Marzan (arts editor and business manager), Paula Valentine (photographer), Can and Rob Andreasen (graphic artists), and Liz Victor (office manager). The San Diego Gayzette's first issue was dated September 2, 1982 and featured a photograph of the staff standing in front of the office at 3780 Fifth Avenue. The San Diego Gavzette was the first San Diego publication to cover the AIDS epidemic and distributed 10,000 copies of its first issue. After co-founder John Ciaccio passed away from AIDS complications, the *San Diego Gayzette* closed in October 1986. The location from which the publication operated from 1984-1986 is not known. Other important organizations which occupied the property, particularly as a response to the AIDS epidemic during the period, included San Diego Walks For Life (1988-1993) and AIDS Response Program, AIDS Wholistic (1989-1994). In addition, Albert Bell was known to have been an occupant of the property in 1985 and served as manager from at least 1985-1992.

While it has been asserted that other organizations associated with the LGBTQ community, including the Mother of AIDS Patients, Concerned Citizens for AIDS Patients, Slightly Older Lesbians, San Diego Lesbian Organization, the AIDS Coalition to Unleash Power, and Our House occupied the property over the years, historical research regarding these groups and the site proved to be inconclusive.

Historical research indicates that from the "Lesbian & Gay Archives" occupied the property from 1992-1993. According to the LGBTQ Historic Context Statement, the Lesbian and Gay Archives of San Diego was the precursor of today's Lambda Archives. Sensing the importance of preserving the history of San Diego's LGBTQ community, Jess Jessop (who had been so instrumental in creating the Center for Social Service) helped incorporate the Lesbian and Gay Archives of San Diego with the assistance of George Murphy and others in 1987. In 1992, the repository was established at 4545 Park Boulevard (where it remains at the present day) and shares an address with the Diversionary Theatre. In time, the collection would eventually become known as the Lambda Archives of San Diego. It is now recognized as one of the best-maintained collections of LGBTQ history in the country, and its location at 4545 Park Boulevard, under the LGBTQ Context Statement, has been recognized as a potentially significant, institutional resource to the LGBTQ community.

Historical Overview Of The Hillcrest Community

The LGBTQ Community/Albert Bell Building is located in San Diego's Hillcrest community. The Hillcrest community was built on and around the promontory that overlooks both the San Diego Bay and Mission Valley. Hillcrest is viewed as including the area south of Washington Street, east of Goldfinch and over to El Cajon Boulevard and the University Avenue area.

The first transfer of property located in what is present day Hillcrest occurred in 1870 when the City of San Diego deeded land to Mary Kearney, who sold it in February 1871 to C.D. Arnold and D. Choate, well-known subdividers. The land passed through a succession of hands before it was acquired by the founder of Hillcrest, William Wesley Whitson. During the 1890s, there was slight development in this area, generally typified by several churches and a scattering of residences. In 1904, historical photographs of the general Hillcrest area show small, scattered areas of residential homes. Most of these homes appear to be of a Victorian or Craftsman style along dirt streets, consisting of one or two stories, with smaller associated buildings located nearby.

Hillcrest was founded in 1907 by San Diego's first coroner, William Wesley Whitson. With a \$1,000 down payment and a \$115,000 loan, Whitson formed the Hillcrest Company and purchased 40 acres of "stony hill" between First (originally Second Avenue) and Sixth Avenues from University Avenue to Lewis Street, just above Washington Street and began to subdivide. Whitson's subdivision map was filed on January 10, 1907, and the deed to the property was recorded by the Hillcrest Company on August 2, 1907.

In 1907, when the Hillcrest Company began to subdivide, there was one church, one chapel, one store, a hospital, and one school in the area for a few scattered residents. The area was not paved, nor were there any sidewalks. Almost immediately, the Hillcrest Company put in streets and curbs, subdivided property lots (which sold for between \$1,400 and \$2,000), set up a lumber mill and started building houses, usually two-story Craftsman vernacular homes made of wood and stone. Circulating flyers from the Hillcrest Company stated, "THE TRACT BEAUTIFUL...lots of ample size, with alleys. Houses all back a proper distance from the street." Lots were large and roadways were wide. Residential lots in Hillcrest sold for between \$1,400 to \$2,000, while commercial lots were comparatively higher.

By 1909, Whitson's Hillcrest Company was fully engaged in developing Hillcrest. The Hillcrest Company put in streets (largely still dirt) and curbs, subdivided lots (which sold for between \$1,400 and \$2,000) and constructed largely two-story Craftsman styled homes made of wood and natural stone. Homes constructed by the Hillcrest Company were likely based upon deliberately replicable model plans commonly available in the literature of the period. With these plans, the Hillcrest Company and other builders could add elements of distinction depending upon the individual tastes of home buyers. Although the historical record is largely devoid of specific material on the socio-economic levels of Hillcrest's early or subsequent homeowners or tenants, judging from the types and examples of residences constructed, it is believed that those who occupied new homes within Hillcrest from approximately 1907-1920, were largely middle to upper middle-class residents, while those who occupied new homes within Hillcrest during the 1920-1940s, were largely lower middle-class to middle-class San Diegans. During both periods, the residents of new homes were most likely newcomers to San Diego and the Hillcrest community as well.

From approximately 1907-1920, most of the homes constructed in the Hillcrest area were in the Craftsman style. This new type of building style was indicative of San Diego's building experience. After the turn of the century, San Diegans turned to a more conservative style of home building. Homes of the period showed the beginning of a trend toward simplicity. By the end of World War One, there was a tremendous influx of newcomers to San Diego. This new generation wanted simple, plain, inexpensive homes of a type exemplified by the California bungalow.

The popularity of the Craftsman style arose during the early 1900s and reached its peak in the 1920s. This architectural style was perfect for California's growing population. These homes were inexpensive, as they could be built for as little as \$500, or as much as \$7,000 for larger fancier homes. They were small in size, averaging approximately 1,000 square feet. Land prices of lots were modest. Lots often measured 40 x 100 feet with narrow front and side yards. Working plans to construct Craftsman styled homes could be purchased anywhere for between \$5 and \$25. Craftsman styled homes thus fit in well with Whitson's Hillcrest development. Whitson sold lot sizes averaging 50 x 135 feet. Prices for lots ranged from \$2,500 on Second Avenue to \$10,000 on Fifth Avenue. Homes constructed by the Hillcrest Company featured lots of ample size, with alleys, setback from the street. Despite this, it is known that a number of poorly built bungalow neighborhoods were thrown up by other profit seeking developers.

After the community was founded in 1907, Hillcrest experienced quick, steady growth. In 1908, Hillcrest had its own bank, the University Avenue Bank. By 1910, University Avenue was completely paved. One year later, so was Washington Street. Homes constructed during the first two decades of the twentieth century in Hillcrest included Craftsman style single family residences and California bungalows. Of importance is the fact that Hillcrest emerged primarily as a residential district, rather than as a business district in the early part of the twentieth century.

The eastern boundary of Hillcrest, originally named "Midland Drive," began to take on new significance as a major streetcar/automobile-oriented commercial/residential district after the First World War. Park Boulevard was installed through Balboa Park prior to the Panama-California Exposition in 1915 in order to facilitate access to attractions along the Prado. In 1917, an electric streetcar line was established which continued up from the eastern most entrance of the Prado, north to Indiana Street, where it eventually connected with University Avenue. In 1923, the dedication of a transcontinental highway which terminated in San Diego led to much residential and commercial development along Park Boulevard north of Balboa Park.

During the 1920s, the Hillcrest area, as well as the neighboring University Heights and North Park communities, underwent large-scale residential development. The 1920s was an era of unprecedented speculative real estate, not only in San Diego and Hillcrest, but for all of Southern California. A variety of different factors fueled this development. The United States, as a whole, and Southern California in particular, experienced an economic boom; returning veterans, who had either trained or been stationed in San Diego, decided to live in San Diego; and the price of automobiles made them accessible to more people. Further, during the 1920s, the highway between Los Angeles, San Diego, and Tijuana, Mexico was completed. San Diego was greatly advertised and marketed to the country, resulting in an increase of visitors and prospective residents.

The influx of prospective homebuyers saw a tremendous demand for middle-class housing in San Diego. During the 1920s, real estate speculators purchased and subdivided parcels of land in already platted additions. Subdividers installed water and sewer systems, street lighting, and improvements. Typically, subdividers during this period did not build homes. Rather, they sold individual lots to builder/contractors who constructed homes based upon designs found in formalized pattern books, which contained scaled-down designs of architect-designed homes.

During the 1920s, much of Southern California and San Diego architecture followed the Spanish Eclectic or Spanish Colonial Revival style. Having evolved from the previous Mission Revival Style, examples of Spanish Colonial Revival were built in Southern California as early as the 1890s. However, the widespread appeal of the revival is attributed to the 1915 Panama-California Exposition in Balboa Park. The communities of Mission Hills and Kensington, for example, were developed with whole tracts of individually architect-designed Spanish Colonial Revival homes.

During the 1920s and 1930s, Hillcrest grew as an outlying residential section of San Diego. By 1928, Hillcrest had grown large enough that the Post Office established a Station "A" office in the community. During the Second World War, Hillcrest was known to be popular with American servicemen stationed in the area. After the War, and during the 1950s and 1960s, Hillcrest began to experience a surge in commercialism and business growth, as well as new residential development.

Methods and Results

Archival Research

The archival research for this HRTR included, but was not necessarily limited to, obtaining the Commercial-Industrial Building Records from the San Diego County Assessor's/Recorder's Office; a chain of title prepared by California Lot Book, Inc.; City of San Diego water and sewer department records research; building permit application research at the City of San Diego building records department (Development Services Center Building); San Diego City Directories, Sanborn Fire Insurance Maps, vertical files, and the San Diego Union index and newspaper articles at the San Diego Public Library, California Room; the San Diego History Center archives and photographic collection: photographic collection: federal and local. state. and inventories/surveys/database material; personal research/archival material in possession of Scott A. Moomjian, Esq.; standard and authoritative sources related to local history, architecture, and building development information; and information/documentation related to San Diego's LGBTO community.

Field Survey

The field survey work was conducted by Scott A. Moomjian, Esq. on October 20, 2018, April 12, 2019, and September 8, 2021. Intensive inspections of the subject Property, including the exterior areas, as well as the surrounding neighborhood were undertaken during these times. The Property was recorded on the appropriate DPR 523 forms according to instructions and publications produced by the California Office of Historic Preservation (See Attachment D).

Description of Surveyed Resource

The Property largely consists of a Heavily Modified Spanish Revival (Spanish Eclectic) commercial building. Although the building has been classified as a "Colonial Revival"

Transitional Photograph #2 c.2001



Transitional Photograph #1 c.1986-1990







Photograph #2

East Elevation; View Facing West

Photograph #1

3780 Fifth Avenue

South & East Elevations; View Facing West 1911 Original Building & 1971 Addition





East Elevation; View Facing West Photograph #4

East Elevation; View Facing West

Photograph #3

3780 Fifth Avenue



East Elevation; View Facing South 1971 Addition Detail Photograph #6

> 25 20-500 **I CALIFICATION**

3780 Fifth Avenue

1971 Addition Detail Photograph #5

South & East Elevations; View Facing North





Photograph #8 South & East Elevations; View Facing Northwest

1971 Addition Detail South Elevation; View Facing North

Photograph #7

3780 Fifth Avenue

3780 Fifth Avenue

Photograph #9

South Elevation; View Facing West

South Elevation; View Facing East Photograph #10





ATTACHMENT 1

Photograph #11

3782-3786 Fifth Avenue Apartments (Built 1932), Left, & 3780 Fifth Avenue Office Building (Built 1968), Right

East & South Elevations; View Facing North

in the

3780 Fifth Avenue

3782-3786 Fifth Avenue Photograph #12

North & West Elevations; View Facing East



ATTACHMENT 1

3780 Fifth Avenue

Photograph #13 3782-3786 Fifth Avenue West & South Elevations; View Facing North





Site Plan With Footprint Showing Additions

structure built in 1934, as part of the Uptown Community Plan Area, *Historic Resources Survey Report* (November 2016), this architectural classification and year of construction are not accurate. Today, the building is generally composed of four (4) distinct sections, each of which were constructed at different times. The oldest, and original, building section is two-stories and rectangular-shaped, located toward the main (east) elevation. It originally served as a single-family residence built in 1911. This structure was converted into commercial use briefly from approximately 1928-1935, returned to single-family residential use from 1936-1952, then became a multi-family residential property from 1953-1959, and then finally was converted into commercial use beginning around 1960. The second building section is a two-story, irregularly shaped apartment building, located at the rear of the property, built in 1932. The third building section is a two-story, square-shaped office building constructed at the center of the property in 1968. Finally, the fourth building section is a one-story, addition, attached to the original 1911 building section along the main (east) elevation. Overall, the building as a whole appears to be in good condition.

1911 Building Section (3780 Fifth Avenue)

While the original appearance and precise configuration of the original building section is unknown, it is believed that the structure was most likely Craftsman in style. Of standard 2" x 4" wood-frame construction, the building is set on a concrete foundation with floor joists and sub-floor. The building has a high-pitched, front-gabled roof with moderate eave overhang, exposed roof rafters, large metal roof vent, and non-original red, Mission tile. The exterior is composed of smooth, non-original stucco. Fenestration is varied and consists of non-original metal sliders and double-hung windows, and/or vinyl slider windows. Along the main (east) elevation, there a small decorative brick veneer along the first floor. Along the side (south) elevation, the building has a projecting bay section with fixed, wood multi-paned windows, adjacent to a porch that is formed by a shed roof extension, supported by a slender metal column.

1932 Building Section (3782-3786 Fifth Avenue)

Of standard 2" x 4" wood-frame construction, the building is set on a reinforced concrete foundation with floor joists and sub-floor. The roof is flat with no eave overhang. Along the main (east) elevation second story, the structure has a shed roof covered in red, Mission tile, supported by square wood columns. The exterior is composed of stucco. Fenestration largely consists of non-original sliding vinyl windows (some with multipanes). Along the north and south elevations, the building is slightly cantilevered with projecting wood beams. At the rear (west) elevation, there are two attached garage bays with two non-original metal "roll up" style garage doors.

1968 Building Section (3780 Fifth Avenue)

Of standard 8" concrete block construction, the building is set on a reinforced concrete foundation with concrete floors. The roof is flat with a built-up roof cover material. When originally constructed, the San Diego County Assessor noted that the building was

unfinished. However, the exterior of the building is composed of smooth stucco. Further, the Assessor also noted that the first floor of the building had no windows. Today, several multi-paned vinyl windows exist on the first floor of the building (as they do along the second floor of the structure).

1971 Addition (3780 Fifth Avenue)

This addition is attached to the original 1911 building section along the northeast elevation. It is rectangular in shape and measures approximately 20×30 feet (approximately 600 total square feet of space). The addition has a flat roof and slight eave overhang. The main entrance to the addition exists along the northeast elevation. At this location, there is a large, fixed storefront window, and along the entire east elevation, there are three, large, fixed storefront windows. The exterior of the addition consists of stucco with some wood timbering. A side entrance exists along the southwest elevation.

Modifications & Alterations

Changes to 3780 Fifth Avenue building include building remodeled (extent and location unknown) in 1947; addition of decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960 (all except decorative brick since removed, date unknown); neon signage added in 1972 (since removed, date unknown); windows in two-story office building section replaced, window openings in-filled, and walls re-finished (extent and location unknown) in 1989; signage installed (1994); two-story office building section (then multi-family) repaired, including the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997). Changes to 3782-3786 Fifth Avenue building include modifications twice in 1947 (extent and location unknown); windows removed and replaced (extent and location unknown) in 1958; three windows along north elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; six windows along south elevation removed and openings in-filled (specific type of windows) in 1966; and building rehabilitated (extent and location unknown) in 1997.

Significance Evaluation

Integrity Evaluation

In addition to determining the significance of a property under local, state, and national criteria, a property must also possess integrity. Integrity is defined by the National Register of Historic Places as the "ability of a Property to convey and maintain its significance." It is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as "the authenticity of a historical resource's physical identity clearly indicated by the retention of characteristics that existed during the resource's period of significance." Further, integrity relates "to the presence or absence of historic materials and character defining features" of a resource. The local,

state, and national registers recognize seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Location

Location is defined by the National Register as "the place where the historic property was constructed or the place where the historic event occurred." It is defined by the HRB Designation Guidelines as "the place where a resource was constructed or where an event occurred."

The LGBTQ Community/Albert Bell Building was constructed in its original location in 1911. As such, the property retains its location element for integrity purposes.

<u>Design</u>

Design is defined by the National Register as the "combination of elements that create the form, plan, space, structure, and style of a property." It is defined by the HRB Designation Guidelines as resulting "from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property."

The LGBTO Community/Albert Bell Building has been substantially modified and altered from that of its original appearance. Specifically, changes to the 3780 portion of the structure include the remodeling of the building (extent and location unknown) in 1947; addition of decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960 (all except decorative brick since removed, date unknown); neon signage added in 1972 (since removed, date unknown); windows in two-story office building section replaced, window openings in-filled, and walls re-finished (extent and location unknown) in 1989; signage installed (1994); two-story office building section (then multi-family) repaired, including the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997). Changes to 3782-3786 Fifth Avenue portion of the building include modifications twice in 1947 (extent and location unknown); windows removed and replaced (extent and location unknown) in 1958; three windows along north elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; six windows along south elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; and building rehabilitated (extent and location unknown) in 1997. As a result, the property does not retain its original design element for integrity Despite this above determination, however, the property retains its design purposes. element as associated with the LGBTO community from 1983-1993.

<u>Setting</u>

Setting is defined by the National Register as the physical environment of a historic property. It is defined by the HRB Designation Guidelines as applying "to a physical

environment, the character of a resource's location, and a resource's relationship to the surrounding area."

The LGBTQ Community/Albert Bell Building has been located on the same parcel since its original construction in 1911. Inspection of the surrounding neighborhood today indicates the presence of many newer and larger residential and/or commercial structures located in the nearby vicinity. The original single-family residential setting which once characterized the setting around the property has been adversely affected by the construction of newer and larger residential structures. Further, the remodeling of existing single-family homes over the years has also affected the original physical environment of the surrounding area. Thus, the original residential character of the surrounding area is no longer intact, and the property does not retain its original setting element for integrity purposes. Despite this determination, however, the property retains its setting element as associated with the LGBTQ community from 1983-1993.

<u>Materials</u>

Materials are defined by the National Register as the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. It is defined by the HRB Designation Guidelines as comprising "the physical elements combined or deposited in a particular pattern or configuration to form a property."

The vast majority of the materials which today exist in the LGBTQ Community/Albert Bell Building are largely not original. Consequently, the property does not retain its original materials element for integrity purposes. Despite this determination, however, the property retains its materials element as associated with the LGBTQ community from 1983-1993.

<u>Workmanship</u>

Workmanship is defined by the National Register as "the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory." It is defined by the HRB Designation Guidelines as consisting "of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles."

As with the materials discussion above, the vast majority of the workmanship that has gone into the construction of the LGBTQ Community/Albert Bell Building is not original. Consequently, the property does not retain its original workmanship element for integrity purposes. Despite this determination, however, the property retains its workmanship element as associated with the LGBTQ community from 1983-1993.

<u>Feeling</u>

Feeling is defined by the National Register as "a property's expression of the aesthetic or historic sense of a particular period of time." It is defined by the HRB Designation Guidelines as relying "on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place."

In its current appearance, the LGBTQ Community/Albert Bell Building does not convey and/or evoke an aesthetic, original sense of past time or place. As a result, the property does not retain its original element for integrity purposes. Despite this determination, however, the property retains its feeling element as associated with the LGBTQ community from 1983-1993.

Association

Association is defined by the National Register as "the direct link between an important historic event or person and a historic property." It is defined by the HRB Designation Guidelines as directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property's historic character."

The LGBTQ Community/Albert Bell Building is directly linked to Albert Bell (seven years, from at least 1985-1992), a person significant in the LGBTQ community. As a result, the property possesses an associative element for integrity purposes.

Application of San Diego Historical Resources Board (HRB) Register Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following below criteria. Guidelines in applying the criteria for designation exist in the *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, and Adopted August 27, 2009).

<u>Criterion A--</u> If it exemplifies or reflects special elements of a City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

"Special Elements of Development"

According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all

buildings, structures, and objects do. For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent or may in itself be the model for development.

Historical evidence was identified which supports the contention that the LGBTQ Community/Albert Bell Building exemplifies and reflects *special* elements of San Diego's, Hillcrest's, Fifth Avenue's, and the LGBTQ community's historical, cultural, social, economic, and political development.

<u>Evaluation Of The Property Under The LGBTQ Historic Context Statement: Theme 2 – Community Organizations</u>

The LGBTQ Historic Context Statement includes a tabular list of identified resources which have been associated with the "Community Organization" theme. The Context Statement notes that these resources have not been identified necessarily because of an association with the LGBTQ community, and that the identified resource list is not meant to be comprehensive and/or definitive. Furthermore, the Context Statement states that "just because a property is included in this list does not mean that it is historically significant or eligible for listing in the National, California, or local registers."

The LGBTQ Context Statement notes that, "with the anonymity and isolation that was part of LGBTO life, it makes sense that the vast array of social services available to today's San Diego community started with the telephone." Between 1970 and 1971, three hotlines were created. The first was 1970's Gay Information Center, started by Stephen Bell of the Gay Liberation Front. The second, that same year, was started by GULF (Gays United for Liberty and Freedom) and was operated by Bill Gautier, better known as the drag personality Glenda, right out of his home in the 1500 block of 30th Street. Then in 1971, Jess Jessop set up an answering machine in a closet in his home that would eventually lead to the creation of one of San Diego's most important and longest-lived LGBTO resources--The Center for Social Services. The "Center" was, in fact, formed on October 3, 1972 when Bernie Michels, Thomas Carey, and several others met in Weichel Hall, a shed behind the Chollas View United Methodist Church at 906 47th Street, to start planning an LGBTQ social services center, with further meetings in Michels's home at 2004 El Cajon Boulevard. The Center opened in October 1973, with Jessop serving as the first Executive Director, at 2250 B Street in the Golden Hill neighborhood. In 1980, The Center moved to 1447 North 30th Street, also in Golden Hill, then to 3766 5th Avenue, and then closer to Hillcrest, to 3910 Normal Street in 1992, then finally to its present location at 3909 Centre Street in 1998.

Many of the founders of The Center would go on to participate in the creation of many other resources for the San Diego LGBTQ community over the next decade. For example, Jessop was the founder of the Lesbian and Gay Archives of San Diego, which eventually became the Lambda Archives, he helped organize San Diego's first unofficial Pride parade in 1974, and he was a charter member of the Gay Alliance for Equal Rights in 1979. Thomas Carey would go on to help create The Center's Men's Self Development Program. The Center founder Frederick Scholl helped create the "Beginnings of the San Diego LGBT Community Center. The Center founder John Eberly started the Metropolitan Community Church's Video Ministry in 1980 and was active in local politics through the San Diego Democratic Club, while Jeri Dilno, The Center's first female Executive Director, was also editor of the *Gay and Lesbian Times*, co-founder of San Diego's first Pride march to be sanctioned by the city in 1975, and a three-time delegate to the Democratic National Convention.

On the heels of The Center, the mid to late 1970s and 1980s were marked by the growth of community groups in many different directions. In 1974, the city's oldest documented transgender support group was founded. Known as the Christine Jorgensen Society of San Diego, Nicole Murray-Ramirez led the ground-breaking organization. In January 1982, The Bisexual Forum was founded by Dr. Fritz Klein, a renowned bisexual researcher, activist, and author who relocated to San Diego from the East Coast. Other specialized community groups created in the 1980s included Couples/San Diego, part of the wider Couples National Network, which started providing social and educational outreach to lesbian and gay couples in 1985.

The onslaught of the AIDS epidemic exponentially increased the needs for social services, and throughout the 1980s many in the community answered the call, coming up with creative solutions to combat an overwhelming problem. For example, in 1985, Barbara Peabody founded Mothers of AIDS Patients (MAPS), "to combat prejudice and ignorance and to provide a sounding board for mothers to share their experiences." She also established the first art program in the country for people with HIV/AIDS, allowing them to create, exhibit and sell their work.

Activist Albert Bell, who had founded the first Gay Liberation group in San Francisco in 1970, organized the first local chapter of the AIDS Coalition to Unleash Power (ACTUP) in 1987 to bring help to AIDS victims. He also established "Our House" in 1987, the first residential living facility for people with AIDS and helped create the AIDS Assistance Fund by at least 1989 and produced the city's first AIDS Walk for Life from 1989 to 1993.

The next year, in 1988, Gary Cheatham, a computer analyst for General Dynamics, noticed piles of dirty laundry when visiting a friend with AIDS. Wanting to do something to help, he started washing his friend's clothes on a regular basis. One person became three, then thousands, as Cheatham turned the helpful gesture into the non-profit Auntie Helen's Fluff 'n' Fold. Starting in the garage of his house, Cheatham moved the free laundry service to a storefront at 4028 30th Street, adding a thrift shop a year before the opening of the first Out of the Closet thrift store in Los Angeles.

With financial help from philanthropist Joan Kroc, a designation as a "National Point of Light" by President George H.W. Bush, and an Apostolic Blessing from Pope John Paul II, Auntie Helen's, named after Cheatham's great aunt, became a staple of the community. Though Cheatham himself died of AIDS in 1995, by 2008, Auntie Helen's was washing over 1,500 free loads of laundry for county AIDS patients too sick to do their own, distributing free emergency clothing and medical equipment, and providing

food donations and loans for medical equipment. In 1990, the two primary support organizations for persons with AIDS, the San Diego AIDS Project and AIDS Assistance Fund, merged to become the San Diego AIDS Foundation. Attributing the merger to "cumbersome and repetitive application procedures for assistance as well as financial constraints," the new organization worked out of the home of George Murphy at 1660 Cable Street, eventually becoming San Diego's largest organization. San Diego's LGBTQ community also responded to the AIDS epidemic with a variety of healthcare resources. The year 1983 saw the creation of Blood Sisters, which was founded by the San Diego Democratic Club, and whose first blood drive was organized by SDDC member Barbara Vick. Thought to be the first such blood drive anywhere, nearly 200 lesbians provided blood to be given to people with AIDS and ARC (AIDS-Related Complex). The group was formed in reaction to the news that gay men were no longer allowed to donate blood due of the possibility of AIDS virus contamination. Built in 1984, Priority Pharmacy, which started at 3935 1st Avenue and moved to 3940 4th Avenue, is said to have filled the city's first prescription for AIDS-fighting drug AZT in 1987. The pharmacy was a pillar of the city's gay community, thanks to the business and charitable efforts of founder and pharmacist David C. Zeiger. In December 2005, Priority Pharmacy was sold and became a Mom's Pharmacy. In 2014, it joined the AHF (AIDS Healthcare Foundation) chain as a "full-service pharmacy where 96 cents of every dollar earned through filling any prescription supports AHF's specialized HIV/AIDS medical services," continuing the legacy of Priority Pharmacy.

In 1989, the first AIDS hospice opened at 2513-2515 Union Street. The Truax House, named for longtime gay activist and community leader Dr. A Brad Truax, who had recently succumbed to AIDS, was donated by the City of San Diego Housing Commission "to provide a secure, homelike setting for victims of AIDS and ARC. Here, they don't have to worry about being kicked out. They won't be evicted because of their sickness, or because they're gay." Healthcare facilities catering to the LGBTQ community also existed in the decade leading up to the epidemic, like the Womancare Clinic, which first opened its doors in the fall of 1973 at 1050 Garnet Avenue, welcoming lesbians as patients and in the process, providing them with a safe space. They also provided a donor insemination program for those wanting to start families. Then in 1978, the first clinic exclusively for lesbians, the Lesbian Health Clinic of San Diego, opened at the Beach Area Community Clinic. The Beach Area Community Clinic is still operating at 3705 Mission Boulevard. The needs of gays and lesbians battling alcoholism were addressed with the 1976 opening of Stepping Stone, one of the few LGBTQ-oriented recovery organizations in the country. Stepping Stone continues to provide a place where those in recovery can feel comfortable being completely open about their lives; one of the most important parts of the recovery process. Dr. Albert Best, San Diego's first openly gay City Council candidate in 1979, was one of Stepping Stone's co-founders.

Review of the LGBTQ Historic Context Statement indicates that the LGBTQ Community/Albert Bell Building was identified within the "Community Organization" theme as a property which was the "Radical Fairies meeting site," or the "Location of "Radical Fairies" meetings, hosted by Albert Bell for radical ideas, spirituality and sexuality."

Historical research indicates that the Radical Faeries movement was founded in California in 1979 by gay activists Harry Hay, Mitch Walker, John Burnside, and Don Kilhefner, who sought to create an alternative to what they saw as the assimilationist attitude of the mainstream United States gay community. Influenced by the legacy of the counterculture of the 1960s, they held the first Spiritual Conference for Radical Fairies in Arizona in September 1979. From there, various regional Faerie Circles were formed, and other large rural gatherings organized. Although Walker and Kilhefner broke from Hay in 1980, the movement continued to grow, having expanded into an international network soon after the second Faerie gathering in 1980s. Today, the Radical Faeries movement seeks to redefine queer consciousness through secular spirituality. Sometimes deemed a form of "modern Paganism," the movement adopted elements from anarchism and environmentalism.

Albert Bell is known to have been an important advocate for the LGBT community. At an early age Bell came into politics and student activism. He founded the first Gay Liberation group in San Francisco in 1970 at the age of 20, a time in America when it was still considered a cultural anathema to be out of the closet. Later, he went on to found gay student unions at San Francisco City College and San Francisco State University. During this period in his life, he also worked on Harvey Milk's successful bid to become the city's first openly gay supervisor.

After his time as a student activist, Bell moved to San Diego around 1975. There, as one of the early directors of the Gay and Lesbian Community Center during the late-1970s, he was instrumental to keeping it in the public eye and at the forefront of the political scene. He served on its board for seven years, as Chairman from 1982-1984, working at the same time on some of the earliest Gay Pride events in the city.

As a spokesman for the community, Bell was well aware of the power and potential of the media. On one notable television appearance, Bell confronted Channel 10 anchor Ed Quinn on the station's lack of coverage for the 1988 March on Washington. Quinn's cynical response drew a sharp, public condemnation from visiting ABC anchor Peter Jennings. Bell's thoughtful, televised evisceration of the local journalist's apathy led to a meeting with Jennings and the Channel 10 executives, resulting in a substantial change in the way gay issues were presented.

In 1980, Bell attended the first spiritual gathering of Radical Faeries in Boulder, Colorado. Eventually he became a leading figure of the tribe and a colleague of Harry Hay, one of the founding fathers of gay liberation in the United States. Bell developed a popular course titled "Homospiritual: A Gay Journey to Self Esteem." This course ran for several years and was presented before hundreds of San Diego men.

At the height of the AIDS crisis in the mid 1980's, Bell once again assumed the role of community leader. In 1987, he established "Our House," the first residential living facility for people with AIDS the first residential living community for people with AIDS, where he served as a housing coordinator and the property manager. Bell helped create the AIDS Assistance Fund by at least 1989 (per City Directories "AIDS Funding

Source") and served on its board of directors. At the same time, he helped organize San Diego's first chapter of "ACT UP" (Aids Coalition To Unleash Power), bringing pressure on local agencies and government so that victims of the disease might get the help they needed. In addition to these projects, he also produced the "AIDS Walk for Life" (1989-1993) and was an initial supporter of the "Blood Sisters" program with Cynthia Lawrence-Wallace and Peggy Heathers, in which lesbian women donated blood to the San Diego Blood Bank in solidarity with their gay brothers. Up until the very final years of his life, he worked for the county as an HIV health advisor, providing testing and education to those in need.

Bell's reputation as an authority in local politics made him a natural choice as a delegate to the 1992 Democratic Convention in New York. As one of the few delegates with AIDS in attendance, Bell was able to take the issue of gay rights and AIDS to a national stage. He received the first Albert Bell Award for Community Service from the San Diego Democratic Club shortly before his death. He died at home of AIDS in 1993 at the age of forty-three.

A review of San Diego City Directories indicates that Albert Bell was listed as a tenant of the 3780 Fifth Avenue in 1985. He also served as property manager from at least 1985-1992. Further inspection of San Diego City Directories indicates that between 1989-1993 (four years), Bell's "AIDS Walk For Life," operated from one of the 3780 Fifth Avenue units.

LGBTQ Evaluation Criteria

The LGBTQ Context Statement indicates that the eligibility guidelines to be used for significant property types associated with the LGBTQ community's Community Organizations, under Criterion A, with a period of significance from 1970-1990, include community centers, healthcare centers, commercial buildings, and other buildings used for institutional purposes. These will likely be the earliest known resources utilized by an important group. They will also likely be widely recognized as pillars of the community for a noteworthy period of time. Properties associated with LGBTQ organizations may or may not have been built for the organizations' purposes originally. They may also include residences that were the homes of prominent community leaders.

Properties under this theme are directly and importantly associated with important LGBTQ community organizations. They may also be directly associated with persons who played an important role in developing important community organizations. In most cases, the property that best represents the productive life of the person is the building in which they worked. However, if that building no longer remains or if the institution that they led moved frequently, their residence may be eligible. Significant properties under this theme may also be significant under other themes, such as political activism, religion, or social life.

In the present case, it is known that LGBTQ activist Albert Bell was directly associated with the LGBTQ Community/Albert Bell Building from at least 1985-1992, and his
organization, AIDS Walk For Life, operated from the structure for a period of five years (1988-1993). The use of the building to combat the AIDS epidemic through the establishment of social programs in the early 1990s (such as the AIDS Walk For Life) were important to the San Diego LGBTQ community, and programs like these were widely recognized as a pillar of the community during this period. In addition, the property is directly associated with activist Albert Bell, who achieved historical significance for his pioneering efforts on behalf of the LGBTQ community during this period.

Under the LGBTQ Context Statement, a resource should retain integrity of location, design, feeling, and association, and some original materials may have been altered, removed, or replaced as to impact materials and workmanship. In this instance, the building has not been adversely affected in terms of its design, feeling, association, materials, and workmanship from 1988-1993. For these reasons, the LGBTQ Community/Albert Bell Building qualifies under HRB Criterion A (Community Organizations) under the LGBTQ Context Statement as a property which exemplifies and reflects LGBTQ historical, cultural, social, economic, and political development from 1988-1993.

<u>Evaluation Of The Property Under The LGBTQ Historic Context Statement: Theme 5 –</u> The LGBTQ Media

The LGBTQ Context Statement notes that in the mid-20th century, periodicals such as magazines, newspapers, and newsletters became an important medium for LGBTQ communities. More than just reading material, they became a source of valuable information, ranging from social networking and personal ads to business advertisements and legal advice. Major San Diego publications included *Hummingbird*, *San Diego Son*, *Pacific Coast Times*, *San Diego Gayzette*, and *Update*. However, there were a wide range of other publications that catered to niche groups within the LGBTQ community, including the *Frontier Athletic Club Bulletin* (1959-1970) and *Naked Male* (1968-1969).

Some of the earliest LGBTQ organizations in San Diego were religious groups. Most notably, Metropolitan Community Church San Diego (MCCSD) and Dignity San Diego were places where the LGBTQ community felt safe to express their spirituality. Both of these groups published newsletters that alerted their congregations to church news, but also served as general community news, because in those days there were no other published sources of LGBTQ news that focused on the San Diego area. The MCCSD newsletter known as *Prodigal* began publication in San Diego in 1970. It was the first local gay publication with regular distribution. Dignity San Diego's newsletter came two years later in 1972 with the beginning of their local chapter and in May 1973 took on the name *Hummingbird*. The lesbian social organization Tres Femme, founded in 1970, had a short-run periodical in 1972 and then became *This Way Out* from 1976 to 1980 and was printed at the Center for Social Services at 2250 B Street. *This Way Out* was a newsletter that informed readers about events that were happening at the center.

Another female-centric publication, Feminist Communications, was created in a space above the Left Bank bookstore at 4994 Newport Avenue in 1974. The National Center for Androgyny was located in Ocean Beach published a newsletter known as the Androgyny Review and Androgyny Update during its run from 1976 to 1980. San Diego Son was a free magazine "published semi-monthly for the San Diego Homophile Community" started by Paul King in 1973. Pacific Coast Times was originally made for the LGBTQ community of San Diego. In 1974, the magazine expanded its distribution to include Los Angeles, San Clemente, Laguna Beach, Palm Springs, Costa Mesa, San Francisco, and Las Vegas. In 1978, the popularity of the magazine prompted a West Hollywood publisher to buy it from the San Diego entity known as Coast Press Ltd. The paper then folded within a year. San Diego resident Don Hauck had started Dawn Media at 4835 Voltaire Street in Ocean Beach to locally distribute the growing number of regional LGBTQ publications including The Advocate (Los Angeles), Drummer (San Francisco), Newswest (Los Angeles), and Pacific Coast Times. In early 1979, Hauck and Rose created San Diego Update, which became simply Update a year later. Update ran for thirteen years, many of them with Pat Burke as editor under Hauck's direction until he passed away in 1992.

A locally produced publication with far-reaching appeal outside of San Diego was the *International Male* catalogue. *International Male* was a catalogue clothing brand started by Eugene Burkard in 1971. The brand began in a small bungalow in Ocean Beach. Burkard hired local women through a newspaper advertisement to help sew his clothing from his home. The bungalow, at 4534 West Point Loma Boulevard was demolished in 1981 to make way for a condominium complex. The significance of the brand goes beyond the clothing. Burkard released his inaugural *International Male* catalogue in 1976 and not only created a great advertising tool that sky-rocketed his business, but created a safe space for closeted gay men in the middle of the country that did not have access to the robust LGBTQ communities in New York and California.

Whereas most LGBTO publications of the 1970s sprang from the counterculture of the Ocean Beach neighborhood, the 1980s saw the rise of an LGBTQ community that flourished in Hillcrest, independent of other activist groups. The San Diego Gayzette was started by publisher Carla Coshow, executive editor Lair Davis, John Ciaccio overseeing advertising, Nicole Murray-Ramirez writing a social column, Nick Marzan as arts editor & business manager, photographer Paula Valentine, Jim Cain & Rob Andreasen, graphics artists & Liz Victor, office manager. Many of these founders of the Gayzette were recent transplants from the San Diego Update staff. The first issue of the Gayzette dated September 2, 1982 shows the staff standing in front of their offices at 3780 Fifth Avenue that still stands today. The Gayzette became the paper of record for the LGBTQ community soon after it began publishing. The location from which the publication operated from 1984-1986 is not known. The Gayzette closed in 1986, ten months after advertising director and community activist John Ciaccio passed away from AIDS complications. Less than two years after the Gayzette closed in October 1986, another community paper opened up to take its place in January 1988. The San Diego Gay Times (later Gay and Lesbian Times) was published by former executive editor of the Gayzette Larry "Lair" Davis. The San Diego GLT served the San Diego area for twenty-two years before folding in 2010.

LGBTQ Evaluation Criteria

The LGBTQ Context Statement indicates that the eligibility guidelines to be used for significant property types associated with the LGBTQ Media, under Criterion A, with a period of significance from 1968-1990, include offices in commercial buildings and offices occupied by important LGBTQ publications. These will likely be the earliest known resources associated with a specific publication. They may or may not have been built for the publications' purposes originally. Significant properties are directly associated with businesses that made significant contributions to the LGBTQ print media such as newspapers, journals, and magazines, and must be associated with a publication which has been proved to have played an important role in LGBTQ media, occupying the property during the period in which the media achieved significance.

Although the Gayzette paper was in existence for the LGBTQ community from late 1982 to 1986 (a period of approximately four years), a review of San Diego City Directories indicates that paper was listed as a tenant of the 3780 Fifth Avenue building in 1983. The paper was founded at the 3780 Fifth Avenue location and served as a seminole publication for the LGBTQ community during its early infancy.

Under the LGBTQ Context Statement, a resource should retain integrity of location, design, feeling, and association, and some original materials may have been altered, removed, or replaced as to impact materials and workmanship. In this instance, the building has not been adversely affected in terms of its design, feeling, association, materials, and workmanship from 1983. For these reasons, the LGBTQ Community/Albert Bell Building qualifies under HRB Criterion A (Media) under the LGBTQ Context Statement as a property which exemplifies and reflects LGBTQ historical, cultural, social, economic, and political development from 1983.

<u>Criterion</u> B--Resources associated with individuals whose specific contributions to history can be identified and documented may qualify under HRB Criterion B for persons significant in history.

Persons significant in our past refer to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.

Historical evidence was identified which indicates that the LGBTQ Community/Albert Bell Building was directly associated with Albert Bell, an individual significant in local LGBTQ history. Albert Edwin Bell was born February 27, 1950 in Texas. Bell came "out" in 1969 and, after losing most friends, moved to San Francisco. He founded the first Gay Liberation group in San Francisco in 1970 at age 20. During this time period, Bell founded gay student unions at San Francisco City College and San Francisco State University. He also worked on Harvey Milk's successful campaign as San Francisco's first openly gay County Supervisor.

Around 1975, Bell moved to San Diego where he became one of the early directors of The Gay Center for Social Services during the late-1970s and served on the Center's board of directors for the next seven years. He later served as the Chairman of the Center's board from 1982 to 1984. In 1980, Bell attended the first spiritual gathering of the Radical Faeries ("Faeries on the Frontiers of Gay Consciousness") in Boulder, Colorado. Upon his return, Bell started a San Diego chapter and taught a popular course for several years between entitled "Homospiritual: A Gay Journey to Self Esteem."

In the mid-1980's, Bell served as a community leader at the height of the AIDS crises in San Diego. He helped In addition to being a gay rights advocate in the community and media, Bell established "Our House," the first residential living community for people with AIDS, in 1987 where he served as a housing coordinator and the property manager. He also helped found the AIDS Assistance Fund by at least 1989 (per City Directories "AIDS Funding Source") and served on its board of directors. He organized San Diego's first chapter of "ACT UP" (Aids Coalition To Unleash Power), an organization which raised awareness and put pressure on local governments so that AIDS victims could receive government support. He helped put on the "AIDS Walk for Life" (1989-1993) and supported the "Blood Sisters," a program of lesbian women who donated blood to the San Diego Blood Bank to help treat AIDS victims in the hospital. Bell worked for the San Diego County as an HIV health advisor, providing services such as counseling, HIV testing, and HIV/AIDS education. Bell was also one of the first people to donate funds and collection materials to the Gay and Lesbian Archives of San Diego.

Bell was sent to the 1992 Democratic Convention in New York as a delegate, as a result of his authority in San Diego politics. As a delegate with AIDS, Bell was able to advocate for gay rights and AIDS treatment on a national stage. He received the first Albert Bell Award for Community Service from the San Diego Democratic Club and the first Albert Bell Award for Outstanding Achievements in AIDS Activism by ACT UP SAN DIEGO shortly before he died. Bell died of AIDS at age forty-three on November 27, 1993 at his home, surrounded by friends. Bell was inducted to the San Diego LGBT Community Wall of Honor in 2005.

Historical research indicates that the 3780 Fifth Avenue property was associated with Albert Bell from at least 1985-1992 (a period of approximately seven years). Over this period, Bell's organization, AIDS Walk For Life, was known to have operated from the property in response to the AIDS epidemic of the period, from 1988-1993. Bell's role and direct involvement at the property and with the organization he founded is supported by the historic record, thereby illustrating his historic contributions and achievements to the LGBTQ community. Therefore, the LGBTQ Community/Albert Bell Building qualifies under HRB Criterion B (Historic Person).

<u>Criterion C</u>--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.

According to the HRB Designation Guidelines, this Criterion 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.

In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.

It is important to note that Criterion C states that a resource embody 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. Resources which do not embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.

While the original appearance and general configuration of the LGBTQ Community/Albert Bell Building is not known, it is believed that when the structure was designed and constructed in 1911, it was Craftsman in style. Today, the building is a most decidedly Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) style building, having been subject to numerous modifications and alterations over the years. In its current condition, the building is not considered a representative example of the Spanish Revival architectural style and is not considered a valuable example of the use of indigenous materials or craftsmanship. This is due, in part, to modifications and alterations that the building has sustained over time. As such, the building does not embody the distinctive characteristics of a style, type, period, or method of Spanish Revival construction.

The Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) Style (1915-1940)

The Spanish Revival style, also referred to as the Spanish Colonial Revival and Spanish Eclectic, uses design elements borrowed from a rich history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles and combines them in a range of uses. The style was popular in the United States from approximately 1915-1940. The typical features of a Spanish Revival 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. Houses can be one or two stories with sidegabled, cross-gabled, hipped or flat roofs. Multi-level roofs are very common, adding to the overall the residence.

Spanish Revival house shapes range from rectangular to "L"-shaped. Many times, wings are added to change the footprint of the structure. Doors are an important feature and are often heavy, carved, impressive, and wooden, which dominate the main facade. Sometimes heavy wood panels alternating with glass panes are also used in the simpler style structures. Double sash doors are used, many times opening onto a balcony or enclosed patio. Decorative wrought iron hardware, including door knockers, wall sconces, grilles, and door studs are usually used to add interest to the exterior surfaces. Colored, glazed tiles add a splash of color to the beige or white stucco walls. Often times, arches or spiral columns, pilasters, carved stonework, or other decorative elements are used on the main entrance area. Different sized 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. These large windows many times feature triple arches or parabolic shapes and may also be filled with stained glass designs. Windows can also contain boxed grilles to allow casement windows to open outward. Balconies (open or roofed), with wood or iron railings are a prominent feature. Stucco or tile decorative vents are commonly used to add detail to the exterior. Elaborated chimney tops, often with smalltiled roofs are used as accent points along the roof line. Towers, one or two story, are often used as dramatic focal points for these structures. One or two-story covered porches, usually located on the rear façade, sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas. Fountains, walled gardens with arcaded walkways, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

In its current appearance, the LGBTQ Community/Albert Bell Building features several physical characteristics associated with the Spanish Eclectic style of architecture. These elements include its flat roof and lack of eave overhang/modest eave overhang; exposed roof rafters; projecting beams; stucco exterior; iron railing; and red, Mission tile. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. These include enclosed patio areas; decorative wrought iron hardware; colored or glazed tiles; spiral columns, pilasters, carved stonework, or other decorative elements along the main entrance area; different sized and shaped windows, including a single, main focal window (often parabolic in form); stucco chimney with an elaborated chimney top; towers; fountains; walled gardens; arcaded walkways, tile terraces; wing wall; and/or wrought iron accent elements. The property has also been substantially modified and altered over time. As a result, the property is not architecturally significant. Finally, due to the fact that no indigenous materials went into the construction of the structure, the building is not a valuable example of the use of indigenous materials or craftsmanship. The Property does not qualify under HRB Criterion C (Architecture).

<u>Criterion</u> <u>D</u>--Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.

According to the HRB Designation Guidelines, a property is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc. but rather must be the work of a master. A "master" is defined as "a figure of generally recognized greatness in a field." Additionally, not all examples of a Master's work are eligible. Criterion D requires that the resource be a notable work of the Master, and that must be clearly demonstrated.

Historical research could not ascertain the identities of the architect and/or builder responsible for the design/construction of the LGBTQ Community/Albert Bell Building. In any event, the structure has been substantially modified and altered over time, lacks original integrity, and does not possess any "notable" physical features. Consequently, the building does not represent the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The Property does not qualify under HRB Criterion D (Work of a Master).

<u>Criterion E</u>--Is listed on 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 LGBTQ Community/Albert Bell Building is not listed on either the National Register of Historic Places or the California Register of Historical Resources. Moreover, the buildings have not been determined to be eligible for listing on either register by the National Park Service or the State Historic Preservation Office. The property does not qualify under HRB Criterion E (National or California Register Eligible).

<u>Criterion F</u>--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 LGBTQ Community/Albert Bell Building has been deemed a contributor to a potential "Hillcrest Historic District" as part of the Uptown Historic Survey. However, no such historic district presently exists. As a result, the property does not qualify as a contributor to any established or proposed historic district. The property is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. The Property does not qualify under HRB Criterion F (Historic District).

Application of National and California Register Criteria

When evaluated within its historic context, a property must be shown to be significant for one or more of the four Criteria for Evaluation–National Register Criteria A, B, C, or D,

or California Register Criteria 1, 2, 3 or 4. The Criteria describe how properties are significant for their association with important events or persons, for their importance in design or construction, or for their information potential. In addition, a property must not only be shown to be significant under the National and/or California Register criteria, but it also must have integrity. The seven aspects of integrity include: location, design, setting, materials, workmanship, feeling, and association.

Criterion A/1: Event

To be considered for listing under Criterion A, a property must be associated with one or more events important in the defined historic context. The event or trends must clearly be important within the associated context. Mere association with historic events or trends is not enough, in and of itself, to qualify under Criterion A: the property's specific association must be considered important as well.

The LGBTQ Community/Albert Bell Building does not qualify under National Register Criterion A, or California Register Criterion 1: Event at either the local, state, or national levels. Historical research failed to identify any important events associated with the building over the course of its existence.

Criterion B/2: Person

Criterion B applies to Property associated with individuals whose specific contributions to history can be identified and documented. Persons "significant in our past" refers to individuals whose activities are demonstrably important within a local, State, or national historic context. The criterion is generally restricted to those Property that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context. Significant individuals must be directly associated with the nominated property. Property eligible under Criterion B are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance. Speculative associations are not acceptable. Documentation must make clear how the nominated property represents an individual's significant contributions. A property must retain integrity from the period of its significant historic associations. Architects are often represented by their works, which are eligible under Criterion C.

The LGBTQ Community/Albert Bell Building qualifies under National Register Criterion B and California Register Criterion 2: Person at the local (San Diego) level. Historical evidence was identified which indicates that the Property was directly associated with Albert Bell, an individual significant in local LGBTQ history. Albert Edwin Bell was born February 27, 1950 in Texas. Bell came "out" in 1969 and, after losing most friends, moved to San Francisco. He founded the first Gay Liberation group in San Francisco in 1970 at age 20. During this time period, Bell founded gay student unions at San Francisco City College and San Francisco State University. He also worked on Harvey Milk's successful campaign as San Francisco's first openly gay County Supervisor. Around 1975, Bell moved to San Diego where he became one of the early directors of The Gay Center for Social Services during the late-1970s and served on the Center's board of directors for the next seven years. He later served as the Chairman of the Center's board from 1982 to 1984. In 1980, Bell attended the first spiritual gathering of the Radical Faeries ("Faeries on the Frontiers of Gay Consciousness") in Boulder, Colorado. Upon his return, Bell started a San Diego chapter and taught a popular course for several years between entitled "Homospiritual: A Gay Journey to Self Esteem."

In the mid-1980's, Bell served as a community leader at the height of the AIDS crises in San Diego. He helped In addition to being a gay rights advocate in the community and media, Bell established "Our House," the first residential living community for people with AIDS, in 1987 where he served as a housing coordinator and the property manager. He also helped found the AIDS Assistance Fund by at least 1989 (per City Directories "AIDS Funding Source") and served on its board of directors. He organized San Diego's first chapter of "ACT UP" (Aids Coalition To Unleash Power), an organization which raised awareness and put pressure on local governments so that AIDS victims could receive government support. He helped put on the "AIDS Walk for Life" (1989-1993) and supported the "Blood Sisters," a program of lesbian women who donated blood to the San Diego County as an HIV health advisor, providing services such as counseling, HIV testing, and HIV/AIDS education. Bell was also one of the first people to donate funds and collection materials to the Gay and Lesbian Archives of San Diego.

Bell was sent to the 1992 Democratic Convention in New York as a delegate, as a result of his authority in San Diego politics. As a delegate with AIDS, Bell was able to advocate for gay rights and AIDS treatment on a national stage. He received the first Albert Bell Award for Community Service from the San Diego Democratic Club and the first Albert Bell Award for Outstanding Achievements in AIDS Activism by ACT UP SAN DIEGO shortly before he died. Bell died of AIDS at age forty-three on November 27, 1993 at his home, surrounded by friends. Bell was inducted to the San Diego LGBT Community Wall of Honor in 2005.

Historical research indicates that the 3780 Fifth Avenue property was associated with Albert Bell from at least 1985-1992 (a period of approximately seven years). Over this period, Bell's organization, AIDS Walk For Life, was known to have operated from the property in response to the AIDS epidemic of the period, from 1988-1993. Bell's role and direct involvement at the property and with the organization he founded is supported by the historic record, thereby illustrating his historic contributions and achievements to the LGBTQ community.

Criterion C/3: Design/Construction

Property may be eligible under Criterion C if they embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction. Property which embody the distinctive characteristics of a type, period, or method of construction refer to the way in which a property was conceived, designed, or fabricated by a people or culture in past periods of history. Distinctive characteristics are the physical features or traits that commonly recur in individual types, periods, or methods of construction. To be eligible, a property must clearly contain enough of those characteristics to be considered a true representative of a particular type, period, or method of construction.

A master is a figure of generally recognized greatness in a field, a known craftsman of consummate skill, or an anonymous craftsman whose work is distinguishable from others by its characteristic style and quality. The Property must express a particular phase in the development of the master's career, an aspect of his or her work, or a particular theme in his or her craft.

Embodying The Distinctive Characteristics Of A Type, Period, Or Method Of Construction

The LGBTQ Community/Albert Bell Building does not qualify under National Register Criterion C, or California Register Criterion 3: Design/Construction on the basis of its architecture at either the local, state, or national levels. While the original appearance and general configuration of the building is not known, it is believed that when the structure was designed and constructed in 1911, it was Craftsman in style. Today, the building is a most decidedly Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) style building, having been subject to numerous modifications and alterations over the years. In its current condition, the building is not considered a representative example of the Spanish Revival architectural style and is not considered a valuable example of the use of indigenous materials or craftsmanship. This is due, in part, to modifications and alterations that the building has sustained over time. As such, the building does not embody the distinctive characteristics of a type, period, or method of Spanish Revival construction.

The Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) Style (1915-1940)

The Spanish Revival style, also referred to as the Spanish Colonial Revival and Spanish Eclectic, uses design elements borrowed from a rich history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles and combines them in a range of uses. The style was popular in the United States from approximately 1915-1940. The typical features of a Spanish Revival 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. Houses can be one or two stories with side-gabled, cross-gabled, hipped or flat roofs. Multi-level roofs are very common, adding to the overall the residence.

Spanish Revival house shapes range from rectangular to "L"-shaped. Many times, wings are added to change the footprint of the structure. Doors are an important feature and are often heavy, carved, impressive, and wooden, which dominate the main facade. Sometimes heavy wood panels alternating with glass panes are also used in the simpler

style structures. Double sash doors are used, many times opening onto a balcony or enclosed patio. Decorative wrought iron hardware, including door knockers, wall sconces, grilles, and door studs are usually used to add interest to the exterior surfaces. Colored, glazed tiles add a splash of color to the beige or white stucco walls. Often times, arches or spiral columns, pilasters, carved stonework, or other decorative elements are used on the main entrance area. Different sized 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. These large windows many times feature triple arches or parabolic shapes and may also be filled with stained glass designs. Windows can also contain boxed grilles to allow casement windows to open outward. Balconies (open or roofed), with wood or iron railings are a prominent feature. Stucco or tile decorative vents are commonly used to add detail to the exterior. Elaborated chimney tops, often with smalltiled roofs are used as accent points along the roof line. Towers, one or two story, are often used as dramatic focal points for these structures. One or two-story covered porches, usually located on the rear façade, sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas. Fountains, walled gardens with arcaded walkways, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

In its current appearance, the LGBTQ Community/Albert Bell Building features several physical characteristics associated with the Spanish Eclectic style of architecture. These elements include its flat roof and lack of eave overhang/modest eave overhang; exposed roof rafters; projecting beams; stucco exterior; iron railing; and red, Mission tile. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. These include enclosed patio areas; decorative wrought iron hardware; colored or glazed tiles; spiral columns, pilasters, carved stonework, or other decorative elements along the main entrance area; different sized and shaped windows, including a single, main focal window (often parabolic in form); stucco chimney with an elaborated chimney top; towers; fountains; walled gardens; arcaded walkways, tile terraces; wing wall; and/or wrought iron accent elements. The property has also been substantially modified and altered over time. As a result, the property is not architecturally significant.

Representing The Work Of A Master (National Register) And/Or Important, Creative Individual (California Register)

The LGBTQ Community/Albert Bell Building does not qualify under National Register Criterion C, or California Register Criterion 3: Design/Construction at either the local, state, or national levels on the basis of its architect or builder. Historical research could not ascertain the identities of the architect and/or builder responsible for the design/construction of the building. In any event, the structure has been substantially modified and altered over time, lacks original integrity, and does not possess any "notable" physical features. Consequently, the building does not represent the work of a master and/or important, creative individual.

Possessing High Artistic Values

The LGBTQ Community/Albert Bell Building does not qualify under National or California Register Criterion C: Design/Construction as a structure which possesses high artistic values. The building does not articulate a particular concept of design to the extent that an aesthetic ideal is expressed. This is particularly true in light of the substantial modifications and alterations that the building has sustained over the years.

Criterion D: Information Potential

Property may be eligible under Criterion D if they have yielded, or may be likely to yield, information important in prehistory or history.

The LGBTQ Community/Albert Bell Building does not qualify under National or California Criterion D: Information Potential as the Property has not yielded, and is likely not to yield, information important in terms of history or prehistory.

Findings and Conclusions

Impacts Discussion

The present study has determined that the LGBTQ Community/Albert Bell Building is historically significant under local, state, and national significance criteria. The structure was designated by the HRB and, consequently, is a designated historic resource under California Public Resources Code §5024.1. The 3780 5th Project (PRJ-1049650) seeks the issuance of a Site Development Permit (SDP) to remove (demolish) the building and construct a seven (7) story, 77,928 square foot residential and commercial/retail building, containing forty-three (43) residential dwelling units, twenty-two (22) visitor-serving accommodation units, with 1,000 square-feet of ground-floor office, 2,960 square-feet of ground-floor commercial space and ground floor/subgrade parking. Therefore, demolition of the building as part of the proposed Project, will cause a substantial, adverse change in the significance of an historical resource, pursuant to California Public Resources Code §21084.1 and §f5020.1(q).

Application of City of San Diego CEQA Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), the determination of potential significance for historic buildings, structures, and objects, and landscapes is based on age, location, context, association with an important person or event, uniqueness, and integrity.

<u>Age</u>

The LGBTQ Community/Albert Bell Building was constructed in 1911. Therefore, it is 111 years of age.

Location

The LGBTQ Community/Albert Bell Building has remained in its current location since its original construction.

<u>Context</u>

The physical environment surrounding the LGBTQ Community/Albert Bell Building has substantially changed due to the construction of newer and much larger residential and commercial development. As a result, the structure's original context has also been altered.

Association–Event

Historical research failed to reveal any historically important event(s) at the local, state, or national levels associated with the LGBTQ Community/Albert Bell Building.

Association–Person

Historical research indicates that the LGBTQ Community/Albert Bell Building was associated with individual Albert Bell from at least 1985-1992 (a period of approximately seven years). Over this period, Bell's organization, AIDS Walk For Life, was known to have operated from the property in response to the AIDS epidemic of the period, from 1988-1993. Bell's role and direct involvement at the property and with the organization he founded is supported by the historic record, thereby illustrating his historic contributions and achievements to the LGBTQ community.

Uniqueness–Architecture

The LGBTQ Community/Albert Bell Building is a Heavily Modified Spanish Revival style structure. The Spanish Revival architectural style is rather common and is not considered unique.

Uniqueness–Use

The LGBTQ Community/Albert Bell Building was originally constructed as a singlefamily home. Today, the building serves a commercial use. Neither single-family or commercial use is considered unique.

Structural Integrity

The LGBTQ Community/Albert Bell Building appears to be structurally sound and possesses a sufficient degree of structural integrity.

Application of CEQA

Public Resources Code

CEQA Public Resources Code §21084.1 provides that any project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. Public Resources Code Section §5020.1(q) defines "substantial adverse change" as demolition, destruction, relocation or alteration such that the significance of the historical resource would be impaired. According to Public Resources Code Section §5024.1, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources. A resource may be listed as an historical resource in the California Register if it meets any of the following National Register of Historic Places criteria: 1) is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage; 2) is associated with the lives of persons important in our past; 3) embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or 4) has yielded, or may likely yield information important in prehistory or history. In addition, an historical resource is a resource that is listed in, or determined to be eligible for listing in the California Register of Historical Resources; a resource that is included in a local register of historical resources; or is identified as significant in an historical resource survey if that survey meets specified criteria.

a) Event Association:

The LGBTQ Community/Albert Bell Building does not qualify under event association as a resource which is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage. Historical research indicates that the building was never associated with any event or events that have made a significant contribution to California's history and cultural heritage.

b) Individual Association:

The LGBTQ Community/Albert Bell Building is associated with individual Albert Bell from at least 1985-1992 (a period of approximately seven years). Over this period, Bell's organization, AIDS Walk For Life, was known to have operated from the property in response to the AIDS epidemic of the period, from 1988-1993. Bell's role and direct involvement at the property and with the organization he founded is supported by the historic record, thereby illustrating his historic contributions and achievements to the LGBTQ community.

c) <u>Design/Construction</u>:

The LGBTQ Community/Albert Bell Building does not embody the distinctive characteristics of a type, period, or method of construction. The building does not represent the work of an important creative individual, or possess high artistic values.

d) Information Potential:

The LGBTQ Community/Albert Bell Building does not qualify under information potential as a resource which has yielded, or may likely yield, information important in prehistory or history.

As a resource which is historically significant and designated by the HRB as a historic resource, the LGBTQ Community/Albert Bell Building is also eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

CEQA Guidelines

According to CEQA Guidelines §15064.5(a)(3), a lead agency can find a resource historic if the resource has been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided that the determination is supported by substantial evidence in light of the whole record.

The LGBTQ Community/Albert Bell Building has not been determined to be significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. The building, therefore, does not qualify as a historical resource under CEQA Guidelines §15064.5(a)(3).

The Property is a designated historic resource. Since the 3780 5th Project (PRJ-1049650) proposes demolition of the building, this undertaking will cause a substantial adverse change in the significance of a historical resource. As a result, mitigation measures must be proposed.

Mitigation Measures

The following mitigation measures have been proposed to adequately reduce the proposed demolition of the LGBTQ Community/Albert Bell to a level below significance:

(1) Historical American Building Survey. Prior to issuance of a demolition permit, the Owner/Permittee shall submit a Historic American Buildings Survey (HABS) Level III to Staff of the Historical Resources Board (HRB) for review and approval and shall include the following:

a. Photo Documentation

1) HABS documentation shall include professional-quality photo documentation of the resource prior to any construction at the site. Pictures should be 35-millimeter black-and-white photographs, 4x6-inch standard format. Photographs should be taken of all four exterior elevations. Photographs should be of archival quality and easily reproducible.

2) Once the HABS documentation is deemed complete, one set of original HABS photographs shall be submitted for archival storage to the California Room of the City of San Diego Public Library, the San Diego History Center, and the City of San Diego HRB.

b. Written History and Description

1) A written history and description of the LGBTQ Community/Albert Bell Building, developed in accordance with standards and format meeting the Department of the Interior's National Park Service requirements, shall be developed. The history will begin with a statement of significance supported by the development of the architectural and historical context in which the structure was built and subsequently evolved. The written history will also include an architectural description and bibliographic information.

2) The written history and description will also include a methodology section specifying the name of the researcher, date of research, sources consulted, the limitations of the project, and include the final, recorded Historical Designation Resolution.

c. Sketch Plan

1) A Sketch Plan shall be prepared, include a floor or site plan (not drawn to exact scale but drawn from measurements). The Plan and will include the location of site features shown in proper relation and proportion to one another based upon the significant site activities undertaken by the LGBTQ community over the course of its period of historic association. Specifically, the Sketch Plan will label significant interior spaces that were used by Albert Bell and the various important LGBTQ community groups that used the property.

(2) Interpretative Display. Prior to issuance of first building permit, the Owner/Permittee shall work with San Diego Lesbian, Gay, Bisexual, and Transgender Community Center, The Center and/or the Lambda Archives to create a 24-inch by 48-inch metal plaque or display, featuring a QR barcode link to online interpretive material outlining the historical events and activities associated with the former community spaces and occupants of the 3780 Fifth Avenue building. The historical interpretive material shall be developed and displayed as follows:

The Owner/Permittee shall submit a plan showing the location, size and content of the interpretive display to be placed proximate to the new sidewalk frontage at 3870-3786 Fifth Avenue. The location, size and content of the interpretative display shall be presented to the HRB's Design Assistance Sub-Committee (DAS) of the Historical Resources Board as an advisory item for input, and Staff to would be responsible for reviewing and approving the location, size, and content used for the display. Upon request, the interpretive material shall be made available to schools, museums, archives and curation facilities, libraries, nonprofit organizations, the public, and other interested agencies. Prior to the certificate of occupancy, the display shall also be installed by the Owner/Permittee at the site in the approved location. The Owner/Permittee shall be responsible for funding and implementing long-term management of the display in perpetuity.

(3) Oral History. Prior to the certificate of occupancy, the Owner/Permittee shall work with the Lambda Archives and a qualified Historical Documentarian, well-versed in LGBTQ history, and the familiarity with the LGBTQ Community/Albert Bell Building, to fund an oral history project involving the community members who participated in the previous organizations which operated on site that were important to its significance.

Conclusion

The Property under evaluation is defined as Lots 9 and 10, Block 6, Nutt's Addition, Assessor's Parcel Number 452-056-14-00. It largely consists of a Heavily Modified Spanish Revival (Spanish Eclectic) commercial building which was originally constructed by an unknown architect, designer, and/or builder as a single-family residence in 1911. Over the years, the structure was substantially modified and altered for its original design/construction.

Historical research indicates that the Property is historically significant. The building is a special element of the historical, cultural, social, economic, and political development of the Hillcrest neighborhood and the City as a whole. It housed a number of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego from 1982-1994, and as a result, is significant under HRB Criterion A (Community Development). In addition, the Property is associated with Albert Edwin Bell, a historically significant person, who used, occupied, and managed the building between 1982-1993. Bell was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations. The Property is not associated with any important events; does not embody the distinctive characteristics of a style, type, period, or method of construction; and does not represent the notable work of a "master" architect, builder, or craftsman, or important, creative individual.

On April 28, 2022, the Property was referred to the HRB for designation consideration. At the time, the HRB Staff Report recommended designation of the Property under HRB Criterion A (Community Development) and Criterion B (Historic Person). According to the HRB Staff Report, the Property was found to be significant under Criterion A,

"for its association with the LGBTQ community, is a special element of the historical, cultural, social, economic, and political development of the Hillcrest neighborhood and the City as a whole and retains integrity to its 1982-1994 period of significance. Specifically...the [b]uilding housed an agglomeration of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego throughout the 1980s and early 1990s."

In addition, according to the HRB Staff Report, the Property was found to be significant under Criterion B on the basis that it,

"is identified with Albert Edwin Bell, a historically significant person, and retains integrity for that association. Specifically, Albert Edwin Bell, who used, occupied, and managed the building between 1982 and 1993, was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations."

Subsequently, the HRB designated the Property under HRB Criterion A and Criterion B as the "LGBTQ Community/Albert Bell Building." The designation specifically excluded the 1911 building section and the 1971 addition to the structure and included the "courtyard that is in between the two designated structures as a boundary."

As a Property which is a designated historic resource at the local (San Diego) level, the Property is also eligible for listing in the National Register of Historic Places and the California Register of Historical Resources.

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APPENDIX A

BUILDING DEVELOPMENT INFORMATION

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NOTICE OF COMPLETION

ORIGINAL NOTICE FOR CONSTRUCTION OF 3780 FIFTH AVENUE BUILDING NOT RECORDED/NOT AVAILABLE

NOTICE FOR 3782-3786 FIFTH AVENUE APARTMENT BUILDING SECTION RECORDED ON FEBRUARY 25, 1932





WATER CONNECTION RECORD

SEWER CONNECTION RECORD NOT LOCATED/NOT AVAILABLE

1942 Foreman Addition -5247400 Street 1' CROTH Dollars (\$ ¥ 414 6 THIS SPACE FOR USE OF WATER FOREMAN ONLY Size and Kind of Pipe Used Same 88 es to be bound by terms of agreement printed below DateS 0 07 Street on SERVICE ORDER AND RECEIPT By Signed: - KLIPOHNIA P. C. Location May Q. D. WATER DEPARTMENT Meter lean ciecco 194 By 15.21 LOT LINE Mater at S Line of Co est and age 2 Date Instaffed Block and the second s 5 L. Paymont Having Been Made By Nictor No. ervice and **SUIS** vi Page The undersigned hereby à が 3 1 Z Se. OFFICE COPY (via Shap) 10 Flatter Book 1 4 Owner Mail Water Bille To Address 4 Service Location Anake of Wester Kind of Concernent -4 Map. Book The second 9. T · A Of S Install Lot Loc.

ATTACHMENT 1

CONSTRUCTION/BUILDING PERMITS

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e) 128-5-5 ADDRESS APPUCANT FILL INSIDE HEAVY UNES CENSUS CK **Building Permit Application** NAME OF BUSINESS 3.0 PERMIT IRACI 41528 - Sthe AVE OWNER 212-1719 CIL -3 --() 4.521+635-5 5 D. NAME D aw SE IBAC . PLANNING SEIBAC FROFIT VARE DESIGNEE C ADDRE TREE SPP VARIANCETH AVE TELEPHONE NUMBE DIEC 41... 782394 7 ENG. YES Fritat NAM URB TO E.W. Schlehub 2 2 BUILDER Un ELEPHONE LIUMBER 581 STATE LICENSE NUMBER CLAS NUMBE ç 6600 21 1 30966 UPL NUTTLY ADDITION F1 E 108 ADDRESS JOB LOCATION £ Sth PEAK CHA PE An AT TOP SITE CONDITION OF REAL PARTS 35 NO OF EXIS D COMPACTIONAL SEDINGS ON LOT AN Didose fili S118-11-12 PARCEL NO. 342 35 500 LESCRIBE WORK ADDITION 500 /2080 WORK 223188-11 INSPECTION **PROPOSED** EXISTING USE OF BUEDING OR PROPERTY SPECIAL ILISPE. RECEURE - OR 35 IOTAL FEES DUE 100 b PROPOSED USE OF BUILDING OR PROPERTY ADD. CONTRACT E (E) SYACE 10 69 MASONEY a a 🖊 Vine I hereby acknowindge that I have read this a WELFORGERS FILL DRIVERS de atron a) i mation given is correct, and that built the co-agent of the owner it agree to comply with (it FIR ARE or tite ally in their pre 1001 1001 WHER DET. lits and state laws regula employed in violation of the Labor Code of the State of to Workmen's Compeniation mucone ATTENTION SIGNATURE LOWNER OR AGENT THIS PERMIT 4 3 71 31 AGENT FOR AUTHORIZES 3/2/7 ONLY THE WORK NOTED ADDRESS ,XP 4 SI <u></u> AIR INSPECTION ~ APPLICATION APPROVAL METER SUT SERVICE THIS PERMIT DOES NOT BECOME VALID UNTIL STGTARD BY THE DIRECTOR OF BUILDING INSPEC 2.7 CREDI CHECKED B WATE 6.59 INTN OR HIS DEPUTY AND FEES ARE PARE AND RECEILT IS ACKNOWLEDGED IN SPACE PROVIDED REAMARKS 27 신원 NO ADDITIONA IFPE COTIN HECHD BY 11-258 Harles 4/26/7/ INSPECTOR WER CONNECTIONS REQ CITY OF SAN DIEGO 6-

JOB ADDR 55 **Building Permit Application** APPLICANT FILL INSIDE HEAVY LINES 54 Ave 00 3780 2 NAME IOR NAME OF BUSINESS CENS PERMIT LODGERS TRACI 3,0 D 41525 -----2 .cth COORD BAT DED AVE CEPT APPROVA NC (EAL)H 30217-0 312-1719 TELEPHONE NUMBER DIEGO 101 3REA ALLOW USE COVERAGE /6-0 6 ZONE ə., SEIBA ... ω REAR YO ICIAL AREA COVERED FRONT YARD DESIGNED ADDRES STREET PLAN 310 VARIANCE NO FΙ DI SPELI DATE AVE 5 DF +2 IIN1 ISTR CIT 15 LEPHONE NUMBER LO PRMI REQTO D 461 278 2394 HECKED BY ENG 145 TT 10 NAME CURB 10 P WORK TO BE DONE E.W. 4 6 02.2 TREE PLAN CHA RECET NO ALLER MOVE NO BEDROOMS **HJULDER** 552 Uni REPAR RMODS-CITY TELEPHONE NUMBER PLAN CHI -NEW สอีกเหลือ OWELLING UNITS SAN Diego RECPT ANT S RESIDENTIA STE ... -101 STATE LICENSE NUMBER VALUATION OF WORK CLASS NO 140 IOIA 944-74 13-1 -- 566 1800 101 8100 SUBDIVISION UNIT 9210 PLAN CHECH ADDITION FEE 6 NUTTLY FUND JOB ADDRESS 44 SUPPLEMENIAL 8 **IOCATIO** C.th PLAN CHA FEE AVE ACCT BUILDING PERMIT FEE 18 ORIGINAL NO. OF EXISTING BUILDINGS ON LOT AND USE ğ DLOOSE FILL 100 SUB TOTAL 21 PARCEL NO 3 506 79750 SEWER FEE DESCRIBE WORK ADDITION 500 79080 TO BE DONE WORK WAIER FEE CTION **TOPOSED** EXISTING USE OF **NSPE** SPECIAL INSPECTION REQUIRED FOR **TOTAL FEES DUE** 20 24 PROPOSED USE OF BUILDING OR PROPERTY L CONCRETE FIRE OF RP CONST A1)17 (E OCCUP 2 MASONRY VI HEZ ZONE I hereby arknowledge that I have read this application, that the infor WELDING HS BOLTS PILE DRIVING BIDG APES TOT FLR AREA motion given a correct, and had to an the second his application, that the infor-agent of the owner. I agree to comply with city and state duly authorized construction; and in dang the work authorized thereby, no person will be employed in violation of the labor code of the State of California relating to Workmen's Compensation insurance. 180/ 1 180 / D. OTHER IDENTIFY ATTENTION SIGNATURE (OWNER OF AGENT DATE DATE SIGNED AGENI FOR A KAYI 4.20.71 THIS PERMIT Å AUTHORIZES ROVED 4/2. T ONLY THE In & AP9 WORK NOTED July ADDRESS 2.10 allasta AVE 61 INSPECTION 4 D APPLICATION APPROVAL THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPEC-TION. OF HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED METER SIZE SERVICE SIZE CREDIT CHECKED B 100-REMARKS 7 ŝ 1.7.2. 10.6 NO. ADDITIONAL TYPE COLIN HECKED BY 1N-258 ŝ CONNECTIONS REQ'D allaches CITY OF 9 REMARKS SAN DIEGO INSPECTOR a.

ACM ACORESS APPUCANT FILL INSIDE HEAVY LINES **Building Permit Application** 3780 PERMIT NUMBER U NAME OR NAME OF BUSINESSI MUNE ERS SEACT NUMBER 652872 , N 0 OWNER MAILING -ER 8. USE C COORD #10EX 4 212-1719 30217 TELEPHONE NUMBER - 0 LOI AREA 198-7252 ALLOW COVERAGE / PLANNING Low SEIBACK REAR YE 12.1 FRONT YARD 0 ă **ENON3O** \boldsymbol{o} \sim ADDR ISTREET 35D VARIANCE NO OT SPUT DATE AFPR()+AL . 1218-2394 LD PRATRECT FALL & FRAME RECOT ST HAP PRAT REGT CHECKED BY カ ENG. YES NO ٢ NO TYES 1485 NAM CURB TO PI SCHLE HUBER WORK TO BE DONE 2°E SIGN MOSE ADDO PLAN CHK REIPT ALTER NO BEDROOMS 2 DEMOUSH NUDER 3 INIU REPAIR **X** NON RESID IELEPHONE NUMBER CIT PLAN CHA NEW RESIDENINAL DWELLING UNITS RECP'T AMT \$ ADD VALUATION OF WORK NO UNI DED STATE LICENSE NUMBER CLASS, NO ITY LICENSE NUMBER 500 2 Ħ 0966 ISION UNIT PLAN CHECK 9+ 2350 10 UTS SUBDIUSIA FUND SUPPLEMENTAL JOB ADDRESS 8 **IOCATION** PLAN CHK FEE 3280 3 NDITION OF SOIL AT JOB SITE D ACCI Ú, ≁ BUILDING N PERMIT FEE 47 ORIGINAL COMPACTED FILL 100 7342 DLOOSE FILL 50 ğ SUE TOTAL EXISTING BUILDINGS ON LOT AND USE 70 PARCEL NO 3 506 SEWERFEE 79750 DESCRIBE WORK ADDITION 500 TOCCUP GRP TO BE DONE WATERFEE WORK 79080 Rita 1 OSED **EXISTING USE OF** SPECIAL INSPECTION REQUIRED FOR TOTAL FEES DUE BUILDING OR PROPERTY En Ó CONCRETE FIRE PROPOSED USE OF BUILDING OR PROPERTY YPE OF CONST MASONRY
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4. CONTRACTOR	TAN DIEGO TAN. ZIP COOL JENOS
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evaniture slabot	DATE SAN 89
7. CONSTRUCTION LENDING AC	GENCY The performance of the work for which the permit is leaved (Sec. 3087. Cn. C)
LENDER'S NAME UN TOUCH	LENDER'S ADDRESS
8. APPLICANT'S SIGNATURE	this is correct, as J that I am the event of the dwy autoritiest agent of the owner I some to correct with all Lety and state laws nations to autor.
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1. Permit Typ	e: C Combination/Building	Mobile Home D Electrical D Plun	nbing & Gas 🗔 Mechanical	Demolition/Reloc	ation/Remove Building (X-Signs
2. Project Info 3780 Logal Description	on Address Include	Building or Suite No.	190 7203	A 104	Ise Only 1699-94
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8. Designer/na	The Sign	A Koma	1371 Address	nt	
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	City of San Diego Permit Devision Xº P8/ 3453-97
3	Development Services Department Permit Center • 1222 First Ave. • MS-301 Sen Diego, CA #2101 Application
	(019) 236-6270
	Permit Type: Combination & Building Mobile Home Escrited Plumbing & Gas Mechanical De Minn/Relocation/Remove Building Signs
	3780 5th Ave San diana (A CALOR BUR) in File No. For City Use Only
	Parcel No. Block No. Bubdivision Name Unit No. 14/038991-97
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	City State Zip Code Telephone
	License Class City Business Tax No.
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	Date VID a 2 99-7
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	Lander's Name Conder's Address Conder's Address
	19. Applicant's Signature: I cartly that I have read this application and state that the above information is correct, and that I am the owner or the duty authorized agent of mentioned property for inspection purposes, if, align making the cartificate of Exemption for the two proteins, if usits further approach, in the activities of construction. I have by authorized agent of the cartificate of Exemption for the two proteins, if usits further activity and the cartificate of Exemption for the two proteins. If usits further activity and the cartificate of Exemption for the two proteins of the City of San Diego to artific upon the above
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	To request this information in alternative format, call (619) 236-7703 or (600) 735-2929 (TT)

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Existing Use	Parcel Map No.		Map No.
Caleong Use		Asa	essor's Parcel No.
Department		and the second second second second	arcel No.
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Business and Professiona Code	I hereby affirm that I am licensed us do	City Business Tax No.	
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	San Diego, CA 92101	Application
	Permit Type: Combination & Building Mobile Home Beatricel Project Address: Appliede Building or Builte No. 3780 '	TPrivation
	3780 "HITTH Pate 5th AVP	Mechanical Demotifion/Relocation/Remove Building D Signs
- Fe	Block No. Stock No.	. For City Use Only
P	rool No. Parcel Map No.	Unit No. A 104836-97
E	ang use	Assessor's Parcel No.
De	Condition of Work TAPACE MELOCATE	i et Site: Undisturbed D Compact Fill D Loose Fill
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City	SHADOW HULLS State 10700 TOL	ANNA AVE
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THE CITY OF

SAN DIEGO 1970 MBY STR OF - SAN DEDAM, CALIFORNIA 92101 - 235-5540

August 10, 1966

OFFICE OF NSPECTION D-PARTMENT HOUSING

> Frances Colt 6346 Via Maria La Jolla, California

Lill

SUBJECT: 3782 STH AVENUE & APARTMENT HOUSE

A survey of the subject premises has been conducted by the Department of inspection in connection with your Business License Application. This survey was made to insure chat that the proposed use and occupancy of the building is in conformance with the San Diego Building Code.

The building does not comply with the requirements of the San Diego Building Code for the use proposed in your Business License Application because of the following conditions:

1. There are three windows in the morth electron wall that are within five feet of the property line where no openings are permitted.

> These windows shall be removed and the openings permanently closed over with one-hour five-resistive materials.

2. There are six windows in the south exterior wall that are within five feet of the property line where no openings are permitted.

> These windows shall be removed and the openings permanently closed over with one-hour fire-resistive materiais.

Elimination of required windows from a second floor apartment unit will require providing additional light and ventilation in this area.

9782 Sth Ave. Page 2 August 80, 1966

....

The above lists; corrections shall be started within ten (10) days after date of receipt of this notice and empleted within thirty (30) days, or the use of the building for commercial purposes shall be discontinued.

It will be necessary to submit detailed plans aroquately proposed and abtain paralts at the inspection Department, City Adataistration Saliding, Committy Conserves, before convencing any work to convery with this letter.

If you have any passibles, please call this office Heater through friday between 8:50 and 9:00 a.g.

N. P. Reager 10115100 INFRESTON DIRECTOR

6d Aruso Aut Ming Inspactor

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oci W. the hotpure, 3780 Sth Ave. M. John Cheery, 3782 Sth Ave.

17.02 -

PARCEL NO. PLAN FILE NUMBER PERMIT APPLICANT HUL **A**48682 **Building Permit Application** INSIDE HEAVY LINES NAME (OR NAME OF BUSINESS; JOB ADDRESS Ø 2 3 IE RODGERS. GEOF9E MAILING ADDRES (NUMBER) (STREET) SIDE YARD (INT.) SIDE YARD (LT.) REAR YARD SET BACK 5 The are ik, 10 an 2.0. VACANT SITE TELEPHONE NUMBER USE ZONES MAGNUMBER 19 aliF C481752 ZI G-HO 1 C YES LOT AREA ALLOWED TOTAL LOT NAME 5Q. 50 107 ATTA FT. FT COVERAGE COVERED CENSUS TRACT VACUANCE NUMBER B.L.S. CODE 032 ENCROACHMENT CURB TO P.L. ADDRESS (NUMDER) (STHERY) ABORA B S s PERMIT NULABER GRADE CHECK STREET IMPROVED CITY TELEPHONE NUMBER PERMIT KEQ'D. YES ON D TYES DINO METER SIZE SCRVICE SIZE CLEARANCE CLECCED BY NAME Coust + Supply ARMOUR 60 REMARKS STREET ADDRESS (NUNDER) 5 CONTRACTO 3820 NO. OF ADDITIONAL VERIED BY TELEPHONE NUMBER TYPE CONNECTION CITY Call CONNECTIONS 5 C455269 REQUIRED JASS NO. CITY LICENSE NUMBER REMARKS STATE LICENSE NUMBER 531 12298 on HIRE TONE **SUBDIVISION** TYPE OF CONST. OCCUP. GROUP TOTAL ROOR AREA BLQCK UNIT 49 NUTT ADD. \$ 10 -NF 1 6 BUILDING APEA PLAN CHECKED BY 1720 JOB ADDRESS SPECIAL INSPECTOR REQ'D. FOR 5th 1c ane 3782 CONCRETE D NASONRY PLAN CHECK RECEIPT NO. CONDITION OF SOIL AT JOB SITE WELDING C FILF DRIVING NUMBER OF 8 OTHER STORIES CORIGINAL COMPACTED FILL LOOSE FILL HO. OF BLDGS TOTAL WORK TO BE DONE AUILDING PLASTER 0.00 VALUATION 50 SEAL WINDOWS BUILDING PERMIT 2789 oc FUND 1/1000 to Office Boatment LESS PLAN 8. ACCOUNT OSED USE CHECK FEE PRO OFFICE Ś 100 SUB-TOTAL 5 73420 п [] MOVE ALTER NEW 3 SEWER 100 - 0 50 2 PERMIT FEE 7348 DEMOUSH PAIR NUMBER ADD 506 7743 SEWER TEE DWELLING RESIDENTIAL NON-RESIDENTIAL UNITS 500 WATER FEE I hereby acknowledge that I have read this application, that the in-formation given is currect, and that I am the owner, or the doly author-teed agent of the owner. I agree to comply with city and state laws reg-ulating construction, and in doing the work authorised thereby, no perges will be employed in violation of the Labor Code of the State of California 7 ATTENTION 3 TOTAL FEES DUE THIS PERMIT 5 APPLICATION APPROVAL AUTHORIZES will be employed at violation of the data and the relating to Workmen's Comparisation Insurance. THIS PERMIT DOES NOT DECOME VALIS UNTIL SIGNED BY THE DEBOTOR OF READENS IN-CRECTORY, GR HIS DEPUTY, AND FIES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE (NOVIDED. ONLY THE 2 WORK NOTED DATE SIGNED SIGNATURE (OWNER OR AGENT) Š 5. Dr INSPECTION Ĵ, AGENT DEPARTMENT RODYERS ي. م_ SIGNATUR OF DEPT. OF INSP. DEPUTY Deot (ßE ډر . шŝ. ADD 14 6me 5th 242 3780 COUNTY SAMELATION DESIGN PRIVATE DISPOSAL APPROVAL DAT RECEIPT NO. 14 HEALTH DEPT. APPROVAL | PLOT PLAN CHECK & APPRV | LOT SPLIT DATE CITY OF ORM 2 SAN DIEGO INSPECTOR why.

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LOT AND BLOCK BOOK PAGE

1912

THE SAN DIEGO COUNTY ASSESSOR LOT BLOCK BOOK PAGE SHOWS THE FIRST YEAR WITH ASSESSED IMPROVEMENTS AS BEING 1912.

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PREVIOUS HISTORICAL RESOURCE SURVEY FORMS

UPTOWN COMMUNITY PLAN AREA HISTORIC RESOURCES SURVEY REPORT PREPARED BY THE CITY OF SAN DIEGO PLANNING DEPARTMENT NOVEMBER 2016

SAN DIEGO CITYWIDE LGBTQ HISTORIC CONTEXT STATEMENT PREPARED BY GPA CONSULTING SEPTEMBER 29, 2016

Uptown Community Plan Area

Historic Resources Survey Report



Prepared by City of San Diego Planning Department

> Final Document November 2016

Potential Individual Resources

Appendix C

Wolf of the Carl	-	ave.	CARD THE OWNER	STATUS		ARCHITECTURAL			
APN	NUM	DIR	STREET	CODE	MPL	STYLE	DESCRIPTION	DATE	ТУРЕ
4524070700	3537	1-14-15-1-1-10	5th Ave	5\$3	States - Process - Constant	Contemporary	Minimally Altered	1960	HP06
	1				<u> </u>	Spanish Colonial Revival		1.200	1
4524061800	3558		5th Ave	583	Court	Bungalow Court	Minimally Altered	1926	HP03
4522811500	3618		5th Ave	583	1	Spanish Eclectic	Minimally Altered	1940	HP03
4522811700	3636		5th Ave	583		Contemporary	Unaltered	1959	HP06
4522811800	3640		5th Ave	5\$3		Contemporary	Unaltered	1959	HP06
4522812700	3650		5th Ave	583		Art Moderne	Minimally Altered	1935	HP06
4522820500	3655		5th Ave	5\$3		Art Moderne	Minimally Altered	1932	HP06
4522820200	3685		5th Ave	5\$3	Victorian	Queen Anne Free Classic	Heavily Altered	1900	HP03
4520634500	3720		5th Ave	5\$3	1	Contemporary	Minimally Altered	1959	HP06
4520634800	3746		5th Ave	5\$3		Contemporary	Minimally Altered	1955	HP06
4520561400	3780		5th Ave	5B		Colonial Revival	Heavily Altered	1934	HP03
4520561500	3796		5th Ave	5B	· · · · · · · · · · · · · · · · · · ·	Art Moderne	Heavily Altered	1935	HP06
4520562600	3817		5th Ave	583		Spanish Colonial Revival	Minimally Altered	1920	HP06
							Altered Beyond	1	
4520562300	3845		5th Ave	5B		One Part Commercial	Recognition	1934	HP06
4520561900	3846		5th Ave	5\$3		Spanish Colonial Revival	Heavily Altered	1942	HP06
4520562200	3849		5th Ave	583		Art Deco	Minimally Altered	1930	HP06
4520562000	3862		5th Ave	5\$3		Contemporary	Heavily Altered	1945	HP06
4446711800	3968		5th Ave	5B		Two Part Commercial	Heavily Altered	1924	HP06
4446711800	3970		5th Ave	5B		Craftsman	Minimally Altered	1910	HP02
4447102200	4165		5th Ave	583		Contemporary	Unaltered	1959	HP03
4447101700	4172		5th Ave	5\$3		Art Moderne	Minimally Altered	1937	HP02
4447102100	4175		5th Ave	583		Spanish Colonial Revival	Minimally Altered	1934	HP02
4447102000	4185		5th Ave	583		Spanish Colonial Revival	Minimally Altered	1944	HP03
4447203200	4212		5th Ave	5\$3	Victorian	Queen Anne Free Classic	Minimally Altered	1914	HP02
4447203400	4230		5th Ave	5\$3		Spanish Colonial Revival	Minimally Altered	1936	HP02
5333030500	1758		6th Ave	5\$3		Mission Revival	Minimally Altered	1922	HP03
5332940300	1818		6th Ave	5\$3		French Eclectic	Unaltered	1938	HP03
						Mission Revival Apartment			
5332930700	1938		6th Ave	583	Court	Court	Minimally Altered	1930	HP03
						Art Moderne Apartment			
5332930800	1950		6th Ave	583	Court	Court	Heavily Altered	1930	HP03
5332930900	1966		6th Ave	5\$3		Contemporary	Minimally Altered	1954	HP06
5331930700	2302		6th Ave	583		International	Unaltered	1955	HP06
45271309	2728		6th Ave	583		Late Gothic Revival	Minimally Altered	1930	HP16
4526640400	2820		6th Ave	583		Spanish Eclectic	Minimally Altered	1914	HP03
4526640100	2850		6th Ave	5\$3		Contemporary	Minimally Altered	1960	HP07
	1					Mission			
4526630800	2950		6th Ave	583		Revival/Contemporary	Heavily Altered	1920	HP06
						Colonial Revival Apartment			
4526240700	3020		6th Ave	583	Court	Court	Minimally Altered	1946	HP03
4525553800	3200		6th Ave	5S3		Contemporary	Minimally Altered	1960	HP03
4525550700	3408		6th Ave	5S3	Victorian	Queen Anne	Minimally Altered	1900	HP02
4524072000	3434		6th Ave	5S3	Victorian	Queen Anne Free Classic	Heavily Altered	1900	HP03
4524072100	3438		6th Ave	583		Spanish Colonial Revival	Minimally Altered	1925	HP02
4524072200	3506		6th Ave	5S3		Craftsman Bungalow	Minimally Altered	1913	HP02
					-	Spanish Colonial Revival			
4524300600	3517		6th Ave	5S3	Court	Bungalow Court	Minimally Altered	1928	HP03
4524072400	3522		6th Ave	5\$3		Colonial Revival	Minimally Altered	1935	HP02
4524300700	3533		6th Ave	583		Contemporary	Minimally Altered	1952	HP03
4524301100	3571		6th Ave	5\$3		Colonial Revival	Minimally Altered		HP03
4524301200	3575		6th Ave	583		Mission Revival	Minimally Altered		HP03
4524301200	3575		6th Ave	583		Contemporary	Minimally Altered		HP03
1524072600	3576		6th Ave	583		Vernacular	Minimally Altered	1950	HP03

Appendix D

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APN	NUM	DIR	STREET	STATUS CODE	ARCHITECTURAL STYLE	DESCRIPTION	DATE
4520635000	3754		5th Ave	7R			1989
4520635100	3766		5th Ave	7R	Victorian Vernacular	Heavily Altered	1905
4520561300	3774		5th Ave	7R	Prairie	Heavily Altered	1915
4520561400	3780		5th Ave	5B	Colonial Revival	Heavily Altered	1934
4520561500	3796		5th Ave	5B	Art Moderne	Heavily Altered	1935
4520561600	3800		5th Ave	7R			1974
4520562700	3801		5th Ave	7R	Contemporary	Heavily Altered	1950
4520562600	3817		5th Ave	5S3	Spanish Colonial Revival	Minimally Altered	1920
4520562500	3825		5th Ave	7R	Mission Revival	Heavily Altered	1910
4520561700	3828		5th Ave	7R			1987
4520562400	3833		5th Ave	7R	Spanish Eclectic	Heavily Altered	1935
4520561800	3836		5th Ave	7R	One Part Commercial	Heavily Altered	1940
4520562300	3845		5th Ave	5B	One Part Commercial	Altered Beyond Recognition	1934
4520561900	3846		5th Ave	5\$3	Spanish Colonial Revival	Heavily Altered	1942
4520562200	3849		5th Ave	583	Art Deco	Minimally Altered	1930
4520562000	3862		5th Ave	583	Contemporary	Heavily Altered	1945
4520562000	3862		5th Ave	7R	Art Moderne	Minimally Altered	1930
4446711200	3900		5th Ave	7R	·····		1989
4446711400	3928		5th Ave	7R	No Longer Apparent	Altered Beyond Recognition	1916
4446711500	3936		5th Ave	7R	No Longer Apparent	Altered Beyond Recognition	1950
4446711600	3946		5th Ave	7R	Two Part Commercial	Heavily Altered	1930
4446721208	3955		5th Ave	7R			1992
4446711700	3960		5th Ave	7R	Contemporary	Heavily Altered	1956
4446721207	3965		5th Ave	7R			1992
4446721210	3965		5th Ave	7R			1992
4446711800	3968		5th Ave	5B	Two Part Commercial	Heavily Altered	1924
4446711800	3970		5th Ave	5B	Craftsman	Minimally Altered	1910
4446721209	3975		5th Ave	7R			1992
4446721211	3995		5th Ave	7R			1992
4520636000	3702		6th Ave	7R	Contemporary	Minimally Altered	
4520636300	3734		6th Ave	5\$3	Queen Anne Free Classic	Minimally Altered	
4520636400	3740		6th Ave	5\$3	Art Moderne	Minimally Altered	
4520563200	3818		6th Ave	7R	Minimal Traditional	Minimally Altered	1940
4520563400	3840		6th Ave	7R			1965
4520630700	104		Pennsylvania Ave	5B	Pueblo Revival Bungalow Court	Minimally Altered	1925
4520143600	110		Pennsylvania Ave	5\$3	Queen Anne Free Classic	Heavily Altered	1910
4520143500	124		Pennsylvania Ave	5\$3	Spanish Colonial Revival	Minimally Altered	1925
4520143400	128		Pennsylvania Ave	5\$3	Victorian Vernacular w/half timbering	the second s	1910
4520630800	136		Pennsylvania Ave	583	Victorian Vernacular	Minimally Altered	1910
4522842100	137		Pennsylvania Ave	583	Colonial Revival w/Dutch gambrel roof	Heavily Altered	1895
4520143300	138		Pennsylvania Ave	7R	No Longer Apparent	Altered Beyond Recognition	2000
4520630900	140		Pennsylvania Ave	5\$3	Victorian Vernacular		1900
4520134500	316		Pennsylvania Ave	5\$3	Mission Revival		1926

San Diego Citywide LGBTQ Historic Context Statement City of San Diego Department of City Planning

September 29, 2016

Prepared by:

CONSULTING

GPA 617 S. Olive Street, Suite 910 Los Angeles, CA 90014 310-792-2690

gpaconsulting-us.com

San Diego Citywide LGBTQ Historic Context Statement

Resource Name	Туре	Location	Comments
Live and Let Live Alano Club	Commercial	3867 4th Avenue	Meeting place for this organization, one of the first social support groups for the LGBTQ community. Their focus today is on addiction recovery.
Michels-Carey House	Residential	2004 El Cajon Blvd (demolished)	Known as the birthplace of The Center; home of Bernie Michels; demolished in 2015.
Nicole Murray- Ramirez Residence	Residential	3958 5 th Avenue	Imperial Court de San Diego; active in cross-dressing/transgender rights, as well as Latina LGBTQ rights. An apartment in this building is the only known address for Murray-Ramirez. There are likely others from the period.
Priority Pharmacy (1st location)	Commercial	3935 1 st Avenue	Now known as AHF Pharmacy, this has been a pillar of this city's gay community, known for its business and charitable efforts on behalf of people with AIDS. The company's founder, pharmacist David C. Zeiger, is said to have filled San Diego's first private prescription for the AIDS-fighting drug AZT in 1987.
Priority Pharmacy (2 nd location)	Commercial	3940 4 th Avenue	Second location of Priority Pharmacy. Date of relocation not identified yet.
Radical Fairies meeting site	Commercial	3780 5 th Avenue	Location of "Radical Fairies" meetings, hosted by Albert Bell for radical ideas, spirituality and sexuality.
Robert "Jess" Jessop Residence	Residential	1415 Grand Avenue, Apartment 1	One of the founders of the San Diego LGBT Center (The Center) and the Lesbian and Gay Historical Society of San Diego, helped fight for permits from the City of San Diego for the first Pride parade in 1974; charter member of the Gay Alliance for Equal Rights in 1979; founded the Gay and Lesbian Archives of San Diego in 1987 (later the Lesbian and Gay Historical Society, then the Lambda Archives). Lived here 1974 per City Directory. No other associated addresses found to date.
Royal Inn Convention Center	Commercial	1355 North Harbor Drive	Site of the first Imperial Court de San Diego coronation ball in the early 1970s; now Wyndham San Diego Bayside Hotel.

San Diego Citywide LGBTQ Historic Context Statement

Resource Name	Туре	Location	Comments
Feminist Communications Headquarters (2 nd location	Commercial	4003 Wabash Avenue	Feminist Communications moved here early in its history, but the exact year is unknown. Also home of Las Hermanas Café.
Greenleaf Classics Headquarters	Commercial	3511 Camino Del Rio South, Suite 303	Publisher of LGBTQ pulp fiction, including Richard Amory's Song of the Loon. This building also housed Phenix Publishers.
International Male Headquarters	Commercial and Residential	4534 W. Point Loma Boulevard (demolished)	Original home of the catalogue and creator Eugene Burkard.
Phenix Publishers Headquarters	Commercial	3511 Camino Del Rio South, Suite 302	Published the Naked Action and Naked Male magazines. This building also housed Greenleaf Classics, an important publisher of LGBTQ pulp novels.
San Diego Gayzette Headquarters	Commercial	3780 Fifth Avenue	Home of the popular local newspaper the San Diego Gayzette in Hillcrest.
San Diego Son Headquarters	Commercial	3844 Arizona Street	Early address of the periodical under editor Duane Pierce.

Eligibility Standards

The following eligibility standards provide guidelines for evaluating property types associated with the LGBTQ media. It is important to note that eligible properties will not merely be associated with this theme; rather, they will have a direct and significant association with it.

Theme: LGBTQ Media

Associated Property Type: Commercial

Property Type Description: Associated property types include offices in commercial buildings and offices occupied by important LGBTQ publications. These will likely be the earliest known resources associated with a specific publication. They may or may not have been built for the publications' purposes originally.

Property Type Significance: Significant properties are directly associated with businesses that made significant contributions to the LGBTQ print media such as newspapers, journals, and magazines. They may also be significant under other themes, such as political activism, religion, or social life.

Geographic Locations: Throughout San Diego, particularly in Ocean Beach and Hillcrest

Area(s) of Significance: Communications

Criteria: NRHP A / CRHR 1/ HRB A

APPENDIX B

OWNERSHIP AND OCCUPANT INFORMATION

CHAIN OF TITLE

PREPARED BY CALIFORNIA LOT BOOK, INC.

Property Detail Report

3780 5th Ave, San Diego, CA 92103-4238

APN: 452-056-14-00

Owner Information

Owner Information					
Owner Name: Vesting:	Jasaitis Michael J Separate F	Property Revocable			
Mailing Address:	3774 5th Ave #F1, San Dieg	o, CA 92103-4240		Occupancy:	Absentee Owner
ocation Informatio	n				
Legal Description: APN: Munic / Twnshp: Subdivision: Neighborhood: Elementary School:	Lots 9 & 10 Blk 6 Tr 628 452-056-14-00 San Diego Nutts Addition Hillcrest Florence Elementar	Alternate APN: Twnshp-Rng-Sec: Tract #: School District: Middle School:	628 San Diego Unified School	County: Census Tract / Block: Legal Lot / Block: Legal Book / Page: District High School:	San Diego, CA 000300 / 2012 9, 10, 9&10 / 6 452 / 05
ast Transfer / Conv	eyance - Current Owner				
Transfer / Rec Date: Buyer Name:	06/12/2001 / 07/10/2001 Jasaitis Trust	Price: Seller Name:	\$1,300,000 3242 Columbia LLC	Transfer Doc #: Deed Type:	2001.474278 High Liability Loan
.ast Market Sale					
Sale / Rec Date: Multi / Split Sale: 1st Mtg Amt / Type: 2nd Mtg Amt / Type: Seller Name: Lender: Title Company:	06/12/2001 / 07/10/2001 Y \$750,000 / Conventional 3242 Columbia LLC Bank Of Internet USA Stewart Title	Sale Price / Type: Price / Sq. Ft.: 1st Mtg Rate / Type: 2nd Mtg Rate / Type:	\$1,300,000 / Full Value \$224 / Fixed	Deed Type: New Construction: 1st Mtg Doc #: Sale Doc #:	High Liability Loan 2001.474279 2001.474278
Prior Sale Informatio)n				
Sale / Rec Date: 1st Mtg Amt / Type: Prior Lender:	10/07/1999 / 11/04/1999 \$490,000 / Conventional First Security Thrift Co	Sale Price / Type: 1st Mtg Rate / Type:	\$700,000 / Full Value	Prior Deed Type: Prior Sale Doc #:	1999.735692
Property Characteri	stics				******
Gross Living Area: Living Area: Total Adj. Area: Above Grade: Basement Area: Style: Foundation: Quality: Condition:	5,814 Sq. Ft. 5,814 Sq. Ft.	Total Rooms: Bedrooms: Baths (F / H): Pool: Fireplace: Cooling: Heating: Exterior Wall: Construction Type:		Year Built / Eff: Stories: Parking Type: Garage #: Garage Area: Porch Type: Patio Type: Roof Type: Roof Material:	1934 / 1934
Site Information					
and Use: State Use: County Use:	Store Building 21 - 1-3 Story Miscellaneous Store Buildings	Lot Area: Lot Width / Depth: Usable Lot:		Zoning: # of Buildings: Res / Comm Units:	COMMERCIAL 1 5/5
Site Influence: Flood Zone Code: Community Name:	X City Of San Diego	Acres: Flood Map #: Flood Panel #:	06073C1885G	Water / Sewer Type: Flood Map Date: Inside SFHA:	05/16/2012 Faise
ax Information					
Assessed Year: Fax Year: Fax Area: Property Tax: Exemption:	2018 2018 8-001 \$14,985.78	Assessed Value: Land Value: Improvement Value: Improved %: Delinquent Year:	\$324,583 \$876, 3 84	Market Total Value: Market Land Value: Market Imprv Value: Market Imprv %:	



San Diego County Data as of: 11/30/2018



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 <u>WWW.LOTBOOK.COM</u>

Chain of Title Report

CTS Reference No.: 1218177

Scott Moomjian 5173 Waring Rd., #145 San Diego, CA 92120

Title Search Through:	December 18, 2018
Property Address:	3780 5 th Avenue San Diego, CA 92103
Assessor's Parcel No.:	452-056-14-00
Assessed Value:	\$1,200,967
Exemption:	None
	Property Characteristics
Use:	Store Building
Assessed Value: Exemption:	452-056-14-00 \$1,200,967 None <u>Property Characteristics</u>

Improvements: 5,814 square feet

Legal Description

LOTS 9 AND 10 IN BLOCK 6 OF NUTT'S ADDITION, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 628, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON APRIL 8, 1890.

California Lot Book, Inc., dba California Title Search Co. CTS Reference No.: 1218177

Chain of Title (December 2, 1909 through December 18, 2018)

1. Grant Deed	
Grantor:	Sarah Frances Gilbert and Carson W. Gilbert
Grantee:	Thomas H. Carroll
Recorded:	December 2, 1909, #8780, Deed Book 481, Page 99
2. Grant Deed	
Grantor:	T. H. Carroll
Grantee:	Mrs. T. H. Carroll
Recorded:	December 20, 1909, #8781, Deed Book 479, Page 259
3. Quitclaim Deed	
Grantor:	T. H. Carroll
Grantee:	W. G. Carroll
Recorded:	January 3, 1910, #69, Deed Book 483, Page 7
4. Grant Deed	
Grantor:	W. G. Carroll
Grantee:	Frances Miller
Recorded:	April 6, 1911, #7129, Deed Book 518, Page 259
5. The San Diego County assessed improvements as	Assessor Lot Block Book Page shows the first year with being 1912.

6. Grant Deed	
Grantor:	Frances Miller
Grantee:	Claude McCutcheons
Recorded:	February 9, 1926, #7349, Deed Book 1123, Page 405
7. Grant Deed	
Grantor:	Claude McCutcheons
Grantee:	Charles H. King
Recorded:	February 9, 1926, #7348, Deed Book 1123, Page 405

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

8. Trustee's Deed Grantor: Grantee: Recorded:	Union Trust Company of San Diego Frances Miller March 30, 1927, #19349, Deed Book 1300, Page 483
9. Grant Deed Grantor: Grantee: Recorded:	Frances Miller Leona E. Eppler August 23, 1927, #49458, Deed Book 1398, Page 34
10. Notice of Completion Recorded:	February 25, 1932, #7494, Official Records Book 81, Page 448
 Order Confirming Sale Estate of: Confirmed to: Recorded: 	e of Real Estate and Personal Property at Private Sale Leona E. Eppler Laura K. Miner March 1, 1947, #22490, of Official Records
12. Executrix' Deed Grantor: Grantee: Recorded:	Birdeen M. Tracy. Executrix of the Estate of Leona E. Eppler Laura K. Miner March 1, 1947, #22491, of Official Records
13. Grant Deed Grantor: Grantee: Recorded:	Laura K. Miner Adelin Diane Stokeld April 5, 1956, #46793, Official Records Book 6046, Page 184
14. Grant Deed Grantor: Grantee: Recorded:	Adelin Diane Stokeld George J. Rodgers, ½ interest October 21, 1963, Recorders File No. 188686
15. Quitclaim Deed Grantor: Grantee: Recorded:	Rhey W. Rodgers George J. Rodgers July 28, 1964, Recorders File No. 135858

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

16. Grant Deed	
Grantor:	Adelin Diane Stokeld
Grantee:	George J. Rodgers
Recorded:	April 15, 1965, Recorders File No. 67539
17. Judgment of Final Dis	tribution on Waiver of Accounting
Estate of:	George J. Rodgers
Distributed to:	Nancy Lucille Rodgers
Recorded:	February 10, 1981, Recorders File No. 81-041786
18. Individual Quitclaim I	Deed
Grantor:	Nancy Lucille Rodgers
Grantee:	International Metaphysicians Associated for Growth Through Education, Inc.
Recorded:	October 20, 1981, Recorders File No. 81-330905
19. Corporation Grant Dec	ed
Grantor:	International Metaphysicians Associated for Growth Through Education, Inc.
Grantee:	Amerland Development, Inc.
Recorded:	October 20, 1981, Recorders File No. 81-330906
20. Corporation Grant Dee	ed
Grantor:	Amerland Development, Inc.
Grantee:	Fifth Avenue Partnership
Recorded:	July 7, 1982, Recorders File No. 82-208825
21. Individual Grant Deed	
Grantor:	Fifth Avenue Partnership
Grantee:	Phil A. Falappino and Rose M. Falappino, ¹ / ₂ interest; and
Recorded:	Daniel J. Minerva and Anna M. Minerva, ½ interest March 16, 1983, Recorders File No. 83-083623
22. Grant Deed	
Grantor:	Phil A. Falappino, Rose M. Falappino, Daniel J. Minerva and Anna M. Minerva
Grantee:	G/S Development
Recorded:	April 6, 1990, Recorders File No. 90-187708

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
23. Grant Deed	
Grantor:	G/S Development
Grantee:	Hillcrest Fifth Avenue Partners
Recorded:	April 6, 1990, Recorders File No. 90-187711
24. Trustee's Deed Upon S	Sale
Grantor:	Cal-Western Reconveyance Corp.
Grantee:	Phil A. Falappino and Rose M. Falappino, ¹ / ₂ interest; and Daniel J. Minerva and Anna M. Minerva, ¹ / ₂ interest
Recorded:	April 7, 1993, Recorders File No. 1993-0216032
25. Grant Deed	
Grantor:	Phil A. Falappino, Rose M. Falappino, Daniel J. Minerva and Anna M. Minerva
Grantee:	3242 Columbia, LLC
Recorded:	November 4, 1999, Recorders File No. 1999-0735692
26. Grant Deed	
Grantor:	3242 Columbia, LLC
Grantee:	Michael J. Jasaitis, Trustee
Recorded:	July 10, 2001, Recorders File No. 2001-0474278

- 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.

CITY DIRECTORY LISTING OF OCCUPANTS

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS 3780 FIFTH AVENUE, SAN DIEGO, CALIFORNIA 92103

Year(s)	Name(s)	Occupation(s)/Notes
1911-1912	No Listings	
1913-1925	Frances Miller	Widow, A.W. Miller
1926	Mrs. B.M. Tracey	
1927	Vacant	
1928-1932	Renee Faubion	Restaurant
1933-1934	No Directories Available	
1935	Renee Faubion	
1936	L.E. Eppler Earl Hill O.W. Sterken	
1937-1938	Mrs. L.E. Eppler	
1939	No Directory Available	
1940-1945	Mrs. L.E. Eppler	
1946	No Directory Available	
1947-1948	V.C. Flowers Charles Garberson Mrs. Vrela Harris Mrs. L.K. Miner	
1949	No Directory Available	
1950	Mrs. L.K. Miner	
1951	J.G. Miner	
1952	W.N. Beers	

1953-1959	Miner Manor Apartments 3780-3786 Fifth Avenue William N. Beers	
1960	Alert Answering Service Cutler-Hammer Electric Equipment	
1961	Alert Answering Service Cutler-Hammer Electric Equipment Darwell Company Food Distributors Alden Holm Bookkeeping Service National Distillers Products Company Rodgers Police Patrol The Trane Company	
1962	No Listings	
1963-1964	 Building, Rooms A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol B The Veteran News C Darwell Company Food Distributors D San Diego Harbor Review E Cutler-Hammer Electric Equipment F Vacant G Mrs. Ruby McFadden H Vacant M Signal Oil Company N Vacant 	Newspaper Accountant Gas & Oil Marketers
1965-1966	No Directories Available	
1967	 Fifth Avenue Building A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol B The Veteran News C Universal Book Company D San Diego Harbor Review E Vacant F Vacant 	Newspaper
	G Mrs. Ruby McFadden H Vacant	Accountant
	J Ned H. Miller	Real Estate

	K Vacant	Suite K-N
1968	 A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol B Tornquist Machinery Company B The Veteran News (Bi-Monthly) D San Diego Harbor & Industrial Review F Vacant 	Newspaper
	G Mrs. Ruby McFadden H Vacant	Accountant
	J Ned H. Miller K Thomas Roberts	Real Estate
1969-1970	Fifth Avenue Building California Franchises Publications Chem-O-Seal Of San Diego Kandel San Diego Report U.S. Gypsum Company	Sealants Newsletter Building Materials
	A Alert Answering Service	Suites
	 A American Automatic Alarms A Rodgers Police Patrol B Tornquist Machinery Company B The Veteran News (Bi-Monthly) D San Diego Harbor & Industrial Review F Vacant 	Newspaper
	G Mrs. Ruby McFadden H Vacant	Accountant
	J Ned H. Miller	Real Estate
1971	Fifth Avenue Building	
	Chem-O-Seal Of San Diego U.S. Gypsum Company	Sealants Building Materials
	A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol	Suites
	A Western Telelarm B Vacant	Automatic Alarm

	 D San Diego Harbor & Industrial Review D The Veteran News F Vacant G Analytical Science Consultants 	Engineering Services
	H Vacant J Ned H. Miller	Real Estate
1972	Fifth Avenue Building	
	Suites A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol A Western Telelarm B Ned Miller	Automatic Alarm Real Estate
	C Alden C. Holm C Safeguard Business Forms	Bookkeeping Service Business Form Sales
	D Vacant	
	F Al-Anon Family Groups Of San Diego	Miscellaneous Organization
	G Vacant	-
	J Vacant	
1973	Fifth Avenue Building	
	United Postage Service	Mailing Service
	Suites	
	A Alert Answering Service	
	A American Automatic Alarms	
	A Rodgers Police Patrol	
	A Western Telelarm	Automatic Alarm
	B Ned Miller	Real Estate
	C Alden C. Holm C Dennison Eastman Corporation	Bookkeeping Service Tags & Labels, Wholesale
	D Vacant	
	F Al-Anon Family Groups Of San Diego	Miscellaneous Organization
	G Vacant	

1974	Fifth Avenue Building	
	United Postage Service	Mailing Service
	Suites	
	A Alert Answering Service	
	A American Automatic Alarms	
	A Rodgers Police Patrol	A
	A Western Telelarm	Automatic Alarm
	A Alert Lock-Key & Safe Service B Ned Miller	Real Estate
	C Alden C. Holm	
	C Dennison Eastman Corporation	Bookkeeping Service Tags & Labels,
	-	Wholesale
	D Alpha Bio-Sciences	Vitamins & Minerals
	F Al-Anon Family Groups Of San Diego	Miscellaneous Organization
	G Western Telegram	(Annex)
1975-1976	Fifth Avenue Building	
	United Postage Service	Mailing Service
	Suites	
	A Alert Answering Service	
	A American Automatic Alarms	
	A Rodgers Police Patrol	
	A Western Telelarm	Automatic Alarm
	A Alert Lock-Key & Safe Service	Locksmith
	B Ned Miller	Real Estate
	C Dennison Eastman Corporation	Tags & Labels, Wholesale
	D Related Products, Inc.	Vitamins & Minerals
	F Al-Anon Family Groups Of San Diego	Miscellaneous
	i minini mininy Groups of Sun Diego	Organization
	G Rodgers Security Systems	Burglar Alarms
	G Rodgers Patrol Service	
	O Alden C. Holm	Bookkeeping Service
1977	Fifth Avenue Building	
	United Postage Service	Mailing Service

	Suites A Alert Answering Service A American Automatic Alarms A Rodgers Police Patrol A Western Telelarm A Alert Lock-Key & Safe Service B Vacant C Vacant D Related Products, Inc. F Al-Anon Family Groups Of San Diego	Automatic Alarm Locksmith Vitamins & Minerals Miscellaneous
	G Rodgers Security SystemsG Rodgers Patrol ServiceO Vacant	Organization Burglar Alarms
1978	Fifth Avenue Building	
	United Postage Service	Mailing Service
	Suites A Alert Answering Service A American Automatic Alarms B Honeywell Protection Service C Stewart's De-Rooting Service D Related Products, Inc. F Al-Anon Family Groups Of San Diego G Rodgers Security Systems G Rodgers Patrol Service O Vacant	Tapes Miscellaneous Organization Burglar Alarms
1979	Fifth Avenue Building	
	United Postage Service	Mailing Service
	Suites A Alert Answering Service A Honeywell Protection Service C Stewart's De-Rooting Service D Related Products, Inc. E C.P. Becker F Lloyd G. Kirkpatrick G Vacant J Leonard W. O'Hanlon K Bobi M. Roberts	Burglar System Tapes A Review Course Accounts Commercial Artist

	O Vacant	
1980	Fifth Avenue Building	
	Suites A Alert Answering Service A Honeywell Protection Service B J. Hamilton & Associates C Stewart's De-Rooting Service D Related Products, Inc. E Vacant F Lloyd G. Kirkpatrick G Vacant J Leonard W. O'Hanlon K Bobi M. Roberts O Vacant	Burglar System General Merchandise Tapes Commercial Artist
1981	No Directory Available	
1982	Rogers Police Building Dentalloy Dental Products Fifth Avenue Building Gorman Elevator Company Honeywell Protection Honeywell Protection Services Rite Away Appliance Repair James J. Smith Stewart's De-Rooting	
1983	Rogers Police Building Burnin F. Akdogan Hillcrest Cooperative Association San Diego Gayzette Dennis A. Sullivan White Unicorn Gifts	
1984	Fifth Avenue Building Suites A Alert Answering Service A Vacant B Vacant C Stewart's De-Rooting Service	Т
	D Related Products, Inc. E Vacant F Vacant	Tapes

	G VacantJ James J. SmithK Dennis A. SullivanO Vacant
1985	Albert Bell
1986	Balloon Bouquets Dawg House Video Plus
1987	Kevin M. Brown The Garden Café Video Plus
1988	David J. Clanton Flying Saucers Teazers Video Plus Vulcan Vegetaria
1989	AIDS Response Program David J. Clanton R&R Video SD Walks For Life Video Plus
1990	AIDS Funding Source Full Belly Deli R&R Video SD Walks For Life
1991	No Directory Available
1992-1993	AIDS Wholistic AIDS Walk San Diego Hillcrest Sandwich Its Your Party Lesbian & Gay Archives Paws R&R Video SD Aids Walk
1994	AIDS Wholistic Hillcrest Acupuncture Hillcrest Sandwich

	Its Your Party Lesbian & Gay Archives R&R Video Spiritual Broadcasting
1995-1996	Hillcrest Acupuncture Hillcrest Sandwich Hope For America Hunger DC Lee Its Your Party Obata Claudia Lac R&R Video Spiritual Broadcasting
1996-1997	Hillcrest Psychic Hillcrest Sandwich Its Your Party Light & Love Movement NuAmerica Spiritual Center R&R Video The Turtle Lounge
1997-1998	Orville F. Davis Hillcrest Sandwich Its Your Party Piercing Sun Thee R&R Video Spiritual Psychic Clairvoyant
1998-1999	Hillcrest Sandwich Its Your Party Gina Marks R&R Video
1999-2000	Mother Wise Hemp Store Earth Wise Hemp Store Hillcrest Sandwich Its Your Party R&R Video
2001	Phil Falappino Hillcrest Sandwich Its Your Party Gina Marks R&R Video

2002	Hillcrest Sandwich Its Your Party Jessica J. Jorgenson Gina Marks R&R Video
2003	Danny R. Baker Hillcrest Sandwich Its Your Party Gina Marks R&R Video
2004-2006	Hillcrest Sandwich Its Your Party R&R Video
2007-2008	Its Your Party R&R Video
2009	No Directory Available
2010	Hillcrest Sandwich Company
2011	No Directory Available
2012	Hillcrest Sandwich Company 3 Richard Holdren Tammy's Nail Salon
2013	Apartments E Keith Bullion 2 Miguel Gonzales Hillcrest Sandwich Company E Andrew Jacobson 2 David Kirian C Shing Li Jeremy Steiding Tammy's Nail Salon
2014	Apartments Hillcrest Sandwich Company Alicja Mackowiak Tammy's Nail Salon
2015-2016	Hillcrest Sandwich Company Tammy's Nail Salon

2017

Apartments 3 Christopher McCoy C Eleanor Roberts F Jason Herbert Hillcrest Sandwich Company Patrick Newell Tammy's Nail Salon

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS 3782 FIFTH AVENUE, SAN DIEGO, CALIFORNIA 92103

Year(s)	Name(s)	Occupation(s)/Notes
1926-1932	No Listings	
1933-1934	No Directories Available	
1935-1938	A.C. Eppler	
1939	No Directory Available	
1940-1945	C.W. Hill	
1947-1948	Olive Williams	
1949	No Directory Available	
1950	Ruby Lamb	
1951	No Directory Available	
1952	W.F. Creedon	
1953-1954	Thomas Seely	
1955-1956	Laura K. Miner Mrs. Murrell C. Towne	
1957	J.B. Haynes	
1958	No Directory Available	
1959-1960	Elizabeth K. Van Horn	
1961	Vacant	
1962-1964	No Listings	
1965	No Directory Available	
1966-2017	No Listings	

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS 3782 ½ FIFTH AVENUE, SAN DIEGO, CALIFORNIA 92103

Year(s)	Name(s)	Occupation(s)/Notes
1926-1938	No Listings	
1939-1948	No Listings	
1949	No Directory Available	
1950	Ann Wilson	
1951	No Directory Available	
1952	D.J. Flowers M.C. Hudson Mrs. S.G. Long Annabelle W. Wilson	
1953-1955	Opal J. Flowers	
1956	Max Cates	
1957	Robert R. Sayres	
1958	No Directory Available	
1959-2017	No Listings	

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS 3784 FIFTH AVENUE, SAN DIEGO, CALIFORNIA 92103

Year(s)	Name(s)	Occupation(s)/Notes
1926-1932	No Listings	
1933-1934	No Directories Available	
1935	P.W. Browning	
1936-1937	Vacant	
1938	B.W. Watson	
1939	No Directory Available	
1940-1945	Lucille Fleming	
1946	No Directory Available	
1947-1948	Dorothy M. Hendricks	
1949	No Directory Available	
1950	W.B. Chighizola	
1951	No Directory Available	
1952	Marie W. Holub	
1953-1956	Sol Berkowicz	
1957	Frank Corley	
1958	No Directory Available	
1959-1960	Rosalie Pantinople	
1961	John McNeil	
1962	No Listing	
1963-1964	Vacant	
1965	No Directory Available	

1966-2017

No Listings

SAN DIEGO CITY DIRECTORY OCCUPANT LISTINGS 3786 FIFTH AVENUE, SAN DIEGO, CALIFORNIA 92103

Year(s)	Name(s)	Occupation(s)/Notes
1926-1932	No Listings	
1933-1934	No Directories Available	
1935-1937	E.C. Jenne	
1938	Mrs. S.R. Rogers	
1939	No Directory Available	
1940	Richard Laird	
1941	George Haag	
1942	Vacant	
1943-1945	A.N. Hill	
1946	No Directory Available	
1947-1948	A.J. Heron	
1949	No Directory Available	
1950	Charles Garberson	
1951	No Directory Available	
1952	Samuel Janowitz	
1953-1954	No Listings	
1955-1956	Joe R. Buxton	
1957	C.E. Cowell	
1958	No Directory Available	
1959-1964	No Listings	
1965	No Directory Available	

1966-2017

No Listings

COPY OF DEED FROM THE DATE OF CONSTRUCTION

Photographed By C. TOY, Deputy Recorder It of Carroll Ste, It. J. Carroll and J. St. Carrolle wife and mustand 4/6/1911 #7129 Deed Book 518, Page 259 mesos of the sen of Ten Aplland. DO BEREDY Grant to Frances Miller All that least property strated in the Cuty of San Diego. County of Ban Diego. Base of California, bounded and described as follows Life (1), of Muttle Gadition, in the agid Cuty of San Die County of San Diego, State of California, according to What theref Mo. 628 filed in the Office of the County County of End San Diego County, April 824, 540. County of San Diego, is sub to fait the above, granted and described presses, unto the said grantee. Reve 8s 8. assigns forever. to g Carroli and full mad and soul othis 191/ Signed and executed in presence of) (SAAL) Carroll (BRAL) (Smas.) STATE OF CALIFORNIA,) Course on Jan Nils A. D. sandown handred and lleven On this (III Milly a Notary Public in and for and gounty, residing therein, menally appeared W. y Carroll and IN Cast all, wife and hueband; known to no to be see name of all subscribed to the within instrument, and to me that they executed the Notarial Bu Witnes Wherent, I have hereunto set, my hand and allis ed my San Dugo County of San Rul State of California, County of I an 101192, Etate of California, the day and year in this notices. Notacy Public in and tor the County of Lan Ace of State of California. My Commission liferice January 25 the 1314 was in this cortificate first above written. 12 Request of U. T. + I Co. Ming) Ger. 6, 1911. , 4,2 min. part of orders, C. H. Constant 10 Di C. Januara B. M. Mourand Ferry, County Recorder. Di C. Januara B. M. Mourand Ferry, Deputy Recorder. Pi & Cheever Pag. \$. 10_

APPENDIX C

MAPS

CITY OF SAN DIEGO

800:1 SCALE ENGINEERING MAP



U.S.G.S. POINT LOMA QUADRANGLE MAP



ORIGINAL SUBDIVISION MAP

NUTT'S ADDITION



SANBORN FIRE INSURANCE MAPS 1921, 1950, 1956 & 1963 COURTESY OF THE CITY OF SAN DIEGO







Sanborn Fire Insurance Map 1950

Sanborn Fire Insurance Map 1956





Sanborn Fire Insurance Map 1963

APPENDIX D

DPR FORMS

		Primary #:	
State of California — The		HRI #:	
Resources Agency		Trinomial:	
DEPARTMENT OF PARKS	8	NRHP Status Code: 5S2	
AND RECREATION			
PRIMARY RECORD)		
	Other Listings:		
	Review Code:	Reviewer:	Date:
Page 1 of 32 P1. Other Identifier:	Resource Name or #: LGBT	Q Community/Albert Bell Building	
P2. Location: DNot for Pub	lication Unrestricted		
	und (P2b and P2c or P2d. Attach a L	ocation Map as necessary.)	
b. USGS 7.5' Quad:		Date: 1996	
c. Address:	3780-3786 Fifth Avenue	City: San Diego	Zip: 92103
d. UTM: 11S 484939E	3623214N		

 e. Other Locational Data (e.g., parcel #, directions to resource, elevation, etc., as appropriate): Lots 9 and 10, Block 6 of Nutt's Addition, Map 628, APN 452-056-14-00

P3a. Description:

The LGBTQ Community/Albert Bell Building located at 3780-3786 Fifth Avenue, largely consists of a Heavily Modified Spanish Revival (Spanish Eclectic) commercial building. Although the building has been classified as a "Colonial Revival" structure built in 1934, as part of the Uptown Community Plan Area, *Historic Resources Survey Report* (November 2016), this architectural classification and year of construction are not accurate. Today, the building is generally composed of four (4) distinct sections, each of which were constructed at different times. The oldest, and original, building section is two-stories and rectangular-shaped, located toward the main (east) elevation. It originally served as a single-family residence built in 1911. This structure was converted into commercial use briefly from approximately 1928-1935, returned to single-family residential use from 1936-1952, then became a multi-family residential property from 1953-1959, and then finally was converted into commercial use beginning around 1960. The second building section is a two-story, irregularly shaped apartment building, located at the rear of the property, built in 1932. The third building section is a two-story, square-shaped office building constructed at the center of the property in 1968. Finally, the fourth building section is a one-story, addition, attached to the original 1911 building section along the main (east) elevation. Overall, the building as a whole appears to be in good condition.

P3b. Resource Attributes (List attributes and codes): HP6—1-3 Story Commercial Building

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



P5b. Description of Photo: P6. Age and Sources: ■Historic □Prehistoric □Both 1911 San Diego Assessor Lot Block Book Page San Diego City Directories Grant Deeds P7. Owner and Address: Michael J. Jasaitis Separate Property Revocable Trust 3774 Fifth Avenue, #F1 San Diego, CA 92103 P8. Recorded by: Scott A. Moomjian, Esq. 5173 Waring Road, #145 San Diego, CA 92120 Date Recorded: July 2022 P9 P10. Survey Type (Describe): Intensive

P11. **Report Citation**: Historical Resource Technical Report For The LGBTQ Community/Albert Bell Building, 3780 Fifth Avenue Building, San Diego, California 92103

Attachments: DNONE DLocation Map Sketch Map Continuation Sheet Building, Structure, and Object Record Darchaeological Record District Record Linear Feature Record DMilling Station Record Record Art Record DArtifact Record Photograph Record Other (List):

State of California — The	Primary #:
Resources Agency	Trinomial:
DEPARTMENT OF PARKS AND	
RECREATION	
BUILDING, STRUCTURE,	
AND OBJECT RECORD	
	NRHP Status Code: 5S2

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Resource Name or #: LGBTQ Community/Albert Bell Building

B1. Historic Name: LGBTQ Community/Albert Bell Building

B2. Common Name: 3780-3786 Fifth Avenue

B3. Original Use: Residential

B4. Present Use: Commercial

B5. Architectural Style: Heavily Modified Spanish Revival (Spanish Eclectic)

B6. Construction History: Building constructed as a single-family residence in 1911. This structure was converted into commercial use briefly from approximately 1928-1935, returned to single-family residential use from 1936-1952, became a multi-family residential property from 1953-1959, and then finally was converted into commercial use beginning around 1960. The second building section is a two-story, irregularly shaped apartment building, located at the rear of the property, built in 1932. The third building section is a two-story, square-shaped office building constructed at the center of the property in 1968. Finally, the fourth building section is a one-story, addition, attached to the original 1911 building section along the main (east) elevation.

B7. Moved? No See Unknown Date: Original Location:

B8. Related Features: Two-story apartment building (3782-3786 Fifth Avenue), built in 1932, and two-story office building (3780 Fifth Avenue), built in 1968, both attached along west elevation.

B9a. Architect: Unknown b. Builder: Unknown

 B10.
 Significance: Theme: Period of Significance:
 Community Development, Historic Person
 Area: Hillcrest

 LGBTQ Organization: 1988-1993
 Property Type: Commercial Applicable Criteria: A & B

 LGBTQ Media: 1983
 Historic Person: 1985-1992

 Overall POS: 1983-1993

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.) The 3780-3786 Fifth Avenue building is located in San Diego's Hillcrest community. The Hillcrest community was

built on and around the promotory that overlooks both the San Diego Bay and Mission Valley. Hillcrest is viewed as including the area south of Washington Street, east of Goldfinch and over to El Cajon Boulevard and the University Avenue area.

- B11. Additional Resource Attributes: (List attributes and codes)
- **B12.** References: Moomjian, Scott A., *Historical Resource Technical Report For The LGBTQ Community/Albert Bell Building, 3780 Fifth Avenue Building, San Diego, California 92103,* July 2022.

B13. Remarks: The property was designated by the City of San Diego Historical Resources Board on April 28, 2022. The designation included only the two-story apartment building (3782-3786 Fifth Avenue), built in 1932, and the two-story office building (3780 Fifth Avenue), built in 1968, both attached along west elevation. It was these structures which were used during the property's period of significance by the LGBTQ community from 1983-1993. The courtyard area between these two structures was also included in the scope of the designation.

- B14. Evaluator: Scott A. Moomjian, Esq.
- **B15. Date of Evaluation:** July 2022


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P3a. Description:

1911 Building Section (3780 Fifth Avenue)

While the original appearance and precise configuration of the original building section is unknown, it is believed that the structure was most likely Craftsman in style. Of standard 2" x 4" wood-frame construction, the building is set on a concrete foundation with floor joists and subfloor. The building has a high-pitched, front-gabled roof with moderate eave overhang, exposed roof rafters, large metal roof vent, and non-original red, Mission tile. The exterior is composed of smooth, non-original stucco. Fenestration is varied and consists of non-original metal sliders and double-hung windows, and/or vinyl slider windows. Along the main (east) elevation, there a small decorative brick veneer along the first floor. Along the side (south) elevation, the building has a projecting bay section with fixed, wood multi-paned windows, adjacent to a porch that is formed by a shed roof extension, supported by a slender metal column.

1932 Building Section (3782-3786 Fifth Avenue)

Of standard 2" x 4" wood-frame construction, the building is set on a reinforced concrete foundation with floor joists and sub-floor. The roof is flat with no eave overhang. Along the main (east) elevation second story, the structure has a shed roof covered in red, Mission tile, supported by square wood columns. The exterior is composed of stucco. Fenestration largely consists of non-original sliding vinyl windows (some with multi-panes). Along the north and south elevations, the building is slightly cantilevered with projecting wood beams. At the rear (west) elevation, there are two attached garage bays with two non-original metal "roll up" style garage doors.

1968 Building Section (3780 Fifth Avenue)

Of standard 8" concrete block construction, the building is set on a reinforced concrete foundation with concrete floors. The roof is flat with a built-up roof cover material. When originally constructed, the San Diego County Assessor noted that the building was unfinished. However, the exterior of the building is composed of smooth stucco. Further, the Assessor also noted that the first floor of the building had no windows. Today, several multi-paned vinyl windows exist on the first floor of the building (as they do along the second floor of the structure).

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1971 Addition (3780 Fifth Avenue)

This addition is attached to the original 1911 building section along the northeast elevation. It is rectangular in shape and measures approximately 20 x 30 feet (approximately 600 total square feet of space). The addition has a flat roof and slight eave overhang. The main entrance to the addition exists along the northeast elevation. At this location, there is a large fixed storefront window, and along the entire east elevation, there are three, large fixed storefront windows. The exterior of the addition consists of stucco with some wood timbering. A side entrance exists along the southwest elevation.

B6. Construction History:

Changes to 3780 Fifth Avenue building include building remodeled (extent and location unknown) in 1947; addition of decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960 (all except decorative brick since removed, date unknown); neon signage added in 1972 (since removed, date unknown); windows in two-story office building section replaced, window openings in-filled, and walls re-finished (extent and location unknown) in 1989; signage installed (1994); two-story office building section (then multi-family) repaired, including the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997). Changes to 3782-3786 Fifth Avenue building include modifications twice in 1947 (extent and location unknown); windows removed and replaced (extent and location unknown) in 1958; three windows along north elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; six windows along south elevation removed and openings in-filled (specific type of windows and location unknown) in 1966; and building rehabilitated (extent and location unknown) in 1997.

B10. Significance:

The first transfer of property located in what is present day Hillcrest occurred in 1870 when the City of San Diego deeded land to Mary Kearney, who sold it in February 1871 to C.D. Arnold and D. Choate, well-known subdividers. The land passed through a succession of hands before it was acquired by the founder of Hillcrest, William Wesley Whitson. During the 1890s, there was slight development in this area, generally typified by several churches and a scattering of residences. In 1904, historical photographs of the general Hillcrest area show small, scattered areas of residential homes. Most of these homes appear to be of a Victorian or Craftsman style along dirt streets, consisting of one or two stories, with smaller associated buildings located nearby.

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Hillcrest was founded in 1907 by San Diego's first coroner, William Wesley Whitson. With a \$1,000 down payment and a \$115,000 loan, Whitson formed the Hillcrest Company and purchased 40 acres of "stony hill" between First (originally Second Avenue) and Sixth Avenues from University Avenue to Lewis Street, just above Washington Street and began to subdivide. Whitson's subdivision map was filed on January 10, 1907, and the deed to the property was recorded by the Hillcrest Company on August 2, 1907.

In 1907, when the Hillcrest Company began to subdivide, there was one church, one chapel, one store, a hospital, and one school in the area for a few scattered residents. The area was not paved, nor were there any sidewalks. Almost immediately, the Hillcrest Company put in streets and curbs, subdivided property lots (which sold for between \$1,400 and \$2,000), set up a lumber mill and started building houses, usually two-story Craftsman vernacular homes made of wood and stone. Circulating flyers from the Hillcrest Company stated, "THE TRACT BEAUTIFUL...lots of ample size, with alleys. Houses all back a proper distance from the street." Lots were large and roadways were wide. Residential lots in Hillcrest sold for between \$1,400 to \$2,000, while commercial lots were comparatively higher.

By 1909, Whitson's Hillcrest Company was fully engaged in developing Hillcrest. The Hillcrest Company put in streets (largely still dirt) and curbs, subdivided lots (which sold for between \$1,400 and \$2,000) and constructed largely two-story Craftsman styled homes made of wood and natural stone. Homes constructed by the Hillcrest Company were likely based upon deliberately replicable model plans commonly available in the literature of the period. With these plans, the Hillcrest Company and other builders could add elements of distinction depending upon the individual tastes of home buyers. Although the historical record is largely devoid of specific material on the socio-economic levels of Hillcrest's early or subsequent homeowners or tenants, judging from the types and examples of residences constructed, it is believed that those who occupied new homes within Hillcrest from approximately 1907-1920, were largely middle to upper middle-class residents, while those who occupied new homes within Hillcrest or middle-class San Diegans. During both periods, the residents of new homes were most likely newcomers to San Diego and the Hillcrest community as well.

From approximately 1907-1920, most of the homes constructed in the Hillcrest area were in the Craftsman style. This new type of building style was indicative of San Diego's building experience. After the turn of the century, San Diegans turned to a more conservative style of home building. Homes of the period showed the beginning of a trend toward simplicity. By the end of World War One, there was a tremendous influx of newcomers to San Diego. This new generation wanted simple, plain, inexpensive homes of a type exemplified by the California bungalow.

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The popularity of the Craftsman style arose during the early 1900s and reached its peak in the 1920s. This architectural style was perfect for California's growing population. These homes were inexpensive, as they could be built for as little as \$500, or as much as \$7,000 for larger fancier homes. They were small in size, averaging approximately 1,000 square feet. Land prices of lots were modest. Lots often measured 40 x 100 feet with narrow front and side yards. Working plans to construct Craftsman styled homes could be purchased anywhere for between \$5 and \$25. Craftsman styled homes thus fit in well with Whitson's Hillcrest development. Whitson sold lot sizes averaging 50 x 135 feet. Prices for lots ranged from \$2,500 on Second Avenue to \$10,000 on Fifth Avenue. Homes constructed by the Hillcrest Company featured lots of ample size, with alleys, setback from the street. Despite this, it is known that a number of poorly built bungalow neighborhoods were thrown up by other profit seeking developers.

After the community was founded in 1907, Hillcrest experienced quick, steady growth. In 1908, Hillcrest had its own bank, the University Avenue Bank. By 1910, University Avenue was completely paved. One year later, so was Washington Street. Homes constructed during the first two decades of the twentieth century in Hillcrest included Craftsman style single family residences and California bungalows. Of importance is the fact that Hillcrest emerged primarily as a residential district, rather than as a business district in the early part of the twentieth century.

The eastern boundary of Hillcrest, originally named "Midland Drive," began to take on new significance as a major streetcar/automobile-oriented commercial/residential district after the First World War. Park Boulevard was installed through Balboa Park prior to the Panama-California Exposition in 1915 in order to facilitate access to attractions along the Prado. In 1917, an electric streetcar line was established which continued up from the eastern most entrance of the Prado, north to Indiana Street, where it eventually connected with University Avenue. In 1923, the dedication of a transcontinental highway which terminated in San Diego led to much residential and commercial development along Park Boulevard north of Balboa Park.

During the 1920s, the Hillcrest area, as well as the neighboring University Heights and North Park communities, underwent large-scale residential development. The 1920s was an era of unprecedented speculative real estate, not only in San Diego and Hillcrest, but for all of Southern California. A variety of different factors fueled this development. The United States, as a whole, and Southern California in particular, experienced an economic boom; returning veterans, who had either trained or been stationed in San Diego, decided to live in San Diego; and the price of automobiles made them accessible to more people. Further, during the 1920s, the highway between Los Angeles, San Diego, and Tijuana, Mexico was completed. San Diego was greatly advertised and marketed to the country, resulting in an increase of visitors and prospective residents.

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The influx of prospective homebuyers saw a tremendous demand for middle-class housing in San Diego. During the 1920s, real estate speculators purchased and subdivided parcels of land in already platted additions. Subdividers installed water and sewer systems, street lighting, and improvements. Typically, subdividers during this period did not build homes. Rather, they sold individual lots to builder/contractors who constructed homes based upon designs found in formalized pattern books, which contained scaled-down designs of architect-designed homes.

During the 1920s, much of Southern California and San Diego architecture followed the Spanish Eclectic or Spanish Colonial Revival style. Having evolved from the previous Mission Revival Style, examples of Spanish Colonial Revival were built in Southern California as early as the 1890s. However, the widespread appeal of the revival is attributed to the 1915 Panama-California Exposition in Balboa Park. The communities of Mission Hills and Kensington, for example, were developed with whole tracts of individually architect-designed Spanish Colonial Revival homes.

During the 1920s and 1930s, Hillcrest grew as an outlying residential section of San Diego. By 1928, Hillcrest had grown large enough that the Post Office established a Station "A" office in the community. During the Second World War, Hillcrest was known to be popular with American servicemen stationed in the area. After the War, and during the 1950s and 1960s, Hillcrest began to experience a surge in commercialism and business growth, as well as new residential development.

Property History

As an initial matter, the 3780-3786 Fifth Avenue building (identified as "3780" 5th Avenue) was included as part of the Uptown Community Plan Area, Historic Resources Survey Report (November 2016) as a potentially significant, individual resource and as a contributor to a potential "Hillcrest Historic District." At the time, the building was found to have been built in 1934 as a "Colonial Revival," multi-family structure, which was "Heavily Altered." Despite the fact that the architectural style, year of construction, and overall use of the structure is incorrect (see discussion below), the Survey Report nevertheless found the property to be "[l]ocally significant both individually…and as a contributor to a district…or appears eligible through survey evaluation." However, no justification for such significance was presented within the Survey Report.

In addition, the 3780-3786 Fifth Avenue building (identified as "3780" 5th Avenue) was included in the *San Diego Citywide LGBTQ Historic Context Statement* ("LGBTQ Context Statement"), prepared by GPA Consulting in September 2016. The purpose of this context statement is to "provide guidance for identifying and evaluating potential historic resources related to San Diego's

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rich LGBTQ history," offering a broad historical overview on the growth of LGBTQ identities, communities, and politics in San Diego, with resources primarily located in neighborhoods like Hillcrest, Ocean Beach, North Park, Downtown, Golden Hill, and Pacific Beach, dating from the 1970s through the 1980s. The Context Statement notes, however, that it is "not a comprehensive list of San Diego's LGBTQ community, and it does not provide a list of eligible properties. In fact, this document does not make eligibility determinations for any potentially important properties." A discussion of the property in relation to the LGBTQ Context Statement is further discussed below.

The property on which the 3780-3786 Fifth Avenue building is today located, Lots 9 and 10 in Block 6 of Nutt's Addition, was acquired by Thomas H. Carroll from Sarah Frances Gilbert and Carson W. Gilbert in December 1909. Several days later, Carroll conveyed the property to Mrs. T.H. Carroll, who several weeks later, deeded the property to W.G. Carroll. In April 1911, the property was purchased by Frances Miller.

According to the Residential Building Record, the 3780-3786 Fifth Avenue building was originally constructed as a residence in 1911. While an original Notice of Completion and water and sewer connection records were not filed for the property, the San Diego County Assessor Lot Block Book Page shows the first year that assessed improvements occurred was in 1912 with Frances Miller as the property owner. This suggests that the home was then built one year prior in 1911. Further, a review of San Diego City Directories indicates that Frances Miller, the widow of A.W. Miller, was the first occupant of the building, then identified as "3780" Fifth Avenue in 1913. Finally, a *San Diego Union* newspaper article from March 1911 recorded the real estate transaction from W.G. Carroll to Frances Miller. According to this article, the property was "improved with a handsome residence which Mrs. Miller purchased for a home" at a cost of approximately \$3,350. Therefore, based upon the foregoing, it is clear that the building was, in fact, originally built as a single-family residence in 1911. Inspection of a 1921 Sanborn Fire Insurance Map depicts the structure as a two-story residence with full-length front porch and one-story projecting section along its southwest elevation.

Historical research indicates that Frances Miller owned and occupied the 3780 Fifth Avenue residence until it was ultimately sold to Leona E. Eppler, a native of Concordia, Kansas, in August 1927. Leona E. Eppler owned the property from August 1927 until her death in July 1946, after which time, it passed to Laura K. Miner in March 1947. Beginning almost immediately after the property was acquired by Mrs. Eppler in 1927, the 3780 Fifth Avenue building ceased being used as a single-family residence for a time and was converted into restaurant use. San Diego City Directories indicate that between 1928-1935, the building was occupied by Renee Faubion. This is supported by a *San Diego Union* advertisement for the restaurant in from July 1928 indicating

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that the premises were occupied by the "Renee Faubion Dining Room" which served "Home Cooking." However, from 1936-1946, the property once again became used as a single-family home with Mrs. Eppler as the primary resident.

During the time the property was owned by Leona E. Eppler, a rear apartment building was constructed along the rear (western) property boundary. According to the Residential Building Record, the "3782-3786" Fifth Avenue apartments were built in 1932. This date of construction is supported by a Notice of Completion which indicates that in November 1931, Mrs. Eppler entered into a contract with Palmer Smith for the construction of "three Apartments and two garages on the rear of said lot to be numbers 3782, 3784 and 3786 Fifth Avenue." The apartments and garages were completed in February 1932.

According to the Residential Building Record, after the 3780 Fifth Avenue building was acquired by Laura K. Miner in 1947, it was subject to a remodel at a cost of approximately \$2,000. At the same time, San Diego City Directories list three individuals residing at the property in addition to Mrs. Miner, therefore suggesting that the property was by this time, in the process of multi-family tenant/occupant expansion. This is further supported by the fact that during the same year, the Residential Building Record also indicates that the 3782-3786 Fifth Avenue apartments underwent two periods of improvements (extent and location unknown). In addition, a 1950 Sanborn Map depicts the 3780 Fifth Avenue building as a dwelling during this year, and depicts the rear dwellings as 3784-3786 Fifth Avenue at this time.

Although Laura Miner sold the property to Adelin Diane Stokeld in April 1956, the property was known as "Minor Manor Apartments," with a collective address of 3780-3786 Fifth Avenue by 1953. The 1956 Sanborn Map shows the 3780 Fifth Avenue building as "3 Apts" and the 3782-3786 Fifth Avenue building as "3-F" or 3 Flats. During this year, the full-length front porch was removed from the 3780 Fifth Avenue building. According to San Diego City Directories, beginning in 1960, the 3780-3786 Fifth Avenue building began to function as a commercial property. This change of use (multi-family to commercial) appears to be supported by the Residential Building Record which indicates that the windows in the 3782-3786 Fifth Avenue building were removed and replaced (extent and location unknown) in 1958, and a City of San Diego Building Permit Application which indicates that builder P.J. Browning added decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960. Today, all of these elements except the decorative brick have been since removed.

From the early 1960s to the present, San Diego City Directories indicate that the 3780-3786 Fifth Avenue building was associated with a number of different individuals and entities which rented various office space over this period (See Attachment B.2 for a complete list of occupants). In

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October 1963, the property was acquired by George J. Rodgers, who was the principal of Rodgers Police Patrol, a business that had occupied space in the building beginning in 1961. The 1963 Sanborn Map depicts the 3780 Fifth Avenue building as all offices with a rear, one-story addition.

George J. Rodgers owned the 3780-3786 Fifth Avenue property from October 1963 until his death in December 1978. Over this period, Rodgers oversaw the continued improvement/expansion of the 3780-3786 Fifth Avenue building. In 1966, in response to a City of San Diego Building Inspection of the 3782-3786 Fifth Avenue building, Rogers hired Armour Construction & Supply Company to remove three windows along north elevation and in-fill the openings, as well as remove six windows along south elevation removed and in-fill the openings (specific type of all nine windows and their locations unknown). In 1968, Rodgers retained the services of architect James E. Hurley to design a two-story office building. This structure was attached/set between the original 3780 Fifth Avenue building and the rear 3782-3786 Fifth Avenue apartment building. This when completed, the 3780-3786 Fifth Avenue building was composed of three adjoining building sections. In the new office building, Rodgers operated his Rodgers Police Patrol business. Further, in 1971, Rodgers contracted with architect Roy Low to design a new, one-story commercial addition for the front of the building along Fifth Avenue. This structure was built by E.W. Schlehuber. Finally, neon signage (since removed) was added to the building in 1972.

After the death of George Rodgers, the 3780-3786 Fifth Avenue building passed to his wife, Nancy Lucille Rodgers in February 1981. Thereafter, the property was subsequently sold and acquired by a number of different entities and individuals, including the International Metaphysicians Associated for Growth Through Education, Inc. (1981); Amerland Development, Inc. (1981-1982); Fifth Avenue Partnership (1982-1983); Phil A. Falappino, Rose M. Falappino, Daniel J. Minerva, and Anna M. Minerva (1983-1999); G/S Development (1990); Hillcrest Fifth Avenue Partners (1990); and 3242 Columbia, LLC (1999-2001). The property was acquired by the current owner, the Michael J. Jasaitis Separate Property Revocable Trust in July 2001. Additional, documented changes to the building between 1981-2001 include the removal and replacement of the windows in the two-story office building section, the in-fill of window openings, and the refinishing of the walls (extent and location unknown) in 1989; the installation of signage installed at the 3780-3786 Fifth Avenue building (1994); the repair of the two-story office building section with the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997. Further, the 3782-3786 Fifth Avenue building was rehabilitated (extent and location unknown) in 1997.

Historical research indicates that between 1982-1994, the 3780-3786 Fifth Avenue property was associated with a number of individuals and organizations important in the local LGBTQ community. From 1983-1992, the 3780 Fifth Avenue unit served as the third location for The Gay

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Center for Social Services (the first location in Hillcrest). The Center, previously located in Golden Hill (2250 B Street) and then South Park (1447 30th Street), moved to 3780 Fifth Avenue after its membership voted to do so. In 1990, The Center moved from 3780 Fifth Avenue to 3910-3916 Normal Street (its fourth location), and in 1998, it moved to its present location (3909 Centre Street). From September 2, 1982-1983, the San Diego Gayzette occupied the property. This publication was founded in 1982, and featured contributions by publisher Carla Coshow, executive editor Lair Davis, advertiser John Ciacccio, Nicole Murray-Ramirez (social column), Nick Marzan (arts editor and business manager), Paula Valentine (photographer), Can and Rob Andreasen (graphic artists), and Liz Victor (office manager). The San Diego Gayzette's first issue was dated September 2, 1982 and featured a photograph of the staff standing in front of the office at 3780 Fifth Avenue. The San Diego Gayzette was the first San Diego publication to cover the AIDS epidemic and distributed 10,000 copies of its first issue. After co-founder John Ciaccio passed away from AIDS complications, the San Diego Gayzette closed in October 1986. The location from which the publication operated from 1984-1986 is not known. Other important organizations which occupied the property, particularly as a response to the AIDS epidemic during the period, included San Diego Walks For Life (1988-1993) and AIDS Response Program, AIDS Wholistic (1989-1994). In addition, Albert Bell was known to have been an occupant of the property in 1985 and served as manager from at least 1985-1992.

While it has been asserted that other organizations associated with the LGBTQ community, including the Mother of AIDS Patients, Concerned Citizens for AIDS Patients, Slightly Older Lesbians, San Diego Lesbian Organization, the AIDS Coalition to Unleash Power, and Our House occupied the property over the years, historical research regarding these groups and the site proved to be inconclusive.

Historical research indicates that from the "Lesbian & Gay Archives" occupied the property from 1992-1993. According to the LGBTQ Historic Context Statement, the Lesbian and Gay Archives of San Diego was the precursor of today's Lambda Archives. Sensing the importance of preserving the history of San Diego's LGBTQ community, Jess Jessop (who had been so instrumental in creating the Center for Social Service) helped incorporate the Lesbian and Gay Archives of San Diego with the assistance of George Murphy and others in 1987. In 1992, the repository was established at 4545 Park Boulevard (where it remains at the present day) and shares an address with the Diversionary Theatre. In time, the collection would eventually become known as the Lambda Archives of San Diego. It is now recognized as one of the best-maintained collections of LGBTQ history in the country, and its location at 4545 Park Boulevard, under the LGBTQ Context Statement, has been recognized as a potentially significant, institutional resource to the LGBTQ community.

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Application of San Diego Historical Resources Board (HRB) Register Significance Criteria

According to the City of San Diego Land Development Code, *Historical Resources Guidelines* (Adopted September 28, 1999; Amended June 6, 2000; April 30, 2001), a building, structure, sign, interior element and fixture, feature, site, place, district, area or object may be designated as historic by the City of San Diego Historical Resources Board if it meets any of the following below criteria. Guidelines in applying the criteria for designation exist in the *Guidelines for the Application of Historical Resources Board Designation Criteria* (Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, and Adopted August 27, 2009).

<u>Criterion A--</u> If it exemplifies or reflects special elements of a City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

"Special Elements of Development"

According to the HRB Designation Guidelines, special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance. It is not enough for a resource to simply reflect an aspect of development, as all buildings, structures, and objects do. For each aspect of development, the resource shall exemplify or reflect a special element of that development which either maintains an established precedent or may in itself be the model for development.

Historical evidence was identified which supports the contention that the 3780-3786 Fifth Avenue building exemplifies and reflects *special* elements of San Diego's, Hillcrest's, Fifth Avenue's, and the LGBTQ community's historical, cultural, social, economic, and political development.

<u>Evaluation Of The Property Under The LGBTQ Historic Context Statement: Theme 2 – Community Organizations</u>

The LGBTQ Historic Context Statement includes a tabular list of identified resources which have been associated with the "Community Organization" theme. The Context Statement notes that these resources have not been identified necessarily because of an association with the LGBTQ community, and that the identified resource list is not meant to be comprehensive and/or definitive. Furthermore, the Context Statement states that "just because a property is included in this list does not mean that it is historically significant or eligible for listing in the National, California, or local registers."

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The LGBTQ Context Statement notes that, "with the anonymity and isolation that was part of LGBTQ life, it makes sense that the vast array of social services available to today's San Diego community started with the telephone." Between 1970 and 1971, three hotlines were created. The first was 1970's Gay Information Center, started by Stephen Bell of the Gay Liberation Front. The second, that same year, was started by GULF (Gays United for Liberty and Freedom) and was operated by Bill Gautier, better known as the drag personality Glenda, right out of his home in the 1500 block of 30th Street. Then in 1971, Jess Jessop set up an answering machine in a closet in his home that would eventually lead to the creation of one of San Diego's most important and longest-lived LGBTQ resources--The Center for Social Services. The "Center" was, in fact, formed on October 3, 1972 when Bernie Michels, Thomas Carey, and several others met in Weichel Hall, a shed behind the Chollas View United Methodist Church at 906 47th Street, to start planning an LGBTQ social services center, with further meetings in Michels's home at 2004 El Cajon Boulevard. The Center opened in October 1973, with Jessop serving as the first Executive Director, at 2250 B Street in the Golden Hill neighborhood. In 1980, The Center moved to 1447 North 30th Street, also in Golden Hill, then to 3766 5th Avenue, and then closer to Hillcrest, to 3910 Normal Street in 1992, then finally to its present location at 3909 Centre Street in 1998.

Many of the founders of The Center would go on to participate in the creation of many other resources for the San Diego LGBTQ community over the next decade. For example, Jessop was the founder of the Lesbian and Gay Archives of San Diego, which eventually became the Lambda Archives, he helped organize San Diego's first unofficial Pride parade in 1974, and he was a charter member of the Gay Alliance for Equal Rights in 1979. Thomas Carey would go on to help create The Center's Men's Self Development Program. The Center founder Frederick Scholl helped create the "Beginnings of the San Diego LGBT Community Center. The Center founder John Eberly started the Metropolitan Community Church's Video Ministry in 1980 and was active in local politics through the San Diego Democratic Club, while Jeri Dilno, The Center's first female Executive Director, was also editor of the *Gay and Lesbian Times*, co-founder of San Diego's first Pride march to be sanctioned by the city in 1975, and a three-time delegate to the Democratic National Convention.

On the heels of The Center, the mid to late 1970s and 1980s were marked by the growth of community groups in many different directions. In 1974, the city's oldest documented transgender support group was founded. Known as the Christine Jorgensen Society of San Diego, Nicole Murray-Ramirez led the ground-breaking organization. In January 1982, The Bisexual Forum was founded by Dr. Fritz Klein, a renowned bisexual researcher, activist, and author who relocated to San Diego from the East Coast. Other specialized community groups created in the 1980s included Couples/San Diego, part of the wider Couples National Network, which started providing social and educational outreach to lesbian and gay couples in 1985.

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The onslaught of the AIDS epidemic exponentially increased the needs for social services, and throughout the 1980s many in the community answered the call, coming up with creative solutions to combat an overwhelming problem. For example, in 1985, Barbara Peabody founded Mothers of AIDS Patients (MAPS), "to combat prejudice and ignorance and to provide a sounding board for mothers to share their experiences." She also established the first art program in the country for people with HIV/AIDS, allowing them to create, exhibit and sell their work.

Activist Albert Bell, who had founded the first Gay Liberation group in San Francisco in 1970, organized the first local chapter of the AIDS Coalition to Unleash Power (ACTUP) in 1987 to bring help to AIDS victims. He also established "Our House" in 1987, the first residential living facility for people with AIDS and helped create the AIDS Assistance Fund by at least 1989 and produced the city's first AIDS Walk for Life from 1989 to 1993.

The next year, in 1988, Gary Cheatham, a computer analyst for General Dynamics, noticed piles of dirty laundry when visiting a friend with AIDS. Wanting to do something to help, he started washing his friend's clothes on a regular basis. One person became three, then thousands, as Cheatham turned the helpful gesture into the non-profit Auntie Helen's Fluff 'n' Fold. Starting in the garage of his house, Cheatham moved the free laundry service to a storefront at 4028 30th Street, adding a thrift shop a year before the opening of the first Out of the Closet thrift store in Los Angeles.

With financial help from philanthropist Joan Kroc, a designation as a "National Point of Light" by President George H.W. Bush, and an Apostolic Blessing from Pope John Paul II, Auntie Helen's, named after Cheatham's great aunt, became a staple of the community. Though Cheatham himself died of AIDS in 1995, by 2008, Auntie Helen's was washing over 1,500 free loads of laundry for county AIDS patients too sick to do their own, distributing free emergency clothing and medical equipment, and providing food donations and loans for medical equipment. In 1990, the two primary support organizations for persons with AIDS, the San Diego AIDS Project and AIDS Assistance Fund, merged to become the San Diego AIDS Foundation. Attributing the merger to "cumbersome and repetitive application procedures for assistance as well as financial constraints," the new organization worked out of the home of George Murphy at 1660 Cable Street, eventually becoming San Diego's largest organization. San Diego's LGBTQ community also responded to the AIDS epidemic with a variety of healthcare resources. The year 1983 saw the creation of Blood Sisters, which was founded by the San Diego Democratic Club, and whose first blood drive was organized by SDDC member Barbara Vick. Thought to be the first such blood drive anywhere, nearly 200 lesbians provided blood to be given to people with AIDS and ARC (AIDS-Related Complex). The group was formed in reaction to the news that gay men were no longer allowed to donate blood due of the possibility of AIDS virus contamination. Built in 1984, Priority

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Pharmacy, which started at 3935 1st Avenue and moved to 3940 4th Avenue, is said to have filled the city's first prescription for AIDS-fighting drug AZT in 1987. The pharmacy was a pillar of the city's gay community, thanks to the business and charitable efforts of founder and pharmacist David C. Zeiger. In December 2005, Priority Pharmacy was sold and became a Mom's Pharmacy. In 2014, it joined the AHF (AIDS Healthcare Foundation) chain as a "full-service pharmacy where 96 cents of every dollar earned through filling any prescription supports AHF's specialized HIV/AIDS medical services," continuing the legacy of Priority Pharmacy.

In 1989, the first AIDS hospice opened at 2513-2515 Union Street. The Truax House, named for longtime gay activist and community leader Dr. A Brad Truax, who had recently succumbed to AIDS, was donated by the City of San Diego Housing Commission "to provide a secure, homelike setting for victims of AIDS and ARC. Here, they don't have to worry about being kicked out. They won't be evicted because of their sickness, or because they're gay." Healthcare facilities catering to the LGBTQ community also existed in the decade leading up to the epidemic, like the Womancare Clinic, which first opened its doors in the fall of 1973 at 1050 Garnet Avenue, welcoming lesbians as patients and in the process, providing them with a safe space. They also provided a donor insemination program for those wanting to start families. Then in 1978, the first clinic exclusively for lesbians, the Lesbian Health Clinic of San Diego, opened at the Beach Area Community Clinic. The Beach Area Community Clinic is still operating at 3705 Mission Boulevard. The needs of gays and lesbians battling alcoholism were addressed with the 1976 opening of Stepping Stone, one of the few LGBTQ-oriented recovery organizations in the country. Stepping Stone continues to provide a place where those in recovery can feel comfortable being completely open about their lives; one of the most important parts of the recovery process. Dr. Albert Best, San Diego's first openly gay City Council candidate in 1979, was one of Stepping Stone's co-founders.

Review of the LGBTQ Historic Context Statement indicates that the 3780 Fifth Avenue building was identified within the "Community Organization" theme as a property which was the "Radical Fairies meeting site," or the "Location of "Radical Fairies" meetings, hosted by Albert Bell for radical ideas, spirituality and sexuality."

Historical research indicates that the Radical Faeries movement was founded in California in 1979 by gay activists Harry Hay, Mitch Walker, John Burnside, and Don Kilhefner, who sought to create an alternative to what they saw as the assimilationist attitude of the mainstream United States gay community. Influenced by the legacy of the counterculture of the 1960s, they held the first Spiritual Conference for Radical Fairies in Arizona in September 1979. From there, various regional Faerie Circles were formed, and other large rural gatherings organized. Although Walker and Kilhefner broke from Hay in 1980, the movement continued to grow, having expanded into

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an international network soon after the second Faerie gathering in 1980s. Today, the Radical Faeries movement seeks to redefine queer consciousness through secular spirituality. Sometimes deemed a form of "modern Paganism," the movement adopted elements from anarchism and environmentalism.

Albert Bell is known to have been an important advocate for the LGBT community. At an early age Bell came into politics and student activism. He founded the first Gay Liberation group in San Francisco in 1970 at the age of 20, a time in America when it was still considered a cultural anathema to be out of the closet. Later, he went on to found gay student unions at San Francisco City College and San Francisco State University. During this period in his life, he also worked on Harvey Milk's successful bid to become the city's first openly gay supervisor.

After his time as a student activist, Bell moved to San Diego around 1975. There, as one of the early directors of the Gay and Lesbian Community Center during the late-1970s, he was instrumental to keeping it in the public eye and at the forefront of the political scene. He served on its board for seven years, as Chairman from 1982 to 1984, working at the same time on some of the earliest Gay Pride events in the city.

As a spokesman for the community, Bell was well aware of the power and potential of the media. On one notable television appearance, Bell confronted Channel 10 anchor Ed Quinn on the station's lack of coverage for the 1988 March on Washington. Quinn's cynical response drew a sharp, public condemnation from visiting ABC anchor Peter Jennings. Bell's thoughtful, televised evisceration of the local journalist's apathy led to a meeting with Jennings and the Channel 10 executives, resulting in a substantial change in the way gay issues were presented.

In 1980, Bell attended the first spiritual gathering of Radical Faeries in Boulder, Colorado. Eventually he became a leading figure of the tribe and a colleague of Harry Hay, one of the founding fathers of gay liberation in the United States. Bell developed a popular course titled "Homospiritual: A Gay Journey to Self Esteem." This course ran for several years and was presented before hundreds of San Diego men.

At the height of the AIDS crisis in the mid 1980's, Bell once again assumed the role of community leader. In 1987, he established "Our House," the first residential living facility for people with AIDS the first residential living community for people with AIDS, where he served as a housing coordinator and the property manager. Bell helped create the AIDS Assistance Fund by at least 1989 (per City Directories "AIDS Funding Source") and served on its board of directors. At the same time, he helped organize San Diego's first chapter of "ACT UP" (Aids Coalition To Unleash Power), bringing pressure on local agencies and government so that victims of the disease might

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get the help they needed. In addition to these projects, he also produced the "AIDS Walk for Life" (1989-1993) and was an initial supporter of the "Blood Sisters" program with Cynthia Lawrence-Wallace and Peggy Heathers, in which lesbian women donated blood to the San Diego Blood Bank in solidarity with their gay brothers. Up until the very final years of his life, he worked for the county as an HIV health advisor, providing testing and education to those in need.

Bell's reputation as an authority in local politics made him a natural choice as a delegate to the 1992 Democratic Convention in New York. As one of the few delegates with AIDS in attendance, Bell was able to take the issue of gay rights and AIDS to a national stage. He received the first Albert Bell Award for Community Service from the San Diego Democratic Club shortly before his death. He died at home of AIDS in 1993 at the age of forty-three.

A review of San Diego City Directories indicates that Albert Bell was listed as a tenant of the 3780 Fifth Avenue in 1985. He also served as property manager from at least 1985-1992. Further inspection of San Diego City Directories indicates that between 1989-1993 (four years), Bell's "AIDS Walk For Life," operated from one of the 3780 Fifth Avenue units.

LGBTQ Evaluation Criteria

The LGBTQ Context Statement indicates that the eligibility guidelines to be used for significant property types associated with the LGBTQ community's Community Organizations, under Criterion A, with a period of significance from 1970-1990, include community centers, healthcare centers, commercial buildings, and other buildings used for institutional purposes. These will likely be the earliest known resources utilized by an important group. They will also likely be widely recognized as pillars of the community for a noteworthy period of time. Properties associated with LGBTQ organizations may or may not have been built for the organizations' purposes originally. They may also include residences that were the homes of prominent community leaders.

Properties under this theme are directly and importantly associated with important LGBTQ community organizations. They may also be directly associated with persons who played an important role in developing important community organizations. In most cases, the property that best represents the productive life of the person is the building in which they worked. However, if that building no longer remains or if the institution that they led moved frequently, their residence may be eligible. Significant properties under this theme may also be significant under other themes, such as political activism, religion, or social life.

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In the present case, it is known that LGBTQ activist Albert Bell was directly associated with the 3780 Fifth Avenue building from at least 1985-1992, and his organization, AIDS Walk For Life, operated from the structure for a period of five years (1988-1993). The use of the building to combat the AIDS epidemic through the establishment of social programs in the early 1990s (such as the AIDS Walk For Life) were important to the San Diego LGBTQ community, and programs like these were widely recognized as a pillar of the community during this period. In addition, the property is directly associated with activist Albert Bell, who achieved historical significance for his pioneering efforts on behalf of the LGBTQ community during this period.

Under the LGBTQ Context Statement, a resource should retain integrity of location, design, feeling, and association, and some original materials may have been altered, removed, or replaced as to impact materials and workmanship. In this instance, the building has not been adversely affected in terms of its design, feeling, association, materials, and workmanship from 1988-1993. For these reasons, the 3780-3786 Fifth Avenue building qualify under HRB Criterion A (Community Organizations) under the LGBTQ Context Statement as a property which exemplifies and reflects LGBTQ historical, cultural, social, economic, and political development from 1988-1993.

Evaluation Of The Property Under The LGBTQ Historic Context Statement: Theme 5 – The LGBTQ Media

The LGBTQ Context Statement notes that in the mid-20th century, periodicals such as magazines, newspapers, and newsletters became an important medium for LGBTQ communities. More than just reading material, they became a source of valuable information, ranging from social networking and personal ads to business advertisements and legal advice. Major San Diego publications included *Hummingbird*, *San Diego Son*, *Pacific Coast Times*, *San Diego Gayzette*, and *Update*. However, there were a wide range of other publications that catered to niche groups within the LGBTQ community, including the *Frontier Athletic Club Bulletin* (1959-1970) and *Naked Male* (1968-1969).

Some of the earliest LGBTQ organizations in San Diego were religious groups. Most notably, Metropolitan Community Church San Diego (MCCSD) and Dignity San Diego were places where the LGBTQ community felt safe to express their spirituality. Both of these groups published newsletters that alerted their congregations to church news, but also served as general community news, because in those days there were no other published sources of LGBTQ news that focused on the San Diego area. The MCCSD newsletter known as *Prodigal* began publication in San Diego in 1970. It was the first local gay publication with regular distribution. Dignity San Diego's newsletter came two years later in 1972 with the beginning of their local chapter and in May 1973

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took on the name Hummingbird. The lesbian social organization Tres Femme, founded in 1970, had a short-run periodical in 1972 and then became This Way Out from 1976 to 1980 and was printed at the Center for Social Services at 2250 B Street. This Way Out was a newsletter that informed readers about events that were happening at the center. Another female-centric publication, Feminist Communications, was created in a space above the Left Bank bookstore at 4994 Newport Avenue in 1974. The National Center for Androgyny was located in Ocean Beach published a newsletter known as the Androgyny Review and Androgyny Update during its run from 1976 to 1980. San Diego Son was a free magazine "published semi-monthly for the San Diego Homophile Community" started by Paul King in 1973. Pacific Coast Times was originally made for the LGBTQ community of San Diego. In 1974, the magazine expanded its distribution to include Los Angeles, San Clemente, Laguna Beach, Palm Springs, Costa Mesa, San Francisco, and Las Vegas. In 1978, the popularity of the magazine prompted a West Hollywood publisher to buy it from the San Diego entity known as Coast Press Ltd. The paper then folded within a year. San Diego resident Don Hauck had started Dawn Media at 4835 Voltaire Street in Ocean Beach to locally distribute the growing number of regional LGBTQ publications including *The Advocate* (Los Angeles), Drummer (San Francisco), Newswest (Los Angeles), and Pacific Coast Times. In early 1979, Hauck and Rose created San Diego Update, which became simply Update a year later. Update ran for thirteen years, many of them with Pat Burke as editor. under Hauck's direction until he passed away in 1992.

A locally produced publication with far-reaching appeal outside of San Diego was the *International Male* catalogue. *International Male* was a catalogue clothing brand started by Eugene Burkard in 1971. The brand began in a small bungalow in Ocean Beach. Burkard hired local women through a newspaper advertisement to help sew his clothing from his home. The bungalow, at 4534 West Point Loma Boulevard was demolished in 1981 to make way for a condominium complex. The significance of the brand goes beyond the clothing. Burkard released his inaugural *International Male* catalogue in 1976 and not only created a great advertising tool that sky-rocketed his business, but created a safe space for closeted gay men in the middle of the country that did not have access to the robust LGBTQ communities in New York and California.

Whereas most LGBTQ publications of the 1970s sprang from the counterculture of the Ocean Beach neighborhood, the 1980s saw the rise of an LGBTQ community that flourished in Hillcrest, independent of other activist groups. The *San Diego Gayzette* was started by publisher Carla Coshow, executive editor Lair Davis, John Ciaccio overseeing advertising, Nicole Murray-Ramirez writing a social column, Nick Marzan as arts editor & business manager, photographer Paula Valentine, Jim Cain & Rob Andreasen, graphics artists & Liz Victor, office manager. Many of these founders of the Gayzette were recent transplants from the San Diego Update staff. The first issue of the Gayzette dated September 2, 1982 shows the staff standing in front of their offices

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at 3780 Fifth Avenue that still stands today. The Gayzette became the paper of record for the LGBTQ community soon after it began publishing. The location from which the publication operated from 1984-1986 is not known. The Gayzette closed in 1986, ten months after advertising director and community activist John Ciaccio passed away from AIDS complications. Less than two years after the Gayzette closed in October 1986, another community paper opened up to take its place in January 1988. *The San Diego Gay Times* (later *Gay and Lesbian Times*) was published by former executive editor of the Gayzette Larry "Lair" Davis. The San Diego GLT served the San Diego area for twenty-two years before folding in 2010.

LGBTQ Evaluation Criteria

The LGBTQ Context Statement indicates that the eligibility guidelines to be used for significant property types associated with the LGBTQ Media, under Criterion A, with a period of significance from 1968-1990, include offices in commercial buildings and offices occupied by important LGBTQ publications. These will likely be the earliest known resources associated with a specific publication. They may or may not have been built for the publications' purposes originally. Significant properties are directly associated with businesses that made significant contributions to the LGBTQ print media such as newspapers, journals, and magazines, and must be associated with a publication which has been proved to have played an important role in LGBTQ media, occupying the property during the period in which the media achieved significance.

Although the Gayzette paper was in existence for the LGBTQ community from late 1982 to 1986 (a period of approximately four years), a review of San Diego City Directories indicates that paper was listed as a tenant of the 3780 Fifth Avenue building in 1983. The paper was founded at the 3780 Fifth Avenue location and served as a seminole publication for the LGBTQ community during its early infancy.

Under the LGBTQ Context Statement, a resource should retain integrity of location, design, feeling, and association, and some original materials may have been altered, removed, or replaced as to impact materials and workmanship. In this instance, the building has not been adversely affected in terms of its design, feeling, association, materials, and workmanship from 1983. For these reasons, the 3780-3786 Fifth Avenue building qualify under HRB Criterion A (Media) under the LGBTQ Context Statement as a property which exemplifies and reflects LGBTQ historical, cultural, social, economic, and political development from 1983.

<u>Criterion B</u>--Resources associated with individuals whose specific contributions to history can be identified and documented may qualify under HRB Criterion B for persons significant in history.

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Persons significant in our past refer to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.

Historical evidence was identified which indicates that the 3780-3786 Fifth Avenue building was directly associated with Albert Bell, an individual significant in local LGBTQ history. Albert Edwin Bell was born February 27, 1950 in Texas. Bell came "out" in 1969 and, after losing most friends, moved to San Francisco. He founded the first Gay Liberation group in San Francisco in 1970 at age 20. During this time period, Bell founded gay student unions at San Francisco City College and San Francisco State University. He also worked on Harvey Milk's successful campaign as San Francisco's first openly gay County Supervisor.

Around 1975, Bell moved to San Diego where he became one of the early directors of The Gay Center for Social Services during the late-1970s and served on the Center's board of directors for the next seven years. He later served as the Chairman of the Center's board from 1982 to 1984. In 1980, Bell attended the first spiritual gathering of the Radical Faeries ("Faeries on the Frontiers of Gay Consciousness") in Boulder, Colorado. Upon his return, Bell started a San Diego chapter and taught a popular course for several years between entitled "Homospiritual: A Gay Journey to Self Esteem."

In the mid-1980's, Bell served as a community leader at the height of the AIDS crises in San Diego. He helped In addition to being a gay rights advocate in the community and media, Bell established "Our House," the first residential living community for people with AIDS, in 1987 where he served as a housing coordinator and the property manager. He also helped found the AIDS Assistance Fund by at least 1989 (per City Directories "AIDS Funding Source") and served on its board of directors. He organized San Diego's first chapter of "ACT UP" (Aids Coalition To Unleash Power), an organization which raised awareness and put pressure on local governments so that AIDS victims could receive government support. He helped put on the "AIDS Walk for Life" (1989-1993) and supported the "Blood Sisters," a program of lesbian women who donated blood to the San Diego Blood Bank to help treat AIDS victims in the hospital. Bell worked for the San Diego County as an HIV health advisor, providing services such as counseling, HIV testing, and HIV/AIDS education. Bell was also one of the first people to donate funds and collection materials to the Gay and Lesbian Archives of San Diego.

Bell was sent to the 1992 Democratic Convention in New York as a delegate, as a result of his authority in San Diego politics. As a delegate with AIDS, Bell was able to advocate for gay rights and AIDS treatment on a national stage. He received the first Albert Bell Award for Community Service from the San Diego Democratic Club and the first Albert Bell Award for Outstanding Achievements in AIDS Activism by ACT UP SAN DIEGO shortly before he died. Bell died of

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AIDS at age forty-three on November 27, 1993 at his home, surrounded by friends. Bell was inducted to the San Diego LGBT Community Wall of Honor in 2005.

Historical research indicates that the 3780 Fifth Avenue property was associated with Albert Bell from at least 1985-1992 (a period of approximately seven years). Over this period, Bell's organization, AIDS Walk For Life, was known to have operated from the property in response to the AIDS epidemic of the period, from 1988-1993. Bell's role and direct involvement at the property and with the organization he founded is supported by the historic record, thereby illustrating his historic contributions and achievements to the LGBTQ community. Therefore, the 3780-3786 Fifth Avenue building qualifies under HRB Criterion B (Historic Person).

<u>Criterion C</u>--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.

According to the HRB Designation Guidelines, this Criterion 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.

In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare.

It is important to note that Criterion C states that a resource embody 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. Resources which do not embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.

While the original appearance and general configuration of the 3780 Fifth Avenue building is not known, it is believed that when the structure was designed and constructed in 1911, it was Craftsman in style. Today, the building is a most decidedly Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) style building, having been subject to numerous modifications and

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alterations over the years. In its current condition, the building is not considered a representative example of the Spanish Revival architectural style and is not considered a valuable example of the use of indigenous materials or craftsmanship. This is due, in part, to modifications and alterations that the building has sustained over time. As such, the building does not embody the distinctive characteristics of a style, type, period, or method of Spanish Revival construction.

The Spanish Revival (Spanish Colonial Revival/Spanish Eclectic) Style (1915-1940)

The Spanish Revival style, also referred to as the Spanish Colonial Revival and Spanish Eclectic, uses design elements borrowed from a rich history of Spanish architecture, including Moorish, Byzantine, Gothic, and Renaissance styles and combines them in a range of uses. The style was popular in the United States from approximately 1915-1940. The typical features of a Spanish Revival 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. Houses can be one or two stories with side-gabled, cross-gabled, hipped or flat roofs. Multi-level roofs are very common, adding to the overall the residence.

Spanish Revival house shapes range from rectangular to "L"-shaped. Many times, wings are added to change the footprint of the structure. Doors are an important feature and are often heavy, carved, impressive, and wooden, which dominate the main facade. Sometimes heavy wood panels alternating with glass panes are also used in the simpler style structures. Double sash doors are used, many times opening onto a balcony or enclosed patio. Decorative wrought iron hardware, including door knockers, wall sconces, grilles, and door studs are usually used to add interest to the exterior surfaces. Colored, glazed tiles add a splash of color to the beige or white stucco walls. Often times, arches or spiral columns, pilasters, carved stonework, or other decorative elements are used on the main entrance area. Different sized 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. These large windows many times feature triple arches or parabolic shapes and may also be filled with stained glass designs. Windows can also contain boxed grilles to allow casement windows to open outward. Balconies (open or roofed), with wood or iron railings are a prominent feature. Stucco or tile decorative vents are commonly used to add detail to the exterior. Elaborated chimney tops, often with small-tiled roofs are used as accent points along the roof line. Towers, one or two story, are often used as dramatic focal points for these structures. One or two-story covered porches, usually located on the rear façade, sometimes function as exterior halls in the temperate climates of the Southwest. Arcaded wing walls are often used as entrances to garden areas. Fountains, walled gardens with arcaded walkways, towers, tile terraces and wrought iron accent elements are also used as part of the design vocabulary.

ATTACHMENT 1

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

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In its current appearance, the 3780-3786 Fifth Avenue building features several physical characteristics associated with the Spanish Eclectic style of architecture. These elements include its flat roof and lack of eave overhang/modest eave overhang; exposed roof rafters; projecting beams; stucco exterior; iron railing; and red, Mission tile. Aside from these characteristics, however, the building fails to possess several other typical elements which would denote a true, representative example of this style. These include enclosed patio areas; decorative wrought iron hardware; colored or glazed tiles; spiral columns, pilasters, carved stonework, or other decorative elements along the main entrance area; different sized and shaped windows, including a single, main focal window (often parabolic in form); stucco chimney with an elaborated chimney top; towers; fountains; walled gardens; arcaded walkways, tile terraces; wing wall; and/or wrought iron accent elements. The property has also been substantially modified and altered over time. As a result, the property is not architecturally significant. Finally, due to the fact that no indigenous materials went into the construction of the home, the building is not a valuable example of the use of indigenous materials or craftsmanship. The Property does not qualify under HRB Criterion C (Architecture).

<u>Criterion D</u>--Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. According to the HRB Designation Guidelines, a property is not eligible under Criterion D simply because it was designed by a prominent architect, builder, etc. but rather must be the work of a master. A "master" is defined as "a figure of generally recognized greatness in a field." Additionally, not all examples of a Master's work are eligible. Criterion D requires that the resource be a notable work of the Master, and that must be clearly demonstrated.

Historical research could not ascertain the identities of the architect and/or builder responsible for the design/construction of the 3780-3786 Fifth Avenue building. In any event, the structure has been substantially modified and altered over time, lacks original integrity, and does not possess any "notable" physical features. Consequently, the building does not represent the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The property does not qualify under HRB Criterion D (Work of a Master).

<u>Criterion E</u>--Is listed on 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 3780-3786 Fifth Avenue building is not listed on either the National Register of Historic Places or the California Register of Historical Resources. Moreover, the buildings have not been determined to be eligible for listing on either register by the National Park Service or the State

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Historic Preservation Office. The property does not qualify under HRB Criterion E (National or California Register Eligible).

<u>Criterion F</u>--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 3780-3786 Fifth Avenue building deemed to be a contributor to a potential "Hillcrest Historic District" as part of the Uptown Historic Survey. However, no such historic district presently exists. As a result, the property does not qualify as a contributor to any established or proposed historic district. The property is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. The property does not qualify under HRB Criterion F (Historic District).

Integrity Evaluation

In addition to determining the significance of a property under HRB criteria, a property must possess integrity. Integrity is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as "the authenticity of a historical resource's physical identity clearly indicated by the retention of characteristics that existed during the resource's period of significance." Further, integrity relates "to the presence or absence of historic materials and character defining features" of a resource. 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 historical resources and to convey the reasons for their historical significance. The HRB recognizes seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Location

Location is defined by the HRB Designation Guidelines as "the place where a resource was constructed or where an event occurred."

The 3780-3786 Fifth Avenue building was constructed in its original location in 1911. As such, the property retains its location element for integrity purposes.

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<u>Design</u>

Design is defined by the HRB Designation Guidelines as resulting "from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property."

The 3780-3786 Fifth Avenue building has been substantially modified and altered from that of its Specifically, changes to the 3780 portion of the structure include the original appearance. remodeling of the building (extent and location unknown) in 1947; addition of decorative brick, window shutters, six columns, and overhang extension along east elevation in 1960 (all except decorative brick since removed, date unknown); neon signage added in 1972 (since removed, date unknown); windows in two-story office building section replaced, window openings in-filled, and walls re-finished (extent and location unknown) in 1989; signage installed (1994); two-story office building section (then multi-family) repaired, including the replacement of studs and sub-floors, and removal and replacement of windows (extent and location unknown) in 1997). Changes to 3782-3786 Fifth Avenue portion of the building include modifications twice in 1947 (extent and location unknown); windows removed and replaced (extent and location unknown) in 1958; three windows along north elevation removed and openings in-filled (specific type of windows and location of in-fill unknown) in 1966; six windows along south elevation removed and openings infilled (specific type of windows and location of in-fill unknown) in 1966; and building rehabilitated (extent and location unknown) in 1997. As a result, the property does not retain its original design element for integrity purposes. Despite this above determination, however, the property retains its design element as associated with the LGBTO community from 1983-1993.

<u>Setting</u>

Setting is defined by the HRB Designation Guidelines as applying "to a physical environment, the character of a resource's location, and a resource's relationship to the surrounding area."

The 3780-3786 Fifth Avenue building has been located on the same parcel since its original construction in 1911. Inspection of the surrounding neighborhood today indicates the presence of many newer and larger residential and/or commercial structures located in the nearby vicinity. The original single-family residential setting which once characterized the setting around the property has been adversely affected by the construction of newer and larger residential structures. Further, the remodeling of existing single-family homes over the years has also affected the original physical environment of the surrounding area. Thus, the original residential character of the surrounding area is no longer intact, and the property does not retain its original setting element for integrity purposes. Despite this determination, however, the property retains its setting element

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as associated with the LGBTQ community from 1983-1993.

<u>Materials</u>

Materials are defined by the HRB Designation Guidelines as comprising "the physical elements combined or deposited in a particular pattern or configuration to form a property."

The vast majority of the materials which today exist in the 3780-3786 Fifth Avenue building are largely not original. Consequently, the property does not retain its original materials element for integrity purposes. Despite this determination, however, the property retains its materials element as associated with the LGBTQ community from 1983-1993.

Workmanship

Workmanship is defined by the HRB Designation Guidelines as consisting "of the physical evidence of crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular, and high styles."

As with the materials discussion above, the vast majority of the workmanship that has gone into the construction of the 3780-3786 Fifth Avenue building is not original. Consequently, the property does not retain its original workmanship element for integrity purposes. Despite this determination, however, the property retains its workmanship element as associated with the LGBTQ community from 1983-1993.

<u>Feeling</u>

Feeling is defined by the HRB Designation Guidelines as relying "on present physical features of a property to convey and evoke an aesthetic or historic sense of past time and place."

In its current appearance, the 3780-3786 Fifth Avenue building does not convey and/or evoke an aesthetic, original sense of past time or place. As a result, the property does not retain its original element for integrity purposes. Despite this determination, however, the property retains its feeling element as associated with the LGBTQ community from 1983-1993.

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Association

Association is defined by the HRB Designation Guidelines as "directly [linking] a historic property with a historic event, activity, or person or past time and place; and requires the presence of physical features to convey the property's historic character."

The 3780-3786 Fifth Avenue building is directly linked to Albert Bell (seven years, from at least 1985-1992), a person significant in the LGBTQ community. As a result, the property possesses an associative element for integrity purposes.

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APPENDIX E

PREPARER'S QUALIFICATIONS

SCOTT A. MOOMJIAN ATTORNEY AT LAW 5173 WARING ROAD, #145 SAN DIEGO, CALIFORNIA 92120 TELEPHONE (619) 230-1770 FACSIMILE (619) 785-3340 smoomjian68@yahoo.com

Education:

*Bachelor of Arts, History, 1990; University Of California, Davis (With Honors)
*Master of Arts, History; 1993; University Of San Diego
*Juris Doctor, 1997; California Western School Of Law, ABA/AALS
*Best Appellate Brief Award, Spring 1996
*American Jurisprudence Award, Environmental Law Seminar, Spring 1997

Professional Background:

Between 1990-1995, Mr. Moomjian worked as both an historian and archaeologist in the San Diego area. During this period, he worked as a historian at the University of San Diego, a social studies instructor at two private elementary and secondary schools, and as a historian and archaeologist for a cultural resource management firm. In 1995, while attending law school, Mr. Moomjian became affiliated with the firm of Marie Burke Lia, Attorney at Law. His law school internship was with SANDAG (The San Diego Association of Governments) where complex environmental, land use, energy, transportation, housing, and municipal issues were studied.

For the past twenty-three years, Mr. Moomjian has been extensively involved in the field of land use law, emphasizing historic properties and cultural resources. His experience includes effectuating compliance with Section 106 (36 CFR 800) of the National Historic Preservation Act; the preparation of historic preservation components of environmental impact reports, historical assessment technical reports, and Historic American Building Survey (HABS) documentation, required by the California Environmental Quality Act (CEQA); nominating historic properties to the local, state, and national registers; completing certification application procedures and securing the federal tax incentives with the State Office Of Historic Preservation and National Park Service; obtaining development permits of various types; and representation before municipal bodies such as the San Diego Historical Resources Board, San Diego County Historic Site Board, San Diego Planning Commission, San Diego City Council, San Diego County Planning Commission and San Diego County Board of Supervisors.

Mr. Moomjian's extensive experience in the field of historic and cultural properties has also included the surveying of historic resources. In this capacity, he has undertaken all aspects of field work, planning, background research, organization and presentation of survey data, and the completion of historic resource inventory forms. Mr. Moomjian has worked as a principal consultant on historic resource surveys focusing on the downtown East Village (Ballpark), North Embarcadero, and Mid-City areas, as well as those in the Barrio Logan community. He has completed Historic Resource Inventory Updates of the East Village Area for the former Centre City Development Corporation (CCDC). In addition, he has worked in the completion of phase studies and the Programmatic Agreement (PA) for the San Diego County Airport Authority's Quieter Home Program (Loma Portal and Uptown Neighborhoods), as well as an Historic Resource Inventory Update for the City of Murrieta and a Historic Resource Inventory for the City of Chula Vista. Finally, he has completed hundreds of historic studies for properties located throughout the San Diego County region.

Mr. Moomjian has served as a historic property consultant to the San Diego Unified Port District, the San Diego County Regional Airport Authority, and the former Centre City Development Corporation (CCDC). He is recognized as a qualified historical consultant by the City and County of San Diego, as well as other local municipalities including Del Mar, Carlsbad, Oceanside, Escondido, Encinitas, Coronado, and La Mesa. His professional qualifications meet the Secretary of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation (1995)* in the disciplines of Architectural History, Historical Preservation, and History. From 2007-2019, Mr. Moomjian served on the San Diego County Historic Site Board (HSB).

APPENDIX F

SUPPLEMENTAL DOCUMENTATION



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED:	April 14, 2022	REPORT NO. HRB-22-013
HEARING DATE:	April 28 th , 2022	
SUBJECT:	ITEM #03 – The Center/The Gayzette	Albert Bell Building
RESOURCE INFO:	California Historical Resources Invento	ory Database (CHRID) link
APPLICANT:	Kalonymus Development Partners, LLO	C; represented by Scott A. Moomjin
LOCATION:	3780-3786 5 th Avenue, Uptown Comm APN 452-056-14-00	unity, Council District 3
DESCRIPTION:	Consider the designation of The Center located at 3780-3786 Avenue as a hist	, , , , , , , , , , , , , , , , , , , ,

STAFF RECOMMENDATION

Designate The Center/The *Gayzette*/Albert Bell Building located at 3780-3786 5th Avenue as a historical resource with a period of significance of 1982-1994 under HRB Criterion A and Criterion B. The designation excludes the 1911 building section and the 1971 addition. This recommendation is based on the following findings:

- 1. The resource, which is significant for its association with the LGBTQ community, is a special element of the historical, cultural, social, economic, and political development of the Hillcrest neighborhood and the City as a whole and retains integrity to its 1982-1994 period of significance. Specifically, The Center/The *Gayzette*/Albert Bell Building housed an agglomeration of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people impacted by the AIDS crisis in San Diego throughout the 1980s and early 1990s.
- 2. The resource is identified with Albert Edwin Bell, a historically significant person, and retains integrity for that association. Specifically, Albert Edwin Bell, who used, occupied, and managed the building between 1982 and 1993, was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations.

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 3780-3786 5th Avenue property includes two standalone two-story buildings (a 1911 building with two additions and a 1932 Spanish Eclectic building) situated on a rectangular parcel in the Hillcrest neighborhood.

The property was identified in the <u>2016 Uptown Community Plan Area Historic Resources Survey Report</u> and given a Status Code of 5B, "locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation." The property was also identified in the <u>2016 San Diego Citywide LGBTQ</u> <u>Historic Context Statement</u> as a potential resource under two themes — LGBTQ Community Organization and LGBTQ Media.

The historic name of the resource, The Center/The *Gayzette*/Albert Bell Building, has been identified as consistent with the Board's adopted naming policy and reflects the name of the historical tenants who occupied the property, and Albert Bell, a historically significant individual.

<u>ANALYSIS</u>

A Historical Resource Research Report was prepared by Scott A. Moomjian, which concludes that the resource is significant under HRB Criterion A and Criterion B, and staff concurs. 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.

The subject property located at 3780-3786 5th Avenue site was utilized by various LGBTQ organizations between 1982-1994, including "The Center," the *San Diego Gayzette*, the Lesbian & Gay Archives, and various AIDS relief and fundraising groups. This property is significant for its association with San Diego's and Hillcrest's historical, cultural, economic, and political development.

San Diego's LGBTQ community has persevered throughout the centuries and continues to develop in the present day. According to the <u>2016 San Diego Citywide LGBTQ Historic Context Statement</u>, little is known about members of the LGBTQ community before the 20th century, as the openly gay lifestyle and specific sexual activities were stigmatized by most 19th-century Americans and outlawed. San Diego's early gay residents likely kept their relationships completely private and, therefore, yielded very little scholarly or reliable information on this topic. As early as 1850, a common-law statute in the territory of California criminalized sodomy, and its punishment can be as punitive as a life sentence. In 1915, California State Penal Code 288a (before its current amendment) made specific oral sex acts illegal, which was a direct result of the arrest of 31 men in the City of Long Beach in 1914 as a part of a sting operation on suspicion of "social vagrancy." Laws such as the 1917 San Diego ordinance prohibiting extramarital intercourse between a husband and wife also effectively criminalized same-sex intercourse. Resentment against the LGBTQ community continued through the 1930s until the WWII era — when the abandonment of traditional gender roles and sex roles brought LGBTQ people together. Both men and women service members were grouped in same-sex settings for extended periods; some women formed close and sometimes sexual relationships, and some servicemen found new opportunities for gay experiences away from their families. By the 1960s, a major demographic shift took place in a San Diego neighborhood that would develop into the City's first gay neighborhood — Hillcrest. The neighborhood of Hillcrest was initially comprised of young families but became an area with a large concertation of elderly people living alone.

According to the <u>2016 Uptown Historic Resources Survey Report</u>, Hillcrest had a large aging population in the 1960s and 1970s, which meant less pedestrian activity and, therefore, less chance of anti-gay confrontations. When older residents died, their empty homes contributed to a rising vacancy rate and thus formed an area with lower housing costs. Motivated by the relative security and the cheaper housing stock, members of the LGBTQ community began to reside in the area, and Hillcrest became an ideal location for new LGBTQ business and social venues, such as gay bars and nightclubs. Constrained by limited resources, these businesses, support groups, and advocacy organizations have adaptively reused existing buildings of all styles and eras to meet their needs. The LGBTQ community's foothold in Hillcrest persevered throughout the decades, and Hillcrest continues to accommodate an increasingly active and vital community.

San Diego's first case of AIDS appeared in 1981. By 1986, over 700 individuals had been diagnosed with HIV/AIDS. And by 1990, new diagnoses had peaked at 1,314 and decreased steadily ever since, according to the San Diego Magazine.

From 1983 to 1992, the subject property was the third location for San Diego's Center for Social Services, commonly known as "The Center," which fulfilled the function of an LGBTQ resource and support organization, provided various programs, education, and outreach that were geared specifically for gays and lesbians. The origin of The Center traces back to 1973 when it began as a group of leaders and counselors operating out of Golden Hill to participate in self-development and to support San Diegans who were beginning to come out of the closet. The original leaders aimed to establish a location in Hillcrest but were limited by available funds. Though, by the early '80s, The Center was successful in relocating to 3780-3786 5th Avenue in Hillcrest, occupying the property from 1983 to 1992. During this period, the onset of the AIDS crisis led to the creation of various support groups to serve HIV patients' needs. Organizations that occupied the property as a response to the AIDS epidemic included San Diego Walks For Life (1988-1993), AIDS Response Program (1989), and AIDS Wholistic (1989-1994).

The San Diego Walks For Life was a fundraising organization that distributed funds to direct care, comfort, and counseling for AIDS patients and their families. Today, the San Diego Walks For Life, in its 1980s iteration, no longer exists. Instead, new programs called the "AIDS Walk & Run/AIDS Walk San Diego" continue its legacy, serving as a fundraising mechanism and an education opportunity to generate awareness. According to The Center's AIDS Walk San Diego webpage, the fear and stigma associated with the word "HIV" and "AIDS" have prevented those terms from appearing in the fundraiser's original title in the 1980s. This further demonstrates the stigma and hardship suffered by the LGBTQ community, who were most impacted by the AIDS crisis.

The AIDS Response Program and AIDS Wholistic likely offered auxiliary support for relief and education. Furthermore, archival photographs have demonstrated that the various community groups, such as the Gay Youth Alliance and Mothers of AIDS Patients, have used the courtyard of the subject property as venue space. However, research cannot ascertain whether these groups have occupied the site in a more permanent manner; some people have suggested that groups like AIDS Coalition to Unleash Power (ACT UP), Concerned Citizens for AIDS Patients, or San Diego Lesbian Organizations have formed onsite the 3780-3786 5th Avenue property, but research is inconclusive regarding this matter.

Between 1982 and 1983, the *San Diego Gayzette* headquarters occupied the subject property. The *Gayzette* was a popular publication that catered to the LGBTQ community. It offered valuable information such as social networking ads, legal advice, and business advertisements. The *Gayzette* became the paper of record for the LGBTQ community soon after it began publishing. The publication distributed 10,000 copies of its first issue and was the first San Diego publication to cover the AIDS epidemic. This accomplishment is noteworthy because HIV/AIDS and its impacts were still poorly recognized or understood in 1982 by the average San Diegan. The *Gayzette* continued to run until 1986, after its advertising director and community activist John Ciaccio died from AIDS complications. Although the *Gayzette* operated between 1984 and 1986, the Historical Resource Research Report (HRRR) was unable to identify its location during this period.

Per the city directory, the "Lesbian & Gay Archives," a precursor to today's Lambda Archive, occupied the subject property from 1992 to 1994. Established in 1987, the Lambda Archive is a repository of LGBTQ history, and its collection today is recognized as one of the best-maintained in the country. Also, in 1992, an archive was set up at 4545 Park Boulevard, where it remains to this day.

Modifications to the property, most of which occurred before the resource's period of significance, are detailed in the HRRR and discussion of Criterion C below. While these modifications impact the integrity of design, materials, workmanship, and feeling, they do not impact these aspects of integrity to such a degree that the building loses its ability to convey its significance under HRB Criterion A. Additionally, the building retains integrity of location and association, important aspects of integrity for resources that are significant under Criterion A for their association with historical, social, cultural, economic, and political development.

<u>Significance Statement</u>: The Center/The *Gayzette*/Albert Bell Building, located at 3780-3786 5th Avenue, housed a variety of support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to support patients and their families who were impacted by the AIDS crisis in San Diego throughout the 1980s. Specifically, the site contained the third location for The Center, the *San Diego Gayzette* headquarters, the Lesbian & Gay Archives, and various AIDS reliefs groups such as San Diego Walks For Life, AIDS Response Program, and AIDS Wholistic. Written records, photographs, and oral history have documented this site as a hub associated with the historical, cultural, social, economic, and political development of the LGBTQ community in San Diego and the Hillcrest neighborhood with a period of significance of 1982-1994 during the AIDS epidemic. Therefore, staff recommends designation of the resource under HRB Criterion A.

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

The subject resource located at 3780-3786 5th Avenue is associated with Albert Edwin Bell (1950-1993), a significant local activist and leader in the LGBTQ community. At age 20, Bell founded the first Gay Liberation group in San Francisco, the gay student union at San Francisco City College, and the gay student union at San Francisco State University. He later worked on Harvey Milk's successful campaign as San Francisco's first openly gay County Supervisor. In the mid-1970s, Albert Bell moved to San Diego, where he became one of the early directors of the Gay Center for Social Services (The Center) later that same decade; He also served as The Center's chairman from 1982 to 1984, which partially overlaps the period where The Center occupied 3780-3786 5th Avenue. In addition, Albert Bell was known to occupy the subject property in 1985 and served as the building manager from at least 1985 to 1992.

As an activist, Bell organized the first local chapter of the AIDS Coalition to Unleash Power (ACT UP) in 1987 to bring help to people with AIDS. According to the Encyclopedia Britannica, ACT UP is the first official international organization founded to bring attention to the AIDS epidemic, which has utilized civil disobedience and nonviolent protests and demonstrations to raise awareness and pressure governments into providing support to AIDS patients. In 1987, Bell founded "Our House," the first residential living facility in San Diego for people with AIDS. He helped create the AIDS Assistance Fund by at least 1989 and helped produce the AIDS Walk for Life from 1989 to 1993. The AIDS Assistance Fund has provided direct services and benefits to individuals with HIV.

In 1987, Albert Bell and more than 800 activists protested at the steps of the U.S. Supreme Court in Washington D.C. against a 1986 decision (Bowers v. Hardwick) upholding a Georgia sodomy law's enforcement against homosexuals. This demonstration was documented as the largest act of civil disobedience in decades. Well aware of the power of media, Bell confronted San Diego's KGBT Channel 10 anchor Ed Quinn on the station's relative lack of coverage for the March on Washington. Quinn's retorted cynically and immediately drew condemnation from visiting ABC anchor Peter Jennings. Bell's thoughtful, televised evisceration of the local journalist's apathy led to a meeting with Jennings and the Channel 10 executives, resulting in a substantial change in how gay and lesbian issues were presented in media. Bell's activism continued. In 1988, Albert Bell and other ACT UP activists staged a demonstration at the City Council to urge city officials to provide funding to address the AIDS crisis.

Bell founded a local chapter of "Radical Faeries" at the subject property after attending the first spiritual gathering of the Radical Faeries in Boulder, Colorado, in 1980. Radical Faeries, short for "Faeries on the Frontiers of Gay Consciousness," is a loose collection of individuals and a movement informed by various social and political perspectives. The <u>2016 San Diego Citywide LGBTQ Historic Context Statement</u> has identified the subject property as the location for the Radical Faeries meetings. Albert Bell also developed a series of lectures titled "Homospiritual: A Gay Journey to Self Esteem," a self-help course attended by hundreds of San Diegans. These lectures have been preserved and are accessible online via Archive.org.

Bell's other accomplishments which benefitted the LGBTQ community include: providing services such as counseling, HIV testing, and HIV/AIDS education as San Diego County's HIV health advisor, donating funds and materials to the Gay and Lesbian Archives of San Diego, and advocating for gay

rights and AIDS relief on the national stage through his visit to the 1992 Democratic Convention in New York as a delegate.

Shortly before his death, Bell received the first Albert Bell Award for Community Service from the San Diego Democratic Club and the first Albert Bell Award for Outstanding Achievements in AIDS Activism from ACT UP SAN DIEGO. In 1993, Bell died of AIDS at the age of 43, surrounded by friends. Posthumously in 2005, he was inducted into the San Diego LGBT Community Wall of Honor.

Albert Bell has lived at 2230 Albatross Street, Apartment #9, and 3815 Vermont Street, Apartment #10. However, these personal residences lack association with Albert Bell's most significant accomplishments in the 1980s and early 1990s. They are not eligible under Criterion B as it relates to Bell's significance as an activist and leader whose activities, achievements, and contributions are demonstrably important within the City of San Diego.

<u>Significance Statement</u>: The subject resource was occupied and managed by Albert Edwin Bell from at least 1985 to 1993, and contains various groups and organizations founded by Bell, including AIDS Walk for Life and San Diego's Radical Faeries chapter. The property also housed The Center when Albert Bell served as its board chairman between 1982 and 1984. Therefore, staff recommends the designation of the resource located at 3780-3786 5th Avenue under HRB Criterion B for its association with Albert Edwin Bell.

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.*

<u>3780 5th Avenue (built 1911)</u>: The subject resource was constructed in 1911 as a two-story dwelling and originally included a full-length, shingle-covered open front porch. Its original architecture cannot be ascertained, as this building has been extensively modified since its original construction. Currently, the property exhibits a Spanish-influenced design, featuring a medium-pitched gabled roof covered in non-original Spanish mission half-barrel tiles and stucco siding. Its east/primary elevation includes non-original slider windows, a brick veneer wainscot, and a one-story flat roof addition clad in stucco (built 1971). The south elevation includes a non-original bay window projection and a modified shed-roof entry projection with Spanish tile roofing materials. Towards the west side of the south elevation, a 1968 two-story office building addition is present, featuring a flat roof, stairs, and a second-story covered balcony. The stairs were installed flush with the 3782-3786 5th Avenue building, forming a connected series of structures. Fenestration on this building consists of a variety of wood, vinyl, and metal windows.

Modifications on this property include the 1928 conversion of the dwelling space into commercial use, the 1936 return to original dwelling space, the 1953 conversion to multi-family units, the pre-1956 removal of the front open patio, the construction of a rear one-story addition between 1956 and 1963 (partially extant), the 1960 construction to add decorative brick/window shutters/columns (non-extant except for brick), the 1968 two-story rear office building addition, the 1971 front onestory retail store addition, the 1972 standard poster panel construction (non-extant), the 1989 infill of openings and window replacements (location unknown), and the 1997 rehabilitation project which includes window replacements and in-kind repairs. The original appearance of the building is undocumented, and the known modifications are extensive.

ATTACHMENT 1

The property located at 3780 5th Avenue does not rise to a level of significance for designation under Criterion C for its non-original Spanish-influenced style. Additionally, the building retains low integrity of design, materials, workmanship, and feeling for its original, likely Craftsman, style. Therefore, staff does not recommend designation under HRB Criterion C for either the Spanish Eclectic or the Craftsman architecture.

<u>3782-3786 5th Avenue (1932)</u>: The subject resource was constructed in 1932 as a two-story Spanish Eclectic stucco apartment building. With a flat composite roof, this building features an unadorned arched parapet, an easterly sloping Spanish tile porch cover, and an east-facing balcony/stair. Two modern sectional garage doors are found along the west/rear elevation. Fenestration on this building currently consists of non-original slider windows. Additional architectural elaborations on this building include exposed wooden beams, cantilevering on the south elevation, and multiple rectangular tile attic vents.

Alterations on the property include the addition of a 1961 standard poster panel (non-extant), the 1966 infill of south elevation and north elevation windows and conversion to office space, the undated replacement of original windows and doors, and the undated addition of the two modern garage doors. The stucco texture does not appear to be original.

As originally constructed, 3782-3786 5th Avenue exhibited architectural elements of Spanish Eclectic architecture and continues to retain many of those features. However, the cumulative effect of the overall modifications to the fenestration, cladding, and building site impair the building's integrity of design, materials, workmanship, and feeling to the point that the building is no longer eligible under HRB Criterion C. Therefore, staff does not recommend 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.

Research into the construction of the property at 3780 5th Avenue failed to conclusively identify a builder, designer or architect. Therefore, the property is not eligible for designation under HRB Criterion D.

The property at 3782-3786 5th Avenue was built by Palmer Smith in 1932. Palmer Smith has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate them as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

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 3780-3786 5th 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.

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 3780-3786 5th Avenue is not located within a designated historic district. Therefore, the property is not eligible for designation under HRB Criterion F.

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 Center/The *Gayzette*/Albert Bell Building located at 3780-3786 5th Avenue be designated with a period of significance of 1982-1994 under HRB Criterion A and Criterion B. The designation excludes the 1911 building section and the 1971 addition.

Alvin Lin Junior Planner

al/SS

Attachment(s):

- 1. Draft Resolution
- 2. Applicant's Historical Report under separate cover

Suzanne Segur Senior Planner/ HRB Liaison Development Services Department

RESOLUTION NUMBER ADOPTED ON 4/28/2022

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/28/2022, to consider the historical designation of **The Center/The Gayzette/Albert Bell Building** (owned by Michael J. Jasaitis Separate Property Revocable Trust, 3774 5th Ave #F1, San Diego, CA 92101) located at **3780 5th Ave, San Diego, CA 92101**, APN: **452-056-1400-00**, further described as BLK 6 LOTS 9&10 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 $\ensuremath{\textbf{Site}}$ No. , 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 on the following findings:

(1) The property is historically significant under CRITERION A for its association with the LGBTQ community, reflects a special element of Hillcrest's and the City's historical, cultural, social, economic, and political development with a 1982-1994 period of significance. Specifically, **The Center/The Gayzette/Albert Bell Building** was an agglomeration of LGBTQ support, education, and fundraising organizations in Hillcrest that provided critical information and capital needed to relieve people who were impacted by the AIDS crisis in San Diego throughout the 1980s and early 1990s. 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 resource is identified with Albert Edwin Bell, a historically significant person, and retains integrity for that association. Specifically, Albert Edwin Bell, who used, occupied, and managed the building between 1985 and 1993, was a local activist and leader in the LGBTQ community who fought for gay rights and sought relief for AIDS victims during the AIDS crisis in San Diego by creating various activist and support organizations. 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.**.

BE IT FURTHER RESOLVED, the designation shall include the two-story 1968 building section (3780 5th Avenue) and the 1932 two-story building (3782-3786 5th Avenue).

BE IT FURTHER RESOLVED, the designation shall exclude the 1911 building section and the 1971 addition.

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.

ATTACHMENT 1

VOTe	
voic.	

BY: ____

DAVID MCCULLOUGH, Chair Historical Resources Board

APPROVED: MARA W. ELLIOTT, CITY ATTORNEY

BY: ___

LINDSEY SEBASTIAN, Deputy City Attorney

CITY OF SAN DIEGO HISTORICAL RESOURCES BOARD MINUTES OF THE MEETING OF APRIL 28, 2022 VIRTUAL HEARING

CHRONOLOGY OF THE MEETING

Chairperson David McCullough called the meeting to order at 1:01 p.m. Chairperson David McCullough adjourned the meeting at 2:14 p.m.

ATTENDANCE DURING THE MEETING:

Chairperson David McCullough – absent Vice-Chairperson Tim Hutter – present – *left at 1:43pm* 2nd Vice-Chairperson Courtney Ann Coyle – present Boardmember Bruce Abrams – present Boardmember Kristi Byers – present Boardmember Dr. Li-Rong Lilly Cheng – absent Boardmember Carla Farley – present Boardmember Michael Taylor – present Boardmember Mathew Winter - present Boardmember Ann Woods – present

<u>City Staff</u> Lindsey Sebastian, City Attorney – present Raynard Abalos, Development Services Department – present Elizabeth Shearer-Nguyen, Development Services Department – present Kelley Stanco, Planning Department - absent Suzanne Segur, Development Services Department – present Shannon Anthony, Development Services Department – present Alvin Lin, Development Services Department – present Sheila Santos, Recorder – present Rocio Mejia, Recorder - present

Note: All attendees are participating virtual.

municipal code states the board shall consist of 11 members appointed by the Mayor. Members serve twoyear terms without compensation and shall serve until successor is appointed.

REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN

Item 1 - 611 ISLAND AVENUE SITE DEVELOPMENT PERMIT – (HRB #159 – THE KLAUBER-WANGENHEIM BUILDING) was pulled from the Consent Agenda and was continue to May 26, 2022 hearing.

APPROVAL OF THE AGENDA

ITEM-03 The Center/The Gayzette/Albert Bell Building and ITEM-04 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2020-2021 were pulled from the Consent Agenda. ITEM-04 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2020-2021 was heard as the first discussion item.

CONSENT AGENDA:

ITEM-02 JASPER WRITER SPEC HOUSE #1

City Council District: 2 Plan Area: Peninsula

Staff: Shannon Anthony

No public testimony in support of the designation.

No public testimony in opposition of the designation.

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

BOARD ACTION:

MOTION BY BOARDMEMBER HUTTER APPROVING THE STAFF'S RECOMMENDATION TO DESIGNATE THE JASPER WRITER SPEC HOUSE #1 LOCATED AT 3611 HYACINTH DRIVE AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1929 UNDER HRB CRITERION C. THE DESIGNATION EXCLUDES THE TWO PARTIALLY ENCLOSED PORCHES LOCATED ON THE NORTH AND WEST ELEVATIONS CONSTRUCTED OUTSIDE THE PERIOD OF SIGNIFICANCE. Seconded by Boardmember WINTER. The motion passed by a vote of 9-0-0 with Boardmembers Hutter, Coyle, Abrams, Byers, Farley, Taylor, Winter, Woods, and Chair McCullough voting yea, Boardmember Cheng absent.

DISCUSSION ITEMS

ITEM-03The Center/The Gayzette/Albert Bell BuildingCity Council District: 3Plan Area: Uptown

Staff: Alvin Lin

Public testimony in support received from Bruce Coons and Scott A. Moomjian.

No public testimony in opposition of the designation.

Speaker slip in favor received on this item from Charles Kaminski.

No speaker slips received in opposition on this item.

BOARD ACTION:

MOTION BY BOARDMEMBER ABRAMS APPROVING STAFF'S RECOMMENDATION TO DESIGNATE THE LGBTQ COMMUNITY/ALBERT BELL BUILDING LOCATED AT 3780-3786 5TH AVENUE AS A HISTORICAL RESOURCE WITH A PERIOD OF SIGNIFICANCE OF 1982-1994 UNDER HRB CRITERION A AND CRITERION B. THE DESIGNATION EXCLUDES THE 1911 BUILDING SECTION AND THE 1971 ADDITION AND WITH THE INCLUSION OF THE COURTYARD THAT IS IN BETWEEN THE TWO DESIGNATED STRUCTURES AS A BOUNDARY. Seconded by Boardmember Coyle. The motion passed by a vote of 8-0-0 with Boardmembers Coyle, Abrams, Byers, Farley, Taylor, Winter, Woods, and Chair McCullough voting yea, Broadmember Hutter recusing and Boardmember Cheng absent.

ITEM-04 CERTIFIED LOCAL GOVERNMENT ANNUAL REPORT 2020-2021

Staff: Suzanne Segur

No speaker slips in favor received on this item.

No speaker slips received in opposition on this item.

BOARD ACTION:

MOTION BY BOARDMEMBER COYLE TO APPROVE THE ANNUAL REPORT AS REVISED AND FORWARD AS APPROPRIATE. Seconded by Boardmember Winter. The motion passed by a vote of 9-0-0 with Boardmembers Hutter, Coyle, Abrams, Byers, Farley, Taylor, Winter, Woods, and Chair McCullough voting yea, Boardmember Cheng absent.