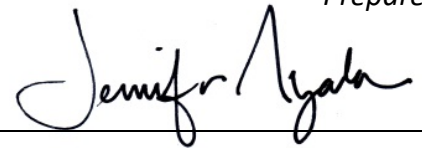


Historical Resource Research Report  
March 31, 2020  
*Updated May 28, 2020*

5420 55<sup>th</sup> Street  
San Diego, Ca 92115

*Prepared by:*



---

*Jennifer Ayala, RA, LEED AP  
Principal Architect*

*Submitted to:*

The City of San Diego  
Historical Resources Board  
1222 First Avenue  
Fifth Floor San Diego, California 92101

*Prepared for:*

Pierce Education Properties, L.P.  
8880 Rio San Diego Drive  
Suite 750  
San Diego, CA 92108



**NEXUS**  
PLANNING & RESEARCH

427 C Street, Suite 212  
San Diego, CA 92101  
Tel. (619) 985-9280

PRIMARY RECORD

Primary #  
HRI #

Trinomial

NRHP Status Code 6Z

Other Listings \_\_\_\_\_

Review

Code

Reviewer

Date

Page 1 of 119 \*Resource Name or #: 5420 55<sup>th</sup> Street

P1. Other Identifier: n/a

\*P2. Location: ☐ Not for Publication ☒ Unrestricted

\*a. County San Diego and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

\*b. USGS 7.5' Quad La Mesa Date 2015 T ; R ; ☐ of ☐ of Sec ; B.M.

c. Address: 5420 55<sup>th</sup> Street City: San Diego Zip: 92115

d. UTM: (Give more than one for large and/or linear resources) Zone \_\_, \_\_ mE/ \_\_ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

APN 462-220-04, Lots 108 and 109 of College View Estates Unit No. 3, Map No. 3157

\*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

5420 55<sup>th</sup> Street (APN 462-220-04) is located in the College Area neighborhood, on the west side of 55<sup>th</sup> Street, north of San Diego State University and south of Interstate 8. It includes a 2.39 acre irregularly-shaped site at the top of a steep canyon. Its site contains five existing multi-family buildings (as defined by the Assessor's Building Record) and three ancillary utility buildings. A total of 32 apartment units are distributed among the five multi-family buildings. The buildings are arranged around an irregularly shaped courtyard with a swimming pool and fake turf traversed by concrete walkways, a few palm trees and low bushes. There is an asphalt parking lot, along the Resource's west side, accessed along the north and south sides of the Resource, from 55<sup>th</sup> Street. The Resource's primary elevations are along 55<sup>th</sup> Street. It was constructed in two phases: 1958 (Phase 1) and 1965 (Phase 2). Phase 1 includes four, two-story buildings containing 24 apartment units and three one-story utility buildings containing laundry, storage, and utilities. Phase 2 includes one, four-story building (at the northeast corner of the site) containing eight apartment units and an elevator.

P5a. Photograph



(See Continuation Sheet for additional information and discussion.)

\*P3b. Resource Attributes: (List attributes and codes) HP2

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

P5b. Description of Photo: (view, date, accession #) Front (east) October 2019

\*P6. Date Constructed/Age and Source: ☒ Historic ☒ Notice of Completion Prehistoric  
Both

\*P7. Owner and Address:  
College View Apartments, LLC  
1541 Loring Street  
San Diego, CA 92109

\*P8. Recorded by: (Name, affiliation, and address) Jennifer Ayala, RA LEED AP | Nexus Planning & Research

\*P9. Date Recorded: October 2019

\*P10. Survey Type: (Describe) Intensive

\*P11. Report Citation: (Cite survey report and other sources, or enter "none.")

\*Attachments: ☐ NONE ☐ Location Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☒ Other (List):

Attachments A-F

## BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 5420 55<sup>th</sup> Street

\*NRHP Status Code 6Z

Page 2 of 119

B1. Historic Name: None

B2. Common Name: College View Apartments

B3. Original Use: Residential/Single-Family

B4. Present Use: Residential/Single-Family

\*B5. Architectural Style: Modern Contemporary

\*B6. Construction History: (Construction date, alterations, and date of alterations)

According to County of San Diego Assessor Building Record, a Notice of Completion, and Union Tribune notices, the initial development was constructed in 1958. Significant alterations include: a 4 story addition connecting two originally detached-two-story buildings and replacement of all metal-windows (louvre and casement) with vinyl slider and double-hung windows. See continuation sheets for full description.

\*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: Original Location: Yes

\*B8. Related Features: B9a. Architect: Phase 1: Paderewski, Mitchell & Dean / Phase 2: R. Gordon Asaph (not an architect) b.

Builder: Phase 1: The Selkirk Building Company / Phase 2: Leak, Meade, & Stratton

\*B10. Significance: None Area: n/a Period of Significance San Diego Modernism Context Property Type multi-family Applicable Criteria: None

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

5420 55<sup>th</sup> Street does not represent the context through the HRB Criteria. It does not exemplify or reflect "special elements" of any aspect of the City's, community's or neighborhood's development under Criterion A: Community Development. "Special elements" under that criteria are "resources that are distinct among others of their kind or that surpass the usual in significance." The subject Resource meets neither of those tests. The Resource is also not significant under Criterion B: *Person or Event* as no persons or events of importance were associated with it. The Resource does not embody the characteristics of a style, type, period or method of an architectural style at a level necessary for significance under Criterion C: Architecture. No evidence was found to document that either Phase of construction was designed by a master architect or built by a master builder, therefore it is not significant under Criterion D. Neither Criteria E or F apply to the Resource. Consequently, the Resource does not represent its historic context under any of the established criteria of the San Diego Historical Resources Board Designation Criteria.

(See Continuation Sheets for full analysis for each of the Criteria.)

B11. Additional Resource Attributes: (List attributes and codes) None

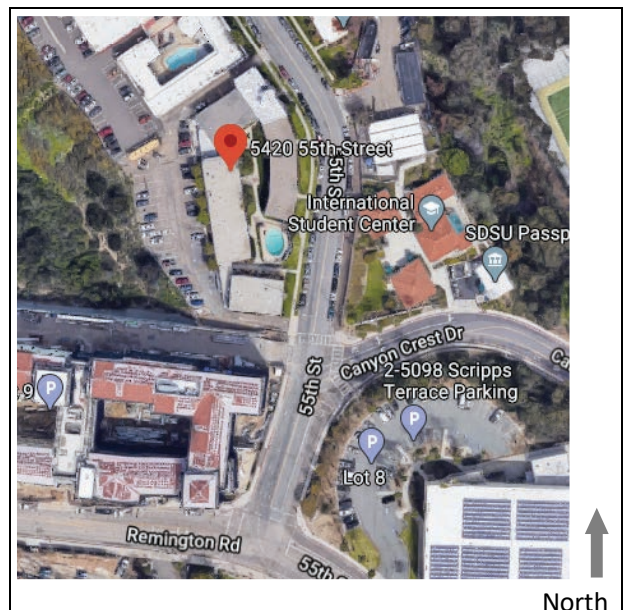
\*B12. References: Published authorities on Vernacular Architecture;  
City Building Records; County Assessor's records; City Water and Sewer  
Records; San Diego City Directories;  
the Union Tribune archives, and others, see continuation sheets.

B13. Remarks: Sketch Not-to-Scale, nearest cross streets are:  
55<sup>th</sup> Street and Canyon Crest Drive

\*B14. Evaluator: Nexus Planning & Research: J Ayala, RA, LEED AP

\*Date of Evaluation: October, 2019

(This space reserved for official comments.)



## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 3 of 119

### P3.A Building Description

5420 55<sup>th</sup> Street (APN 462-220-04) is located in the College Area neighborhood of the City of San Diego, on the west side of 55<sup>th</sup> Street, north of San Diego State University and south of Interstate 8. It is surrounded by multi-family apartments and educational uses (existing residential development to the north and San Diego State University development to the south and east) in a mix of architectural styles from the 1950's through today.

5420 55<sup>th</sup> Street's development, referenced as the "Resource" in this HRRR, includes a 2.39 acre irregularly-shaped site at the top of a steep canyon. Its site contains five existing multi-family buildings (as defined by the Assessor's Building Record) and three ancillary utility buildings. A total of 32 apartment units are distributed among the five multi-family buildings. The buildings are arranged around an irregularly shaped courtyard with a swimming pool and fake turf traversed by concrete walkways, a few palm trees and low bushes. There is an asphalt parking lot, along the Resource's west side, accessed along the north and south sides of the Resource, from 55<sup>th</sup> Street. The Resource's primary elevations are along 55<sup>th</sup> Street.

The Resource was constructed in two phases: 1958 (Phase 1) and 1965 (Phase 2). Phase 1 includes four, two-story buildings containing 24 apartment units and three one-story utility buildings containing laundry, storage, and utilities. Phase 2 includes one, four-story building (at the northeast corner of the site) containing eight apartment units and an elevator.

Phase 1's architect was Paderewski, Mitchell & Dean, a San Diego architecture firm and its builder was Selkirk Building Company. Phase 1's development includes simple box forms with stucco finishes. Windows and doors are punched openings, flush with the walls in standard repetitive sizes without decorative trim or shadow reveals. Balconies are recessed with solid wood panel guardrails. Unit entries (with stairwells to the second-floor units) are narrow and deeply recessed with painted wood-framed geometric pattern infill. The infill is reminiscent of Brise soleil. *Brise-soleil* is an architectural feature that reduces heat gain within a building by deflecting sunlight, while also providing privacy and fresh air. The wood infill is located at the second floor level of entry stairwells, where there isn't any occupiable space therefore, this feature is decorative only. Windows and doors are all vinyl-framed and either sliding or double-hung in standard sizes. The roof is flat with a thin cap along the eave edge. The side and rear elevations are either solid stucco walls or walls with regularly spaced punched openings with vinyl-framed slider or double-hung windows. See Attachment D.1 for current photographs.

Phase 2, added in 1965, was designed by Gordon Asaph<sup>1</sup> and built by Leak Meade & Stratton. It is finished with painted concrete block. Windows and doors are vinyl-framed (sliding and double-hung) with standard sizes and openings flush with the elevation. The building's elevator core protrudes from the center of the front elevation with a vertical stucco pattern. The primary elevation's block wall has protruding shadow block accents and cantilevered balconies. Balcony guardrails have vertical metal

---

<sup>1</sup> Per several historical records, Gordon Asaph was not an architect.



## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 4 of 119

pickets and painted wood panels. Phase 2' side and rear elevations continue the painted concrete block finish and vinyl-framed slider or double-hung windows but lack the primary elevation's decorative detail.

Phase 2, an addition added in 1965, is twice as tall as the 1958, Phase 1 development. As a result, the Phase 2 building dominates the site and is the primary design element today.

Phase 1 was painted to include murals, including the name of the apartments "College View", with birds and geometric shapes in vivid colors.

Comparison of design features and characteristics between Phase 1 and 2:

Feature/Characteristic	Phase 1	Phase 2
<b>Owner</b>	LaSalle Hotel Company	Samuel & Alice Brand
<b>Designer</b>	Paderewski, Mitchell, & Dean (Architect)	R. Gordon Asaph (Designer)
<b>Builder</b>	Selkirk Building Company	Leak, Meade & Stratton
<b>Stories</b>	One- and two-	Four
<b>Massing</b>	4 buildings and rectangular	1 building, abutting existing and rectangular
<b>Entry</b>	External, walk-ups	Interior with elevator
<b>Balconies</b>	Recessed, solid panels	Cantilevered, combination vertical metal with solid panel
<b>Roofs</b>	Flat	Flat
<b>Windows and Doors</b>	Punched openings, double-hung and slider, vinyl	Punched openings, double-hung and slider, vinyl
<b>North, south, west elevations</b>	Nondescript	Nondescript
<b>Finishes</b>	Stucco	Concrete block
<b>Decoration</b>	Wood geometric screens for entries, east elevation only	Shadow blocks, east elevation only

### B.6 Construction History

#### Construction per Assessor Building Record

1958 City of San Diego permit 3844 for a 24-unit apartment building.

A pool was also constructed in 1958 under City of San Diego permit 7570.

(4) Buildings, (2) stories each

Building #1 – 4,384 sf

Building #2 – 8,768 sf

Building #3 – 4,384 sf

Building #4 – 5,888 sf

Covered walkways - 1,152 sf

Stairwells – 672 sf

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 5 of 119

Per 1969 Assessment "Parapets worn out".

1964/1965 Eight apartment units were added in 1964/1965 per City of San Diego permit P00237. 7,680 square feet, 4 stories.

Per 1969 Assessment, roof replacement required due to initial faulty workmanship.  
See Attachment A.1

### Notice of Completion

12/17/1958 A Notice of Completion (NOC) was filed on December 22, 1958 by the LaSalle Hotel Co. for the construction of work completed by Selkirk Building Co. for an apartment house located on Lots 108 & 109, described as College View Estates Unit #3. This NOC refers to the two-story buildings.

9/16/1965 A Notice of Completion was filed on September 17, 1965 by Samuel and Alice Brand for the construction of work completed by "Leak, Mead & Stratton Inc. for work completed on Parcel 'A', a portion of Lot 109 College View Estates."

See Attachment A.1

### Water and Sewer

- San Diego Public Utilities Department contacted and visited on 10/29/19. No water records found.

8/13/58 Sewer connection order No 25539 and No 25540 plus record of service connection; contractor: Selten [sic] Const. Co

1963 / 1964 Records of maintenance from owner.

See Attachment A.3

### Building Permits per Assessor's Building Record and City of San Diego Records:

Date	Permit	Type	Scope of Work	Designer/Contractor
9/19/56	C05878	Electrical	Full service for "Building 2" (City records)	N/A
7/22/58	C03844	Building	24 unit apartment house (City records & Assessor's Records)	Paderewski, Mitchell, and Dean AIA Architects / Selten [sic] Construction
8/11/58	C04484	Plumb & Gas	General service (City records)	N/A
9/19/58	C05851	Electrical	Full service for "Building 1" (City records)	N/A
9/19/58	C05879	Electrical	Full service for "Building 3" (City records)	N/A
9/19/58	C05880	Electrical	Full service for "Building 4" (City records)	N/A

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 6 of 119

9/29/58	C06100	Electrical	Service ( <i>City records</i> )	N/A
11/13/58	C07570	Building	Semi private swimming pool ( <i>City records</i> )	Coast Pool & Equipment
11/13/58	7870	Building	Pool ( <i>Assessor's records</i> )	-
12/16/58	C08530	Plumb & Gas	General service ( <i>City records</i> )	N/A
12/8/64	P00237	Building	Apts, \$86,000 ( <i>Assessor's records</i> ) 4 stories, 1,920 sf each story, 7,680 sf	R Gordon Asaph - Designer
9/1/65	A11111	Electrical	New Service ( <i>City records</i> )	N/A
11/13/68	E32962	Plumb & Gas	Water heaters at Laundry Room ( <i>City records</i> )	N/A
10/4/73	H67731	Plumb & Gas	Water heaters ( <i>City records</i> )	N/A
5/26/83	N93712	Plumb & Gas	Gas system ( <i>City records</i> )	N/A
illegible	P15286	Plumb & Gas	Gas system ( <i>City records</i> )	N/A
8/21/86	P48482	Plumb & Gas	Gas system ( <i>City records</i> )	N/A
illegible	illegible	Plumb & Gas	Gas outlets ( <i>City records</i> )	N/A
7/30/98	P80484 2-98	Plumb & Gas	¾" gas line to stackable dryers ( <i>City records</i> )	N/A
10/24/02	808395- 02	Plumb & Gas	Water heaters ( <i>City records</i> )	N/A
Before 2007	N/A	Not required	Replacement of aluminum sliding-glass doors and windows with vinyl-framed windows and sliding-glass doors	N/A

See Attachment A.4

### Site Plan with Building Footprint

A copy of the current site plan, showing the phased development from 1958 to 1965 is attached. In addition, the site plan from the 1965 addition, located in City Records, is attached. See Attachment A.5.

### Lot Block Book Page

Lot Block Book Page was not available beginning after 1949. See Attachment A.6.

### Previous Survey Forms

There are no previously completed survey forms available for this property. See Attachment A.7.

### Chain of Title

The date of construction is 1958. Property owners are listed below for those years from when the Building was constructed through today.

Years	Owner
1956 – 1959	La Salle Hotel Company

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 7 of 119

1959 – 1984	Samuel A. Brand and Alice Brand
1984 – 2000	Samuel A. Brand and Alice Brand, Trustees
2000 – 2005	Samuel A. Brand and Alice Brand and Dorothy Brand
2005 - Today	College View Apartments, LLC

Copy of Chain of Title prepared by California Lot Book is included in Attachment B.1.

### San Diego City Directory – through today

Directory Listing of Occupants information was sought from various sources:

- City of San Diego Library, California Room Archives: currently closed to the public.
- City Directories found at <https://www.sandiego.gov/digitalarchives/collections/specialcollections/citydirectories> are limited to the following years: 1874 and 1926 – 1960. **5420 55<sup>th</sup> Street was built in 1958 and 1964 therefore city directory research is not available from this resource.**
- Reference USA, found at <https://www.sandiego.gov/public-library/elibrary> on the SD Library website was searched however their **records are limited to 1997-2020.**
- EDR, using the following sources: Cole Information Services, R.L. Polk & Co, Pacific Bell White Pages, The Pacific Telephone Telegraph Co., San Diego Directory Co., and Haines Company, Inc. has City Directory information for the following years, **1960, 1961, 1966, 1970, 1975, 1980, 1984, 1992, 1994, 1999, 2000, 2004, 2006, 2009, 2014 and 2017.**
- **NOTE, EDR is unable to provide individual unit numbers for residents.**

See Attachment B.2 for all occupants from these years. Those who lived within the Resource for more than five years are listed below. Those in **bold** were researched for historical significance.

Dates	Total	Occupant, Occupation
<b>1960-1975</b>	<b>15</b>	<b>Theo Brenner</b>
<b>1960-1984</b>	<b>24</b>	<b>Henry Price</b>
<b>1960-1984</b>	<b>24</b>	<b>Anna, Sandra, Carl, and Ethel Schoenkoph</b>
<b>1960-1966</b>	<b>6</b>	<b>Morris and Mary Holzberg</b>
<b>1961-1970</b>	<b>9</b>	<b>Saide Haimsohm</b>
<b>1961-1994</b>	<b>33</b>	<b>Samuel Brand</b>
<b>1966-1975</b>	<b>9</b>	<b>Stanley Singer</b>
1999-2014	15	Edgardo Odango
1999-2014	15	Sean Fresh
1999-2009	10	Ashley Moreno
1999-2009	10	Clara Wilson
1999-2009	10	Heather Hinman
1999-2009	10	John Morelli

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 8 of 119

See Attachment B.2.

### Deed from Date of Construction

Copy of deed to La Salle Hotel Company is included in Attachment B.3.

### Newspaper / Internet / Archive Research

The San Diego Union / San Diego Union Tribune was searched for articles regarding the Resource or one of its owners/occupants. Copies of this research are included in Attachments E.2.

### Owner #1 – La Salle Hotel Company (1956 – 1959)

The La Salle Hotel Company owned the Resource for less than three years. During that time, the company developed the site and per newspaper articles at the time of the its initial construction, the apartments were developed as “Deluxe” apartments. No additional information was discovered regarding the La Salle Company ownership, including their selection of the architecture firm of Paderewski, Mitchell & Dean or why La Salle eventually sold the property.  
See Attachment E.4.

### Owner #2-#4 Samuel A. Brand and Alice Brand (1959 – 2005)

An article in the San Diego Union Tribune announced the sale of the Resource, containing 24 apartment units to Samuel and Alice Brand by the LaSalle Hotel Company. Per another San Diego Union Tribune article in 1965, the Brands completed construction of an additional four-story building containing eight luxury apartments on the site. No additional information was discovered regarding the owners or why they hired Mr. Gordon Asaph to design the 1965 phase of construction. **The Brands lived within one of the apartment units for a total of 33 years, from 1961-1994.**  
See Attachment E..

### Occupant – Theo Brenner (1960-1975, 15 years)

Research produced one San Diego Union article regarding Mr. Brenner but it did not provide any additional information regarding him to imply there might be a historical association between them and the history of the City of San Diego.

### Occupant – Henry Price (1960-1975, 15 years)

Research produced three San Diego Union articles regarding the Prices but they did not provide any additional information regarding them to imply there might be a historical association between them and the history of the City of San Diego.

### Occupant – Anna, Sandra, Carl, and Ethel Schoenkoph (1960-1975, 15 years)

Research did not produce any additional information regarding the Schoenkophs to imply there might be a historical association between them and the history of the City of San Diego.

### Occupant – Morris and Mary Holzberg (1960-1975, 15 years)

Research produced three San Diego Union notices regarding the Holzbergs but they did not provide any additional information regarding them to imply there might be a historical association between them and the history of the City of San Diego.



## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 9 of 119

### Occupant – Saide Haimsohm (1960-1975, 15 years)

Research produced one Union Tribune obituary notice for Ms. Haimsohm but it did not provide any additional information regarding her to imply there might be a historical association between them and the history of the City of San Diego.

### Occupant – Stanley Singer (1960-1975, 15 years)

Research did not produce any additional information regarding Mr. Singer to imply there might be a historical association between him and the history of the City of San Diego.

### Phase One (1958) Architect – Paderewski, Mitchell & Dean AIA Architects

Paderewski, Mitchel, & Dean's association with the Resource is as the architect of the 1958 phase of development. San Diego Union Tribune archives and modernsandiego.com both contain articles and information regarding this firm. However, no articles or information regarding the architects' association with the design of Phase 1, other than its building permit was discovered. The Resource's design was not discussed or awarded by any publications or professional associations and the completed design was not discussed in any industry publications or local newspapers.

Per historical resources, Paderewski, Mitchell, & Dean were associated with contemporary design of public, municipal, educational, and commercial buildings in San Diego during the mid-20<sup>th</sup> century.<sup>2</sup> Specifically, Mr. Paderewski's career was focused on architectural education, beginning his career with the San Diego Unified School District teaching drafting and architecture related subjects.<sup>3</sup> He continued his involvement with architectural education (for both future architects and the public) throughout his career. For many years he wrote a weekly article on behalf of the American Institute of Architects (AIA) for the evening newspapers. Later in his career, he was honored as a Fellow of the American Institute of Architects by the AIA for his contributions to architectural education of the public and examination standards for architect licensure.<sup>4</sup> Paderewski, Mitchell & Dean are primarily known for their designs of schools in San Diego County. Per a 1977 article, the firm is credited with the design of over 200 schools.<sup>5</sup> They are responsible for innovations in school design such as using colors in schools, prefabricated wall and roof systems, and radiant heating.<sup>6</sup> There are two projects that the firm was most known for: a geodesic dome at Palomar College and the addition of an all glass elevator to the front façade of the El Cortez Hotel. The El Cortez project included a moving walkway bridge across 6<sup>th</sup> Avenue connecting the El Cortez with a contemporary hotel. Eventually these features were removed and the El Cortez was restored per National Park Service historical guidelines.

See Attachment E.4.

---

<sup>2</sup> Union Tribune. Architect's Touch is Everywhere.

<sup>3</sup> Modernsandiego.com, accessed March 12, 2020.

<sup>4</sup> Union Tribune. Veteran San Diego Architect, C. J. Paderewski: His Touch is Everywhere.

<sup>5</sup> Union Tribune. Veteran San Diego Architect, C. J. Paderewski: His Touch is Everywhere.

<sup>6</sup> Union Tribune. Clarence Joseph Paderewski, Architect | 1908-2007.

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 10 of 119

### Phase One (1958) Builder – Selkirk Building Company

Historical resources were reviewed for information regarding the Selkirk Building Company, but nothing regarding their association with the Resource was discovered. The Selkirk Building Company is not a recognized Master Builder in the City of San Diego.

See Attachment E. 4.

### Phase Two (1965) Designer – R. Gordon Asaph

According to the project's original site plan and San Diego Union Tribune articles, Mr. Asaph is not an architect:

- The 1965 plot plan drawing labels him "Designer";
- He is referred to as a *designer* in a Union Tribune article from 1965; and
- An engineer stamped the site plan.

See Attachment A.5 and E. 4.

### Phase Two (1965) Builder – Leak, Meade & Stratton

Historical resources were reviewed for information regarding Leak, Meade & Stratton, but nothing regarding their association with the Resource was discovered beyond their role as the builder of Phase 2. Leak, Meade & Stratton is not a recognized Master Builder in the City of San Diego.

See Attachment E. 4

### Maps

Copies of the 800 scale Engineering and the USGS Maps are included in Attachment C.1 and C.2. The original Subdivision Map is included in Attachments C.3.

### Sanborn Fire Insurance Maps

This area was not mapped by the Sanborn Fire Insurance Company. See Attachment C4.

### Historical Photos

The San Diego History Center's archives were searched for historical photographs. None were located. See Attachment D1.

### Current Photographs

Current photographs are included in Attachment D2.

## **B.6.1 Alterations**

Alterations are based upon permits (Attachment A.4), original site plan (Attachment E.5), Google Street View images from 2009 (Attachment D.1) and a visual inspection. From these materials, documentation of the Resource's original size, materials and some specific details are possible. These include:

### History of Alterations

Date	Alteration	Permit	Notes
------	------------	--------	-------

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 11 of 119

1958	In ground swimming pool	Yes	
1964	Four-story, 8-unit apartment building	Yes	Different architect and “design” than initial development, resulting in a resource that has unique form, plan, space, structure, and style (features and characteristics)
Before 2007	Replacement of all doors and windows	Not required	All original doors and windows (per Assessor’s Building Record) were replaced. Originally, Phase 1’s 1958 buildings had aluminum louvre windows and originally, Phase 2’s 1965 buildings had aluminum casement windows. Today windows and doors are vinyl (change in material) and either double-hung or slider (Change in type) across both of the Resource’s phases. These window and door changes did not require a permit as they did not change location or opening sizes of doors and windows.

### B.10 Significance

#### Historic Context Statement: College Area Community

Per the City of San Diego College Area’s profile in the College Area Community Plan<sup>7</sup>,

*The College Area community began to develop slowly during the early 1930s. The first subdivision maps occurred along El Cajon Boulevard, along Adams Avenue in the vicinity of 55th Street, in the vicinity of 63rd and Stewart Streets, and along Cresita Drive, Lindo Paseo and Hardy Avenue. Although these subdivision maps were recorded, few houses were actually built and the area remained a largely unoccupied, brush covered mesa throughout the 1930s. In 1931, the State Teachers College, later to become San Diego State University, relocated to the area from its former Normal Street location. The college occupied a site of 125 acres and had an initial enrollment of 150 students. The location of the college in the area, combined with the natural eastward expansion of the City along El Cajon Boulevard resulted in a steady growth of the area over the next three decades. The postwar desire for suburban living and the completion of I-8 in the late 1950s further contributed to the growth of the community and the university. The steady but gradual growth of the community has resulted in a variety of architectural styles, as well as subdivision patterns and site planning sensitive to the hillside topography of the community. Neighborhoods with Spanish and Craftsman style bungalows are next to neighborhoods with 1950s and 1960s ranch houses. Most neighborhoods are well landscaped and contain curving and hilly streets. The community thus consists of interesting and visually pleasant neighborhoods exhibiting a cross-section of development types and patterns spanning a 40-year period. San Diego State University has continued to grow over the decades from its original enrollment of 150 students on 125 acres to a 1987 enrollment of 36,000 students on 215 acres. The university has had major impacts on this*

<sup>7</sup> City of San Diego, College Area Community Plan, 1989. Page 3.

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 12 of 119

*community as well as on neighboring communities in terms of traffic, parking and off-campus housing. In fact, the community has developed essentially into two communities, the predominantly single-family neighborhoods surrounding the university, and the university itself.*

### **Historic Context**

*According to the Guidelines for the Application of Historical Resources Board Designation Criteria, the significance of a historic property can be judged and explained only when it is evaluated in its historic context. Historic contexts are those patterns or trends in history by which a specific occurrence, property or site is understood and its meaning (and ultimately its significance) within history is made clear. In order to decide whether a property is significant within its historic context, the following things must be determined.<sup>8</sup>*

1. *Identify the themes, geographical limits and chronological period that the property represents:*

The Resource was initially developed as a multi-family apartment building in 1958 in a residential neighborhood: the College West neighborhood in the College Area Community in the City of San Diego, California. A second phase of development was added in 1965. The geographical limits are defined as the College West neighborhood. The Resource represents multi-family residential development similar to other apartment buildings that were developed throughout San Diego in the 1950's and 1960's.

2. *Determine how the theme of the context is significant in the history of the local area:*

The theme of the context, mid-20th century residential development of the College Area Community, is repeated throughout the Community. Designed and built in 1958 and 1965, the Resource is representative of mid-20<sup>th</sup> century multi-family residential development found throughout the College Community, as well as greater San Diego. As the Resource is typical for its type and its geographical limits it is not significant in the history of the local area or multi-family residential design.

3. *Determine what the property type is and whether it is important in illustrating the historic context:*

The Resource type is an example of mid-20th century multi-family housing from a period when multi-family housing was designed using modern styles throughout the College Area Community as well as greater San Diego. It is not important in illustrating the historic context as it is one of many with this description and therefore represents a common aspect of its historic context.

---

<sup>8</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 2

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 13 of 119

#### 4. Determine how the property represents the context through HRB Criteria:

The Resource does not represent the context through the HRB Criteria. It does not exemplify or reflect “special elements” of any aspect of the City’s, community’s or neighborhood’s development under Criterion A: Community Development. “Special elements” under that criteria are “resources that are distinct among others of their kind or that surpass the usual in significance.” The subject Resource meets neither of those tests. The Resource is also not significant under Criterion B: *Person or Event* as no persons or events of importance were associated with it. The Resource does not embody the characteristics of a style, type, period or method of an architectural style at a level necessary for significance under Criterion C: Architecture. No evidence was found to document that either Phase of construction was designed by a master architect or built by a master builder, therefore it is not significant under Criterion D. Neither Criteria E or F apply to the Resource. Consequently, the Resource does not represent its historic context under any of the established criteria of the San Diego Historical Resources Board Designation Criteria.

#### 5. Determine what physical features the property must possess for it to reflect the significance of the historic context:

The theme of the historic context is modern multi-family residential design and construction during the development of the College Area Community in the mid-twentieth century. In order to reflect the significance of the historic context, the property would need to be a *good* example of a custom designed multi-family apartment complex by a master architect in excellent condition without alterations or with alterations that meet the Secretary of the Interior Standards.

### **Guidelines for the Application of Historical Resources Board Designation Criteria**

According to the City of San Diego Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, any improvement, building, structure, sign, interior element and fixture, site, place, district, area, or object may be designated as a historical resource by the City of San Diego Historical Resources Board if it meets one or more of the following criteria.

*Criterion A: Community Development: 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.*

*Criterion A states that a resource must exemplify or reflect special elements of development. “Special elements of development refer to a resource that is distinct among others of its kind or that surpass the usual in significance.”<sup>9</sup> For each aspect of development, the resource shall exemplify or reflect a special*

---

<sup>9</sup> *Guidelines for the Application of Historical Resources Board Designation Criteria*, page 7.



## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 14 of 119

*element of that development which either maintains an established precedent or may itself be the model for development.*<sup>10</sup>

The issue for Criterion A is whether the Resource is a “special element of development,” one that is distinct from other mid-20<sup>th</sup> century multi-family developments built in the College Area or a Resource that surpasses the usual of such buildings in significance.

The Resource includes a group of rectangular, one-, two-, and four-story multi-family apartment buildings built in 1958 and 1965. It is best described as containing some design features and characteristics of the Modern Contemporary architectural style. The phases were developed, designed and built by two different owners, two different designers, and two different builders. Today, the Resource is surrounded by San Diego State University development and other multi-family apartment buildings also designed in mid twentieth-century modern architectural styles.

Historical Development shall exemplify or reflect a special or unique aspect of the City’s general historical development; or shall exemplify or reflect a unique aspect of the City’s history. The Resource consists of a multi-family apartment complex that was constructed in two phases, 1958 and 1965. Contemporary architecture, per the San Diego Modernism Context Statement, was the common style for residential, commercial and institutional development built throughout the country from approximately 1955 through 1965. Development designed in this architectural style was also widespread throughout San Diego due to a significant increase in development after World War II. Given this context, the Resource exemplifies a common aspect of the City’s general Historical Development and is not a special or unique aspect.

Archaeological Development exemplifies subsurface deposits and features that were part of early human development on the site. The Resource does not contain such deposits or features.

Cultural Development exemplifies or reflects development that is associated with a group people linked together by shared values or beliefs, properties associated with significant achievements in the visual and fine arts, or disciplines associated with the public or private institutions of higher learning and/or academic inquiry. The property is not associated with San Diego State University therefore the Resource has no associations of Cultural Development.

Social Development exemplifies or reflects development that is associated with relations or interactions with others. The Resource, a rental property, is not associated with any such relations or interactions any more than any other residential property.

---

<sup>10</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 8.

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 15 of 119

Economic Development shall exemplify or reflect development associated with the local, regional, state or national economy or economics, including manufacturing, labor, agriculture, maritime or transportation industries. The Resource has no such associations with the industries that were significant in the economic development of the College Area, San Diego State University, therefore, it cannot have an association with the Economic Development aspect of significance.

Political Development shall exemplify or reflect development associated politics or the political atmosphere or related movements. The Resource, a multi-family, residential property has no such associations.

Aesthetic Development shall exemplify or reflect development associated with an artistic arrangement in theory or practice. The Resource does exemplify an artistic arrangement in theory or practice.

Engineering Development shall exemplify or reflect development associated with engineering. The First Avenue Bridge in the Hillcrest community is an example of such a development. The Resource does not incorporate any new or significant engineering systems or means or methods of construction in order to develop its site therefore it does not reflect a significant Engineering Development aspect of significance.

Landscape Development shall exemplify or reflect development associated with garden and park design, subdivision design or ecosystem/habitat restoration. The Resource exhibits a traditional suburban landscape of grass, fences, and a swimming pool surrounded by hardscape. The Resource does not exhibit landscape design that is related to garden, park design, subdivision or ecosystem/habitat restoration, therefore, it does not reflect significant Landscape Development.

Architectural Development shall exemplify or reflect development associated with the city's built environment, especially that designed and constructed by non-architects, including real estate developers, contractors, speculators, homeowners and others associated with the building industry. The Resource is an apartment complex that was developed within two phases, 1958 and 1965. Each phase of development was under different ownership and designed and built by different designers and builders. Phase 2 is the dominant design element due to its scale in comparison to Phase 1. In regard to architectural development, the Resource's design and construction were not the first of its kind (multi-family), style (Contemporary) or period (approximately 1955-1965). Overall the Resource's design and construction mimics the popular architectural style of its period (along its primary elevation *only*) which was common throughout San Diego. It displays common materials and typical workmanship of its historical context, therefore, the Resource does not exemplify an association with Architectural Development.

**Conclusion: The Resource does not merit local designation under the City's Criterion A in that it does not exemplify or reflect any aspect of development as defined in that Criterion.**

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 16 of 119

*Criterion B: Persons or Events: Is identified with persons or events significant in local, state, or national history.*<sup>11</sup>

For a property to qualify for designation under Criterion B for identification with a person significant in local, state or national history, the person must have made demonstrable achievements and contributions to the history of San Diego, the state, or the nation. No such person has been identified with this property.

For a property to qualify for designation under Criterion B for identification with an event significant in local, state or national history, the event must be significant in the history of San Diego, the state, or the nation. No such event has been identified with this property. Therefore, it does not merit designation under Criterion B.

**Conclusion: The Resource does not merit local designation under the City's Criterion B in that it is not identified with any persons or events as defined in that Criterion.**

*Criterion C: Architecture: 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.*<sup>12</sup>

*"Style" means the composition, massing, scale, materials and details exhibit the essential physical features of a recognized architectural style.*<sup>13</sup>

### Architectural Style

Based upon a visual site observation, the Resource includes design characteristics and features belonging to San Diego's period of modernism architecture. Its dates of construction, 1958 and 1965, support this classification.

Modernist architectural styles found in the San Diego Modernism Context Statement:

Modernism Style	Period of Significance	Possible architectural style for the Resource?
Streamline Modern	1925-1950	Not within the period of significance & no characteristics
Minimal Traditional	1935-1955	Not within the period of significance & no characteristics
International	1935-1955	Not within the period of significance & no characteristics
Futurist - Googie	1950-1965	No, does not exhibit any characteristics of this style
Tiki-Polynesian	1950-1965	No, does not exhibit any characteristics of this style
Post and Beam	1950-1970	No, does not exhibit any characteristics of this style
Tract Ranch	1950-1975	No, does not exhibit any characteristics of this style
Custom Ranch	1950-1975	No, does not exhibit any characteristics of this style

<sup>11</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 15.

<sup>12</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 20.

<sup>13</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 21.

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 17 of 119

Contemporary	1955-1965	Correct Period of Significance, but lacks intellectual execution of the primary and secondary design features.
Brutalism	1965-1975	No, does not exhibit any characteristics of this style
Organic Geometric	1955-1975	No, does not exhibit any characteristics of this style
Organic Free-Form	1955-1975	No, does not exhibit any characteristics of this style

The following includes an analysis of the Resource per the Modern Contemporary architectural style, per the San Diego Modernism Context Statement.<sup>14</sup>

### Modern Contemporary Architectural Style

Construction of new buildings slowed down considerably during the Second World War years, 1941-1945, and then resumed in the postwar years. The designs of the postwar years borrowed heavily from techniques and building materials utilized during the war by the military and many of these design concepts moved into the mainstream market. The pre-war dependence upon historical styles waned and designers and architects eagerly explored more modernistic concepts, borrowing from the International, the Modern Contemporary, the Split Level, and the Ranch styles as well as others.

The Contemporary architectural style occurred from approximately 1940-1980. More specifically, the Modern Contemporary style was the favorite for architect-designed houses built from approximately 1955-1965 in San Diego. It occurs in two distinctive subtypes based on roof shapes: flat or gabled. These homes resemble the International in having flat roofs and no decorative detailing but lack the stark white wall surfaces. The gabled subtype is more strongly influenced by the earlier modernism of the Craftsman and Prairie styles (unlike the flat-roofed subtype that is a derivation of the International style). The gabled subtype features broad, low, front-facing gables with overhanging eaves, frequently with exposed roof beams. Heavy piers may support gables. As in the flat-roof subtypes, various combinations of wood, brick, and stone wall cladding are used, and traditional detailing is absent. Both subtypes are most commonly one-story forms although two-story versions are not infrequent. Landscaping and integration into the surrounding environment are stressed, unlike the International designs which were meant to be seen as sculptures set upon the landscape. Unusual window shapes and placements are also typical features. Many Modern Contemporary single-family residences were constructed throughout San Diego after the Second World War.<sup>15</sup>

The *San Diego Modernism Historic Context Statement* addresses the Modern Contemporary Style as occurring in San Diego between 1955 and 1965. Per the Context Statement,

*Contemporary tract houses represented a growing sophistication of the residential home buyer and increasing public demand for housing that reflected the latest styles. They employed the latest styles and*

---

<sup>14</sup> City of San Diego. *San Diego Modernism Context Statement*. Page 76

<sup>15</sup> Scott Moomjian, Office of Marie Burke Lia, May Company/William Lewis Jr. Building HRB #1203.

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 18 of 119

materials including such modern features as interior courtyards, aluminum framed windows, sliding-glass doors and attached carports or garages.<sup>16</sup>

### Primary Characteristics

Characteristic	Expression in Resource
<i>Strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs;</i>	No. Roofs are flat with no overhangs.
<i>Large windows, often aluminum framed;</i>	No, windows are modest to small standard sizes and are not primary features. Windows are not aluminum framed; they are vinyl. In addition, windows were originally louvered (Phase 1) and casement (Phase 2). This distinction is no longer present.
<i>Non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone and mullion-free glass;</i>	Minimally expressed. Phase 1's finishes are almost all stucco. Phase 2 is finished with concrete block. Neither Phase of construction showcases mullion-free glass or significant areas of glazing. There isn't any vertical wood siding or flagstone.

### Secondary Characteristics

Characteristic	Expression in Resource
<i>Angular massing;</i>	No. Building footprints, massing, and elevations are rectangular.
<i>Sunshades, screens or shadow block accents;</i>	Minimally expressed. The Resource does not include sunshades. Phase 1 has painted wood geometric infill reminiscent of brise soleil at deeply recessed entries along the primary elevation. Brise-soleil is an architectural feature that reduces heat gain within a building by deflecting sunlight while allowing privacy and fresh air. There are no occupiable spaces behind this feature therefore it is only decorative and a misunderstanding of the feature as it is known in modernist architecture. In addition, Brise soleil, as a Modern Contemporary feature was typically constructed of metal, stone or concrete, not wood. Phase 2 includes shadow block accents along the primary elevation.
<i>Attached garages or carports for homes;</i>	No.
<i>Split level design, especially on sloped residential sites; and</i>	No. The Resource does not recognize the site's slope; it was graded to create a flat pad for the buildings and parking.
<i>Distinctive triangular, parabolic or arched forms.</i>	No.

Total features and characteristics 2 of 8

### Evaluation of the Style

<sup>16</sup> San Diego Modernism Context Statement, page.75.



## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 19 of 119

Per the Context Statement,

*While this style was relatively popular in San Diego tract construction, many of these homes and buildings have been extensively remodeled diminishing their level of integrity and reducing the abundance of good examples from this sub-style substantially. Several Contemporary tract communities in San Diego featured model designs by recognized Modern architects. Although the architects' model plans were mass produced by developers, the houses may still pose significance due to their association with a potential master architect.*

*Good examples of this style that retain a high degree of integrity should therefore be considered for individual designation, especially if the model design is associated with a significant architect. Due to the somewhat limited supply of unaltered examples, retention of all character defining features may not be necessary for listing, if comparative analysis demonstrates that the building retains a relatively high degree of integrity compared to other extant examples.*

*Some tract communities included planned landscapes for model units and community spaces. The landscape style was as modern as the homes, featuring junipers and clustered palms with lava rock and seeded aggregate paving. Although absence of these features should not preclude designation, landscape features dating to the period of significance, especially those that can be attributed to the architect, should be preserved and maintained when present.*

The Resource's design incorporates some physical features and characteristics belonging to the Modern Contemporary architectural style, however these elements are limited to the primary elevation, along 55<sup>th</sup> street. Remaining elevations, north, south and west, are nondescript, lacking these design elements resulting in basic building forms that are not representative of a single architectural style.

Representative examples of the Modern Contemporary architectural style have a number of simple features and characteristics that are composed to form complex rigorous designs. Good examples are connected to their site (taking advantage of slopes and views); have blended transitions from interior to exterior spaces through the use of form, materials, and large expanses of glass; express their character defining features across all elevations; and according to *Modernist Architecture in San Diego, California*,<sup>17</sup> plants and planting areas are chosen for their orientation, water requirements, size and function, and how they complement the overall development and the human experience of the total."

Based upon this criteria, the Resource is not a good, representative example. It does not incorporate its modern contemporary features and characteristics across all elevations; it lacks a connection with its sloped site; it lacks large expanses of glass and strong roof forms to blend its interior and exterior spaces; plantings and hardscape are not integrated into its design; Phase 1 and 2 represent two unique designs (form, plan, space, structure, and materials were changed); and lastly, all original metal louvre

---

<sup>17</sup> Modernist Architecture in San Diego, California, "San Diego Architectural Foundation," p. 28.

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 20 of 119

windows (Phase 1) and metal casement windows (Phase 2) were removed and replaced with vinyl slider and double-hung windows.

The Resource is representative of typical mid-20<sup>th</sup>-century multi-family apartment construction. It was developed in multiple phases with a popular modern design features and characteristics along its primary elevation. Based upon this analysis, the Resource fails to be a representative example of the Modern Contemporary architectural style as defined by the San Diego Modernism Context Statement.

### Integrity of Architectural Style

1. *"Type of construction" means the form and materials clearly demonstrate, through the presence of essential physical features, a specific purpose and/or function.*<sup>18</sup>

The Resource is an example of a multi-family apartment complex built in the College Area Community in 1958 and 1965. The overall form and design display the typical elements found in standard multi-family development. The Resource does not constitute a "type of construction" as that term is understood for the application of Criterion C, since all multi-family residential development possess these features.

1. *"Method of Construction" means it is a rare or an important example of building practices, construction innovations, or technical advances during a specific time in history.*<sup>19</sup>

According to the Residential Building Record, both phases of the Resource's development were constructed with standard framing and construction techniques using load bearing construction means and methods. It does not include any unusual or innovative elements in its design, construction, or development. As a standard multi-family apartment complex developed in the mid 20<sup>th</sup>-century, this property does not present a rare or an important example of building practices, construction innovations, or technological advances during a specific time in history.

2. *"Period of construction" means the age and physical features reflect the era when the specific recognized architectural style, building type, or method of construction became popular.*<sup>20</sup>

The Resource was designed and constructed within the "period of construction" for the Modern Contemporary architectural style with some expression of this style's features and characteristics along its primary elevation. However, its representation of the this style is not a good, representative example of the style for its "period of construction". Phase 1, the simpler of the phases, was constructed at the beginning of the period, while phase two, was built at the end of the period of significance for the Contemporary architectural style.

---

<sup>18</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 22.

<sup>19</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 23.

<sup>20</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 23.

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 21 of 119

3. *"Craftsmanship" means the resource exemplifies high craftsmanship and design with handcrafted, unique and rare elements and may or may not be catalogued as belonging to a specific architectural style. The resource's design elements and/or features, or association with an individual's design approach or philosophy is unique in nature and does not reflect a specific design or style but is a reflection of a very personal and/or creative effort.* <sup>21</sup>

The Resource, a multi-family apartment complex, is a common example of average craftsmanship and construction techniques. It's design does not contain unique elements that only belong to a specific architectural style, its design is not associated with an individual's philosophy and is not a reflection of a very personal and/or creative effort.

4. *"Indigenous Materials" means the resource is a valuable example of the use of indigenous materials and may include the interior. The resource's design elements and/or features, including design context and period of design, or association with an individual's design approach is reflective of indigenous design through the use of local indigenous materials and available craftsmanship.* <sup>22</sup>

No indigenous materials were used in the design or construction of the Resource.

### Conclusion:

5420 55<sup>th</sup> Street was assessed under Criterion C as defined in The Historical Resources Guidelines of the City of San Diego's Land Development Manual for its potential significance as a Resource that embodies the distinctive characteristics of a type, period, or method of construction, or is a valuable example of the use of indigenous materials or craftsmanship. Phase 1 was designed by Paderewski, Mitchell & Dean in 1958 for the La Salle Company. Phase 2 (the Resource's dominant design feature) was designed in 1965 by R. Gordon Asaph for Mr. Samuel and Alice Brand. The two phases of construction incorporated architectural features and characteristics (along the Resource's primary elevation) of the ubiquitous Modern Contemporary architectural style, popular at the time of construction. **However, due to a lack of character defining features across all elevations and replacement of all original metal louvre and casement windows the Resource does not embody distinctive characteristics of a style (Modern Contemporary), type (multi-family housing), period (1955-1965), or method of construction (standard), nor is it a valuable example of the use of indigenous materials or craftsmanship, therefore it does not qualify for historic designation under Criterion C: Architecture as a good example of an architectural style.**

*Criterion D: Master Builder: Is representative of the able work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.* <sup>23</sup>

---

<sup>21</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 24.

<sup>22</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 26.

<sup>23</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, page 28.

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 22 of 119

Per the Resource's permit record, Phase 1 (1958) included four two-story buildings designed by Paderewski Mitchell & Dean. The builder was the Selkirk Building Company. Phase 2 was designed by R. Gordon Asaph in 1965 and built by Leak Meade & Stratton. Phase 2, is the dominant design feature on the site as it is twice as tall as the existing buildings and incorporated new design features, materials, form, plan, and space.

The architecture firm of Paderewski Mitchell & Dean is associated with mid-century Contemporary architecture in San Diego. However, neither Mr. Paderewski nor Mr. Mitchel are identified as Master Architects within the City of San Diego. In addition, Mr. Paderewski's and Mr. Mitchell's architectural firm is only associated with the initial apartment complex which is limited to Phase 1 of the development, which is now subservient to Phase 2 in form, plan, space, and style.

Paderewski, Mitchell, & Dean were respected local architects in San Diego. Their architectural legacy is dominated by the design of schools, institutional buildings, and commercial offices. A list of significant projects was compiled using modernsandiego.com and Union Tribune articles, however 5420 55<sup>th</sup> Street was never listed among their projects in any historical archive researched. Phase 1 is collection of nondescript residential buildings and as such they are not representative of the firm's body of work. Paderewski, Mitchell & Dean are not considered Master Architects in the City of San Diego, therefore Phase 1 of the Resource cannot be significant as representative of the work of a Master Architect.

Phase 1's builder, the Selkirk Building Company is not recognized as a Master Builder in the City of San Diego; therefore, it cannot be significant as representative of the work of a Master Builder.

Phase 2's design is attributed to R. Gordon Asaph who is not an architect and also not identified as a Master Architect within the City of San Diego; therefore, Phase 2 cannot be significant as representative of the work of a Master Architect.

Phase 2's builder, the Leak, Meade & Stratton is not recognized as a Master Builder in the City of San Diego; therefore, it cannot be significant as representative of the work of a Master Builder.

**In Conclusion, the Resource does not meet the criteria for significance under Criterion D: Master Architect or Master Builder.**

### *Criterion E: National Register*

*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; or*

The Resource is not listed on either the National Register of Historic Places or the California Register of Historical Resources, and it has 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).**

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 23 of 119

### *Criterion F: Historic District*

*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 Resource is not located within an existing historic district therefore; therefore, it does not qualify under HRB Criterion F *Historic District*.**

### Significance Conclusion: City of San Diego Historical Designation Criteria

**The multi-family apartment complex located at 5420 55<sup>th</sup> Street is not eligible for the San Diego Historical Resources Register under any of the established criteria.**

### Integrity

In addition to determining the significance of a property under local, state, and federal criteria, it is necessary to assess whether the property has integrity. Integrity is the ability of a property to convey and maintain its significance. A property must not only be shown to be significant under the established criteria, it must also have integrity. In order to retain historic integrity, a property must possess several, and usually most, of the seven key aspects of integrity, which are location, design, setting, materials, workmanship, feeling and association.

### *Application of the City's Guidelines for finding Integrity:*

*According to the City's Guidelines for the application of the Historical Resources Board Designation Criteria, there are two important principles for understanding Integrity:*

- 1. Integrity is the authenticity of a historical resource's physical integrity clearly indicated by the retention of characteristics that existed during the resource's period of significance.*
- 2. Integrity relates to the presence or absence of historic materials and character defining features.*



## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 24 of 119

*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 significance.<sup>24</sup>*

Application of the seven aspects of integrity:

1. Location: *Location is the place where a resource was constructed or where an event occurred.*

The Resource remains in its original location. Therefore, it has retained its Location integrity.

2. Design: *Design results from intentional decisions made during the conception and planning of a resource. Design includes form, plan, space, structure, and style of a property.*

The Resource was developed in two phases with two different architects, and therefore its design represents two different sets of intentional design decisions that resulted in two sets of forms, plans, spaces, structures and styles on the site. Without reviewing the full analysis of the Resource's building history, it would not be clear to members of the community that it represents two distinct owners, architects and builders and both phases of development no longer have their original metal windows. Together these alterations removed the Resource's Design aspect of Integrity.

3. Setting: *Setting applies to the physical environment, the character of a resource's location, and a resource's relationship to the surrounding area.*

The Resource is in the College Area community which used to be primarily residential in nature. According to San Diego Union Tribune articles, the Resource was originally developed and advertised as "Deluxe" apartments (Phase 1) and "Luxury" apartments (Phase 2). At the time of the Resource's development San Diego State University's campus while nearby, was smaller and less developed, as the university expanded to serve its growing number of students and their needs, its edge of development moved closer to the Resource. Today the university's campus is adjacent to the Resource and the neighborhood's multi-family apartments are popular off-campus student housing. As a consequence the Resource, as well as neighboring properties, are no longer considered "Deluxe" or "Luxury: in nature, therefore, the integrity of Setting is no longer present.

4. Materials: *Materials comprise the physical elements combined or deposited in a particular manner or configuration to form a property.*

The Resource does not incorporate any unusual materials in its construction or finishes. The materials used are identified as typical examples of wood and block construction from the mid-20<sup>th</sup> century through today.

---

<sup>24</sup> Guidelines for the Application of Historical Resources Board Designation Criteria, pages 3-4.

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 25 of 119

In addition, alterations included the replacement of all metal doors and windows to vinyl therefore the integrity of Materials is no longer present.

5. Workmanship: *Workmanship consists of the physical evidence of the crafts employed by a particular culture, people, or artisan, which includes traditional, vernacular and high styles.*

The workmanship demonstrated in the construction of the Resource is of average quality, and in many instances was replaced with contemporary materials and design aesthetics including replacement of all doors and windows with vinyl, therefore its aspect of Workmanship has not been retained.

6. Feeling: *Feeling relies on present physical features to a property to convey and evoke an aesthetic or historic sense of past time and place.*

The Resource was initially developed as deluxe and luxury rental apartments however due to the changes in setting (encroachment of San Diego State University) and outdated apartment style the apartments no longer retain a sense of luxury that was initially present on the site therefore it no longer retains its Feeling aspect of integrity.

7. Association: *Association is the direct link between an important historic event or person and a historic property.*

Historical research did not indicate an important historical connection between an important person or event and the Resource. Consequently, it does not possess an associative element and does not have an Associative aspect of integrity.

Conclusion: Of the seven aspects of integrity, 5420 55<sup>th</sup> Street has retained one aspect: *Location*.

It has not retained its *Design, Setting, Materials, Workmanship, Feeling and Association* aspects of Integrity.

## CONTINUATION SHEET

Property Name: 5420 55<sup>th</sup> Street

Page 26 of 119

### B.12 References

1. California Lot Book, Inc., Chain of Title for 5420 55<sup>th</sup> Street, San Diego CA 92115.
2. California Room, San Diego public Library.
3. California Department of Parks and Recreation, Office of Historic Preservation, *California Historic Resources Inventory Survey Workbook*, Third Revision, August 1986.
4. November 2015. McAlester, Virginia Savage, *A Field Guide to American Houses (Revised): The Definitive Guide to Identifying and Understanding America's Domestic Architecture*, New York, Alfred A. Knopf.
5. San Diego County Assessors' Office, Residential Building Record. APN 462-220-04.
6. City of San Diego, California Historical Resources Inventory Database, Web. October 2019
7. City of San Diego, *Guidelines for the Application of Historical Resources Board Designation Criteria*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 2, Adopted August 27, 2009.
8. City of San Diego, Historical Resources Board, *Historical Resource Research Report Guidelines and Requirements*, Land Development Manual, Historical Resources Guidelines, Appendix E, Part 1.1, Updated February 9, 2009.
9. City of San Diego, Land Development Code, *Historical Resources Guidelines*, Adopted September 28, 1999, Amended June 6, 2000 & April 30, 2001.
10. City of San Diego, *San Diego Modernism Historic Context Statement*, 2007.
11. City of San Diego, Sewer and Water Connection Records.
12. San Diego Historical Center Research and Photographic Archives.
13. City of San Diego, College Area Community Plan.
14. City of San Diego City Directories, 1913-2019
15. San Diego Union Tribune newspaper Archives.
16. San Diego Architectural Foundation, *Modernist Architecture in San Diego, California*.
17. Heritage Architecture & Planning, Draft Historical Resources Technical Report Bowlero / Scottish Rite Event Center, September 2019.
18. EDR Net, directory:

## **Attachment A**

### **Building Development Information**

A.0 Property Detail

A.1 San Diego County Assessor Building Record

A.3 Water/Sewer Connection Records

A.4 Building Construction Permits

A.5 Site Plan with Foot print Showing Additions

A.6 County Lot and Block Book Page

A.7 Previous Survey Forms

# ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 28 of 119

## A.0 Property Detail

### Property Detail Report

5420 55th St #22, San Diego, CA 92115-1207

APN: 462-220-04-00

San Diego County Data as of: 02/28/2020

#### Owner Information

Owner Name:	College View Apartments LLC	Occupancy:	Absentee Owner
Vesting:	Corporation		
Mailing Address:	1541 Loring St, San Diego, CA 92109-1328		

#### Location Information

Legal Description:	Lots 108 & 109 Tr 3157	County:	San Diego, CA
APN:	462-220-04-00	Census Tract / Block:	002801 / 1000
Munic / Twship:	San Diego	Legal Lot / Block:	108, 1 /
Subdivision:	College View Estates Unit #3	Legal Book / Page:	462 / 22
Neighborhood:	Eastern San Diego	School District:	San Diego Unified School District
Elementary School:	Hardy Elementary S...	Middle School:	Lewis Middle Schoo...
Latitude:	32.77617	High School:	Henry High School
Longitude:	-117.07754		

#### Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	04/15/2016 / 04/18/2016	Price:		Transfer Doc #:	2016.179229
Buyer Name:	College View Apartments LLC	Seller Name:	College View Apartments LLC	Deed Type:	Grant Deed

#### Last Market Sale

Sale / Rec Date:		Sale Price / Type:		Deed Type:	
Multi / Split Sale:		Price / Sq. Ft.:		New Construction:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		1st Mtg Doc #:	N/A
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	N/A
Seller Name:					
Lender:				Title Company:	

#### Prior Sale Information

Sale / Rec Date:		Sale Price / Type:		Prior Deed Type:	
1st Mtg Amt / Type:		1st Mtg Rate / Type:		Prior Sale Doc #:	N/A
Prior Lender:					

#### Property Characteristics

Gross Living Area:		Total Rooms:	0	Year Built / Eff:	
Living Area:		Bedrooms:		Stories:	
Total Adj. Area:		Baths (F / H):		Parking Type:	
Above Grade:		Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:		Exterior Wall:		Roof Type:	
Condition:		Construction Type:		Roof Material:	

#### Site Information

Land Use:	Apartment	Lot Area:	104,108 Sq. Ft.	Zoning:	R-4:MULTIP
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	15 - Multiple 16-60 Units	Usable Lot:		Res / Comm Units:	32 /
Site Influence:		Acres:	2.39	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06073C1639H	Flood Map Date:	05/16/2012
Community Name:	San Diego, City Of	Flood Panel #:	1639H	Inside SFHA:	False

#### Tax Information

Assessed Year:	2019	Assessed Value:	\$6,373,797	Market Total Value:	
Tax Year:	2019	Land Value:	\$2,546,899	Market Land Value:	
Tax Area:	8-244	Improvement Value:	\$3,826,898	Market Imprv Value:	
Property Tax:	\$78,655.94	Improved %:	60.04%	Market Imprv %:	
Exemption:		Delinquent Year:			

## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 29 of 119

## A.1 San Diego County Assessor Building Record

COUNTY ASSESSOR  
SAN DIEGO CALIFORNIA  
SHEET 12 OF 45  
SHEETS PARCEL 462-220-4  
ADDRESS 5420 55<sup>th</sup> STREET  
SHEET 23-458-122

CLASS & SHAPE CONSTRUCTION STRUCTURAL EXTERIOR ROOF LIGHTING AIR CONDITION ROOMS FLOORS FLOOR FINISH TRIM INTERIOR FINISH

ARCHITECTURE  
1. Single  
2. Double  
3. Above Inset  
4. Flat-Court  
5. Model

FOUNDATION  
1. Concrete  
2. Reinforced  
3. Brick  
4. Wood  
5. Piers

EXTERIOR  
1. Stucco on  
2. Siding  
3. Shingle  
4. Shake  
5. Brick  
6. Stone  
7. Windows

ROOF  
1. Flat  
2. Gable  
3. Hip  
4. Shed  
5. Cut Up  
6. Dormers  
7. Rafters  
8. Gutter

LIGHTING  
1. K.T.  
2. B.L.  
3. Cable  
4. Fixtures  
5. Fan  
6. Chandelier  
7. Many  
8. Special

AIR CONDITION  
1. Cooling  
2. Heating  
3. Forced  
4. Gravity  
5. Wall Unit  
6. Floor Unit  
7. Zone Unit  
8. Central

ROOMS  
1. All  
2. Bath  
3. Living  
4. Dining  
5. Bed  
6. Kitchen  
7. Drain Ed.

FLOORS  
1. B  
2. I  
3. X  
4. X  
5. X  
6. X  
7. X  
8. X  
9. X  
10. X  
11. X  
12. X  
13. X  
14. X  
15. X  
16. X  
17. X  
18. X  
19. X  
20. X  
21. X  
22. X  
23. X  
24. X  
25. X  
26. X  
27. X  
28. X  
29. X  
30. X  
31. X  
32. X  
33. X  
34. X  
35. X  
36. X  
37. X  
38. X  
39. X  
40. X  
41. X  
42. X  
43. X  
44. X  
45. X  
46. X  
47. X  
48. X  
49. X  
50. X  
51. X  
52. X  
53. X  
54. X  
55. X  
56. X  
57. X  
58. X  
59. X  
60. X  
61. X  
62. X  
63. X  
64. X  
65. X  
66. X  
67. X  
68. X  
69. X  
70. X  
71. X  
72. X  
73. X  
74. X  
75. X  
76. X  
77. X  
78. X  
79. X  
80. X  
81. X  
82. X  
83. X  
84. X  
85. X  
86. X  
87. X  
88. X  
89. X  
90. X  
91. X  
92. X  
93. X  
94. X  
95. X  
96. X  
97. X  
98. X  
99. X  
100. X

FLOOR FINISH  
1. Material  
2. Ply-Casement  
3. ASP-TI  
4. ASP-TI  
5. ASP-TI  
6. ASP-TI  
7. ASP-TI  
8. ASP-TI  
9. ASP-TI  
10. ASP-TI  
11. ASP-TI  
12. ASP-TI  
13. ASP-TI  
14. ASP-TI  
15. ASP-TI  
16. ASP-TI  
17. ASP-TI  
18. ASP-TI  
19. ASP-TI  
20. ASP-TI  
21. ASP-TI  
22. ASP-TI  
23. ASP-TI  
24. ASP-TI  
25. ASP-TI  
26. ASP-TI  
27. ASP-TI  
28. ASP-TI  
29. ASP-TI  
30. ASP-TI  
31. ASP-TI  
32. ASP-TI  
33. ASP-TI  
34. ASP-TI  
35. ASP-TI  
36. ASP-TI  
37. ASP-TI  
38. ASP-TI  
39. ASP-TI  
40. ASP-TI  
41. ASP-TI  
42. ASP-TI  
43. ASP-TI  
44. ASP-TI  
45. ASP-TI  
46. ASP-TI  
47. ASP-TI  
48. ASP-TI  
49. ASP-TI  
50. ASP-TI  
51. ASP-TI  
52. ASP-TI  
53. ASP-TI  
54. ASP-TI  
55. ASP-TI  
56. ASP-TI  
57. ASP-TI  
58. ASP-TI  
59. ASP-TI  
60. ASP-TI  
61. ASP-TI  
62. ASP-TI  
63. ASP-TI  
64. ASP-TI  
65. ASP-TI  
66. ASP-TI  
67. ASP-TI  
68. ASP-TI  
69. ASP-TI  
70. ASP-TI  
71. ASP-TI  
72. ASP-TI  
73. ASP-TI  
74. ASP-TI  
75. ASP-TI  
76. ASP-TI  
77. ASP-TI  
78. ASP-TI  
79. ASP-TI  
80. ASP-TI  
81. ASP-TI  
82. ASP-TI  
83. ASP-TI  
84. ASP-TI  
85. ASP-TI  
86. ASP-TI  
87. ASP-TI  
88. ASP-TI  
89. ASP-TI  
90. ASP-TI  
91. ASP-TI  
92. ASP-TI  
93. ASP-TI  
94. ASP-TI  
95. ASP-TI  
96. ASP-TI  
97. ASP-TI  
98. ASP-TI  
99. ASP-TI  
100. ASP-TI

TRIM  
1. S  
2. S  
3. S  
4. S  
5. S  
6. S  
7. S  
8. S  
9. S  
10. S  
11. S  
12. S  
13. S  
14. S  
15. S  
16. S  
17. S  
18. S  
19. S  
20. S  
21. S  
22. S  
23. S  
24. S  
25. S  
26. S  
27. S  
28. S  
29. S  
30. S  
31. S  
32. S  
33. S  
34. S  
35. S  
36. S  
37. S  
38. S  
39. S  
40. S  
41. S  
42. S  
43. S  
44. S  
45. S  
46. S  
47. S  
48. S  
49. S  
50. S  
51. S  
52. S  
53. S  
54. S  
55. S  
56. S  
57. S  
58. S  
59. S  
60. S  
61. S  
62. S  
63. S  
64. S  
65. S  
66. S  
67. S  
68. S  
69. S  
70. S  
71. S  
72. S  
73. S  
74. S  
75. S  
76. S  
77. S  
78. S  
79. S  
80. S  
81. S  
82. S  
83. S  
84. S  
85. S  
86. S  
87. S  
88. S  
89. S  
90. S  
91. S  
92. S  
93. S  
94. S  
95. S  
96. S  
97. S  
98. S  
99. S  
100. S

INTERIOR FINISH  
1. Walls  
2. Dry  
3. Dry  
4. Dry  
5. Dry  
6. Dry  
7. Dry  
8. Dry  
9. Dry  
10. Dry  
11. Dry  
12. Dry  
13. Dry  
14. Dry  
15. Dry  
16. Dry  
17. Dry  
18. Dry  
19. Dry  
20. Dry  
21. Dry  
22. Dry  
23. Dry  
24. Dry  
25. Dry  
26. Dry  
27. Dry  
28. Dry  
29. Dry  
30. Dry  
31. Dry  
32. Dry  
33. Dry  
34. Dry  
35. Dry  
36. Dry  
37. Dry  
38. Dry  
39. Dry  
40. Dry  
41. Dry  
42. Dry  
43. Dry  
44. Dry  
45. Dry  
46. Dry  
47. Dry  
48. Dry  
49. Dry  
50. Dry  
51. Dry  
52. Dry  
53. Dry  
54. Dry  
55. Dry  
56. Dry  
57. Dry  
58. Dry  
59. Dry  
60. Dry  
61. Dry  
62. Dry  
63. Dry  
64. Dry  
65. Dry  
66. Dry  
67. Dry  
68. Dry  
69. Dry  
70. Dry  
71. Dry  
72. Dry  
73. Dry  
74. Dry  
75. Dry  
76. Dry  
77. Dry  
78. Dry  
79. Dry  
80. Dry  
81. Dry  
82. Dry  
83. Dry  
84. Dry  
85. Dry  
86. Dry  
87. Dry  
88. Dry  
89. Dry  
90. Dry  
91. Dry  
92. Dry  
93. Dry  
94. Dry  
95. Dry  
96. Dry  
97. Dry  
98. Dry  
99. Dry  
100. Dry

CEILING  
1. Dry  
2. Dry  
3. Dry  
4. Dry  
5. Dry  
6. Dry  
7. Dry  
8. Dry  
9. Dry  
10. Dry  
11. Dry  
12. Dry  
13. Dry  
14. Dry  
15. Dry  
16. Dry  
17. Dry  
18. Dry  
19. Dry  
20. Dry  
21. Dry  
22. Dry  
23. Dry  
24. Dry  
25. Dry  
26. Dry  
27. Dry  
28. Dry  
29. Dry  
30. Dry  
31. Dry  
32. Dry  
33. Dry  
34. Dry  
35. Dry  
36. Dry  
37. Dry  
38. Dry  
39. Dry  
40. Dry  
41. Dry  
42. Dry  
43. Dry  
44. Dry  
45. Dry  
46. Dry  
47. Dry  
48. Dry  
49. Dry  
50. Dry  
51. Dry  
52. Dry  
53. Dry  
54. Dry  
55. Dry  
56. Dry  
57. Dry  
58. Dry  
59. Dry  
60. Dry  
61. Dry  
62. Dry  
63. Dry  
64. Dry  
65. Dry  
66. Dry  
67. Dry  
68. Dry  
69. Dry  
70. Dry  
71. Dry  
72. Dry  
73. Dry  
74. Dry  
75. Dry  
76. Dry  
77. Dry  
78. Dry  
79. Dry  
80. Dry  
81. Dry  
82. Dry  
83. Dry  
84. Dry  
85. Dry  
86. Dry  
87. Dry  
88. Dry  
89. Dry  
90. Dry  
91. Dry  
92. Dry  
93. Dry  
94. Dry  
95. Dry  
96. Dry  
97. Dry  
98. Dry  
99. Dry  
100. Dry

SHOWER  
1. Shower  
2. Shower  
3. Shower  
4. Shower  
5. Shower  
6. Shower  
7. Shower  
8. Shower  
9. Shower  
10. Shower  
11. Shower  
12. Shower  
13. Shower  
14. Shower  
15. Shower  
16. Shower  
17. Shower  
18. Shower  
19. Shower  
20. Shower  
21. Shower  
22. Shower  
23. Shower  
24. Shower  
25. Shower  
26. Shower  
27. Shower  
28. Shower  
29. Shower  
30. Shower  
31. Shower  
32. Shower  
33. Shower  
34. Shower  
35. Shower  
36. Shower  
37. Shower  
38. Shower  
39. Shower  
40. Shower  
41. Shower  
42. Shower  
43. Shower  
44. Shower  
45. Shower  
46. Shower  
47. Shower  
48. Shower  
49. Shower  
50. Shower  
51. Shower  
52. Shower  
53. Shower  
54. Shower  
55. Shower  
56. Shower  
57. Shower  
58. Shower  
59. Shower  
60. Shower  
61. Shower  
62. Shower  
63. Shower  
64. Shower  
65. Shower  
66. Shower  
67. Shower  
68. Shower  
69. Shower  
70. Shower  
71. Shower  
72. Shower  
73. Shower  
74. Shower  
75. Shower  
76. Shower  
77. Shower  
78. Shower  
79. Shower  
80. Shower  
81. Shower  
82. Shower  
83. Shower  
84. Shower  
85. Shower  
86. Shower  
87. Shower  
88. Shower  
89. Shower  
90. Shower  
91. Shower  
92. Shower  
93. Shower  
94. Shower  
95. Shower  
96. Shower  
97. Shower  
98. Shower  
99. Shower  
100. Shower

FIXTURES  
1. Fixtures  
2. Fixtures  
3. Fixtures  
4. Fixtures  
5. Fixtures  
6. Fixtures  
7. Fixtures  
8. Fixtures  
9. Fixtures  
10. Fixtures  
11. Fixtures  
12. Fixtures  
13. Fixtures  
14. Fixtures  
15. Fixtures  
16. Fixtures  
17. Fixtures  
18. Fixtures  
19. Fixtures  
20. Fixtures  
21. Fixtures  
22. Fixtures  
23. Fixtures  
24. Fixtures  
25. Fixtures  
26. Fixtures  
27. Fixtures  
28. Fixtures  
29. Fixtures  
30. Fixtures  
31. Fixtures  
32. Fixtures  
33. Fixtures  
34. Fixtures  
35. Fixtures  
36. Fixtures  
37. Fixtures  
38. Fixtures  
39. Fixtures  
40. Fixtures  
41. Fixtures  
42. Fixtures  
43. Fixtures  
44. Fixtures  
45. Fixtures  
46. Fixtures  
47. Fixtures  
48. Fixtures  
49. Fixtures  
50. Fixtures  
51. Fixtures  
52. Fixtures  
53. Fixtures  
54. Fixtures  
55. Fixtures  
56. Fixtures  
57. Fixtures  
58. Fixtures  
59. Fixtures  
60. Fixtures  
61. Fixtures  
62. Fixtures  
63. Fixtures  
64. Fixtures  
65. Fixtures  
66. Fixtures  
67. Fixtures  
68. Fixtures  
69. Fixtures  
70. Fixtures  
71. Fixtures  
72. Fixtures  
73. Fixtures  
74. Fixtures  
75. Fixtures  
76. Fixtures  
77. Fixtures  
78. Fixtures  
79. Fixtures  
80. Fixtures  
81. Fixtures  
82. Fixtures  
83. Fixtures  
84. Fixtures  
85. Fixtures  
86. Fixtures  
87. Fixtures  
88. Fixtures  
89. Fixtures  
90. Fixtures  
91. Fixtures  
92. Fixtures  
93. Fixtures  
94. Fixtures  
95. Fixtures  
96. Fixtures  
97. Fixtures  
98. Fixtures  
99. Fixtures  
100. Fixtures

SHUTTERS  
1. Shutters  
2. Shutters  
3. Shutters  
4. Shutters  
5. Shutters  
6. Shutters  
7. Shutters  
8. Shutters  
9. Shutters  
10. Shutters  
11. Shutters  
12. Shutters  
13. Shutters  
14. Shutters  
15. Shutters  
16. Shutters  
17. Shutters  
18. Shutters  
19. Shutters  
20. Shutters  
21. Shutters  
22. Shutters  
23. Shutters  
24. Shutters  
25. Shutters  
26. Shutters  
27. Shutters  
28. Shutters  
29. Shutters  
30. Shutters  
31. Shutters  
32. Shutters  
33. Shutters  
34. Shutters  
35. Shutters  
36. Shutters  
37. Shutters  
38. Shutters  
39. Shutters  
40. Shutters  
41. Shutters  
42. Shutters  
43. Shutters  
44. Shutters  
45. Shutters  
46. Shutters  
47. Shutters  
48. Shutters  
49. Shutters  
50. Shutters  
51. Shutters  
52. Shutters  
53. Shutters  
54. Shutters  
55. Shutters  
56. Shutters  
57. Shutters  
58. Shutters  
59. Shutters  
60. Shutters  
61. Shutters  
62. Shutters  
63. Shutters  
64. Shutters  
65. Shutters  
66. Shutters  
67. Shutters  
68. Shutters  
69. Shutters  
70. Shutters  
71. Shutters  
72. Shutters  
73. Shutters  
74. Shutters  
75. Shutters  
76. Shutters  
77. Shutters  
78. Shutters  
79. Shutters  
80. Shutters  
81. Shutters  
82. Shutters  
83. Shutters  
84. Shutters  
85. Shutters  
86. Shutters  
87. Shutters  
88. Shutters  
89. Shutters  
90. Shutters  
91. Shutters  
92. Shutters  
93. Shutters  
94. Shutters  
95. Shutters  
96. Shutters  
97. Shutters  
98. Shutters  
99. Shutters  
100. Shutters

VENT FAN  
1. Vent Fan  
2. Vent Fan  
3. Vent Fan  
4. Vent Fan  
5. Vent Fan  
6. Vent Fan  
7. Vent Fan  
8. Vent Fan  
9. Vent Fan  
10. Vent Fan  
11. Vent Fan  
12. Vent Fan  
13. Vent Fan  
14. Vent Fan  
15. Vent Fan  
16. Vent Fan  
17. Vent Fan  
18. Vent Fan  
19. Vent Fan  
20. Vent Fan  
21. Vent Fan  
22. Vent Fan  
23. Vent Fan  
24. Vent Fan  
25. Vent Fan  
26. Vent Fan  
27. Vent Fan  
28. Vent Fan  
29. Vent Fan  
30. Vent Fan  
31. Vent Fan  
32. Vent Fan  
33. Vent Fan  
34. Vent Fan  
35. Vent Fan  
36. Vent Fan  
37. Vent Fan  
38. Vent Fan  
39. Vent Fan  
40. Vent Fan  
41. Vent Fan  
42. Vent Fan  
43. Vent Fan  
44. Vent Fan  
45. Vent Fan  
46. Vent Fan  
47. Vent Fan  
48. Vent Fan  
49. Vent Fan  
50. Vent Fan  
51. Vent Fan  
52. Vent Fan  
53. Vent Fan  
54. Vent Fan  
55. Vent Fan  
56. Vent Fan  
57. Vent Fan  
58. Vent Fan  
59. Vent Fan  
60. Vent Fan  
61. Vent Fan  
62. Vent Fan  
63. Vent Fan  
64. Vent Fan  
65. Vent Fan  
66. Vent Fan  
67. Vent Fan  
68. Vent Fan  
69. Vent Fan  
70. Vent Fan  
71. Vent Fan  
72. Vent Fan  
73. Vent Fan  
74. Vent Fan  
75. Vent Fan  
76. Vent Fan  
77. Vent Fan  
78. Vent Fan  
79. Vent Fan  
80. Vent Fan  
81. Vent Fan  
82. Vent Fan  
83. Vent Fan  
84. Vent Fan  
85. Vent Fan  
86. Vent Fan  
87. Vent Fan  
88. Vent Fan  
89. Vent Fan  
90. Vent Fan  
91. Vent Fan  
92. Vent Fan  
93. Vent Fan  
94. Vent Fan  
95. Vent Fan  
96. Vent Fan  
97. Vent Fan  
98. Vent Fan  
99. Vent Fan  
100. Vent Fan

COMPUTATION  
Appraiser B Date  
Unit Area Unit Cost Unit Cost  
1st STY 2192 6.40 14029  
2nd STY 2192 6.40 14029  
3rd STY 2192 6.40 14029  
4th STY 2192 6.40 14029  
5th STY 2192 6.40 14029  
6th STY 2192 6.40 14029  
7th STY 2192 6.40 14029  
8th STY 2192 6.40 14029  
9th STY 2192 6.40 14029  
10th STY 2192 6.40 14029  
11th STY 2192 6.40 14029  
12th STY 2192 6.40 14029  
13th STY 2192 6.40 14029  
14th STY 2192 6.40 14029  
15th STY 2192 6.40 14029  
16th STY 2192 6.40 14029  
17th STY 2192 6.40 14029  
18th STY 2192 6.40 14029  
19th STY 2192 6.40 14029  
20th STY 2192 6.40 14029  
21st STY 2192 6.40 14029  
22nd STY 2192 6.40 14029  
23rd STY 2192 6.40 14029  
24th STY 2192 6.40 14029  
25th STY 2192 6.40 14029  
26th STY 2192 6.40 14029  
27th STY 2192 6.40 14029  
28th STY 2192 6.40 14029  
29th STY 2192 6.40 14029  
30th STY 2192 6.40 14029  
31st STY 2192 6.40 14029  
32nd STY 2192 6.40 14029  
33rd STY 2192 6.40 14029  
34th STY 2192 6.40 14029  
35th STY 2192 6.40 14029  
36th STY 2192 6.40 14029  
37th STY 2192 6.40 14029  
38th STY 2192 6.40 14029  
39th STY 2192 6.40 14029  
40th STY 2192 6.40 14029  
41st STY 2192 6.40 14029  
42nd STY 2192 6.40 14029  
43rd STY 2192 6.40 14029  
44th STY 2192 6.40 14029  
45th STY 2192 6.40 14029  
46th STY 2192 6.40 14029  
47th STY 2192 6.40 14029  
48th STY 2192 6.40 14029  
49th STY 2192 6.40 14029  
50th STY 2192 6.40 14029  
51st STY 2192 6.40 14029  
52nd STY 2192 6.40 14029  
53rd STY 2192 6.40 14029  
54th STY 2192 6.40 14029  
55th STY 2192 6.40 14029  
56th STY 2192 6.40 14029  
57th STY 2192 6.40 14029  
58th STY 2192 6.40 14029  
59th STY 2192 6.40 14029  
60th STY 2192 6.40 14029  
61st STY 2192 6.40 14029  
62nd STY 2192 6.40 14029  
63rd STY 2192 6.40 14029  
64th STY 2192 6.40 14029  
65th STY 2192 6.40 14029  
66th STY 2192 6.40 14029  
67th STY 2192 6.40 14029  
68th STY 2192 6.40 14029  
69th STY 2192 6.40 14029  
70th STY 2192 6.40 14029  
71st STY 2192 6.40 14029  
72nd STY 2192 6.40 14029  
73rd STY 2192 6.40 14029  
74th STY 2192 6.40 14029  
75th STY 2192 6.40 14029  
76th STY 2192 6.40 14029  
77th STY 2192 6.40 14029  
78th STY 2192 6.40 14029  
79th STY 2192 6.40 14029  
80th STY 2192 6.40 14029  
81st STY 2192 6.40 14029  
82nd STY 2192 6.40 14029  
83rd STY 2192 6.40 14029  
84th STY 2192 6.40 14029  
85th STY 2192 6.40 14029  
86th STY 2192 6.40 14029  
87th STY 2192 6.40 14029  
88th STY 2192 6.40 14029  
89th STY 2192 6.40 14029  
90th STY 2192 6.40 14029  
91st STY 2192 6.40 14029  
92nd STY 2192 6.40 14029  
93rd STY 2192 6.40 14029  
94th STY 2192 6.40 14029  
95th STY 2192 6.40 14029  
96th STY 2192 6.40 14029  
97th STY 2192 6.40 14029  
98th STY 2192 6.40 14029  
99th STY 2192 6.40 14029  
100th STY 2192 6.40 14029



# ATTACHMENT A

Property Name: 5420 55th Street

Page 30 of 119

## A.1 San Diego County Assessor Building Record

# MISCELLANEOUS STRUCTURES

Structure	Found	Cons.	Ext.	Roof	Floor	Int.	Side, etc.

Bldg (1)	AREA	34 x 8 = 272	PERIMETER	2 x 34 = 68
		40 x 18 = 720		17
		36 x 4 = 144		18
		26 x 4 = 104		10
		20 x 18 = 360		36
		20 x 18 = 360		36
		34 x 8 = 272		68
		$= 1792$		$= 179$
Bldg (2)	AREA	34 x 8 = 272	PERIMETER	2 x 34 = 68
		40 x 18 = 720		17
		36 x 4 = 144		18
		26 x 4 = 104		10
		20 x 18 = 360		36
		20 x 18 = 360		36
		34 x 8 = 272		68
		$= 1792$		$= 179$
Bldg (3)	AREA	34 x 8 = 272	PERIMETER	2 x 34 = 68
		40 x 18 = 720		17
		36 x 4 = 144		18
		26 x 4 = 104		10
		20 x 18 = 360		36
		20 x 18 = 360		36
		34 x 8 = 272		68
		$= 1792$		$= 179$
Bldg (4)	AREA	26 x 30 = 780	PERIMETER	4 x 26 = 104
		36 x 30 = 1080		36
		36 x 30 = 1080		36
		26 x 30 = 780		104
		$= 3920$		$= 179$

## A.1 San Diego County Assessor Building Record

[illegible]



### A.1 San Diego County Assessor Building Record

[illegible]

## Page 33 of 119

## A.1 San Diego County Assessor Building Record

[illegible]

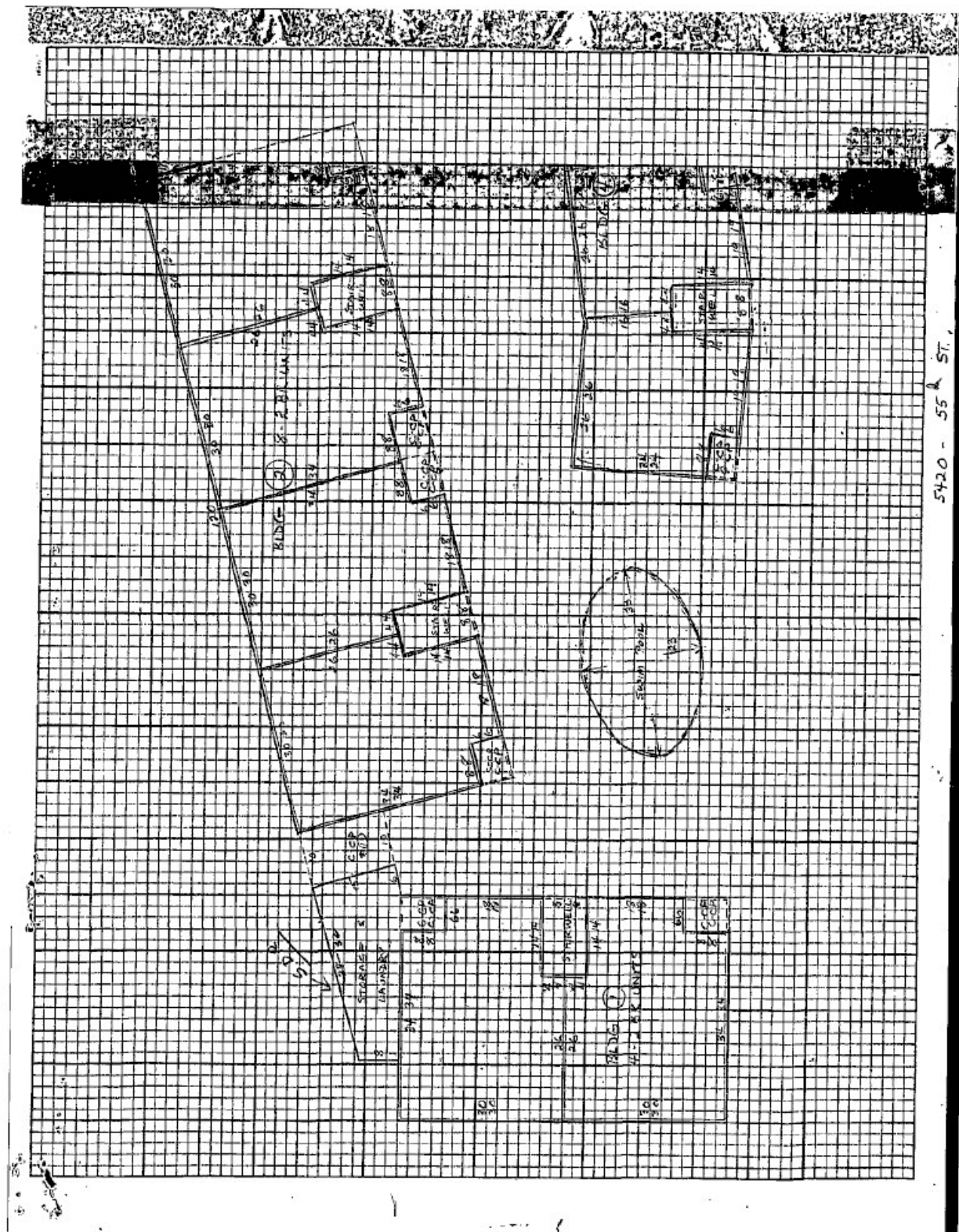
## A.1 San Diego County Assessor Building Record

[illegible]



## Page 35 of 119

## A.1 San Diego County Assessor Building Record



### A.1 San Diego County Assessor Building Record

[illegible]



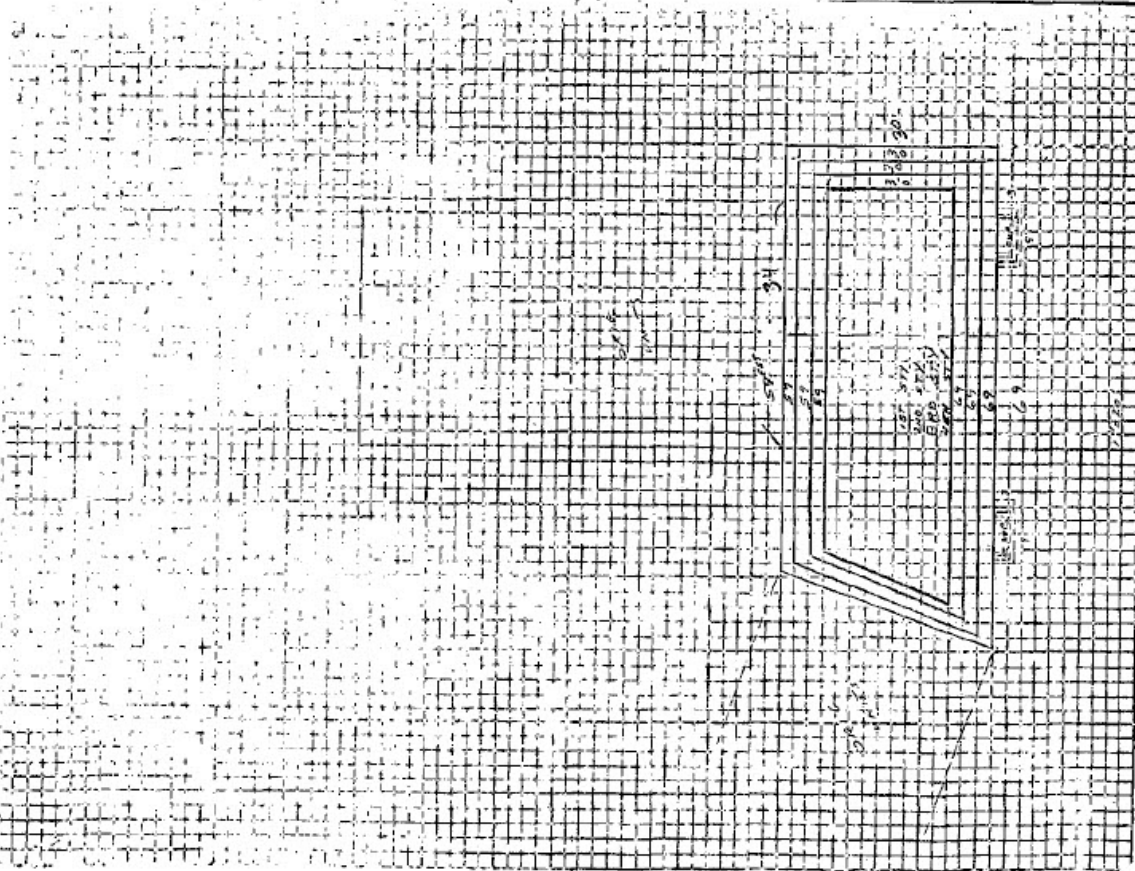
# ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 37 of 119

## A.1 San Diego County Assessor Building Record

MISCELLANEOUS STRUCTURES					
Structure	Found	Cons.	Ext.	Roof	Int. Size, etc.
COMPUTATIONS					
1st 100' 200'				6.5	8.75
30' x 20' = 1920				6.5	8.75
1920 ÷ 2 = 960				4 sty adj.	9.5
2nd 30' x 20' = 600					8.31
600 ÷ 2 = 300					
300 + 30 = 330					
330 ÷ 2 = 165					
165 + 30 = 195					
195 ÷ 2 = 97.5					
Remarks: (1) 1st Entry owner - 11-15-67 11-15-67 11-15-67					
(2) Cost 75000 to 80000 Pa. owner. (3) Roof					
needs replacing Cost ± 800 Pa. owner. Original					
Roof Faulty workmanship S.H.P. 2/12/69					



# ATTACHMENT A

Property Name: 5420 55th Street

Page 38 of 119

## A.2. Notice of Completion

BOOK 7414 PAGE 540  
THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST COMPANY

(TO BE VALID: This Notice must be filed for record WITHIN 10 DAYS AFTER COMPLETION OF IMPROVEMENTS)

### Notice of Completion

NOTICE is hereby given that: 1. A work of improvement on the hereinafter described property was actually COMPLETED on the 17th day of December, 1958.

2. The name of the CONTRACTOR, if any, for such work of improvement as a whole is: SEIKIRK BUILDING CO.  
(If no contractor for work of improvement as a whole, insert "none")

3. The kind of work done or materials furnished was: Apartment House

4. The property on which said work of improvement was completed is in the City of San Diego  
County of San Diego State of California, and is described as follows:  
Lots 100 & 109 College View Estates Unit #3

5. The FULL NAME of the owner who caused the work of improvement to be made is: LA SALLE HOTEL Co.

6. The FULL ADDRESS of such owner is: 339 W. Broadway, San Diego, California

7. The NATURE OF THE INTEREST OR ESTATE of such owner is: In fee. (If other than fee, strike out "In Fee" and insert, for example, "purchaser under contract of purchase," or "lessee.")

8. The FULL NAMES and FULL ADDRESSES of ALL PERSONS, if any, who hold such interest or estate with such owner as JOINT TENANTS or as TENANTS IN COMMON etc.

9. The street address of said property is: 5420 55th Street, San Diego  
(If no street address has been officially assigned, insert "None")

Dated: Dec. 22, 1958  
LA SALLE HOTEL CO.  
Morris Steinbaum

State of California } ss.  
County of San Diego }

being first duly sworn, deposes and says that \_\_\_\_\_ is the owner of the property described in the foregoing notice, that \_\_\_\_\_ has read the same, and knows the contents thereof, and that the facts therein stated are true.

SIGNATURE: \_\_\_\_\_  
Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 1958.

Notary Public in and for said County and State  
Let this notice be executed by a corporation, use corporate form of verification below and affix corporate seal.

State of California } ss.  
County of San Diego }  
Morris Steinbaum  
being first duly sworn, deposes and says: that he is an officer, to wit,  
President  
La Salle Hotel Co.  
a corporation, which is the owner of the property described in the within Notice of Completion executed by said corporation; that he has read the same and knows the contents thereof and that the facts therein stated are true of his own knowledge; that he makes this verification for and on behalf of said corporation.

SIGNATURE: Morris Steinbaum  
Subscribed and sworn to before me this 22 day of December, 1958  
Seabell Peters  
Notary Public in and for said County and State  
My Commission Expires July 27, 1960

When recorded, this instrument is to be mailed to:  
339 West Broadway  
San Diego 1, California

SPACE BELOW FOR RECORDER'S USE ONLY

217365  
UNION TITLE INSURANCE CO.  
BOOK 7414 PAGE 540  
OFFICE OF THE COUNTY CLERK  
SAN DIEGO COUNTY, CALIFORNIA  
RECORDED  
200 H



# ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 39 of 119

## A.2. Notice of Completion

INDIVIDUAL or CORPORATE, FORM -- 551-31 R-55		NOTICE OF COMPLETION		A valid notice must be recorded within 10 days after completion.	
<p>Notice is hereby given that:</p> <p>1. The undersigned is owner of the interest stated below in the property hereinafter described;</p> <p>2. The NAME (including that of the undersigned), ADDRESS and NATURE OF TITLE of every person owning any interest in such property is as follows:</p>				897	
<p>(Name of other owner, if any)</p>	FULL NAME	FULL ADDRESS	NATURE OF TITLE		
	<u>Samuel Brand</u>	<u>5420 55<sup>th</sup> St. San Diego, Calif.</u>	<u>Fee</u>		
	<u>Alice Brand</u>	<u>5420 55<sup>th</sup> St. San Diego, Calif.</u>	<u>Fee</u>		
<p>3. A work of improvement on the property hereinafter described was COMPLETED on <u>Sept 16, 1965</u>.</p> <p>4. The name of the CONTRACTOR, if any, for such work of improvement as a whole was <u>Leak, Mend &amp; Stratton, Inc.</u></p> <p>5. The property on which said work of improvement was completed is in the city of <u>San Diego</u>, County of San Diego, State of California, and is described as follows: <u>Parcel "A" "Portion of Lot #109 of Collage View Estates"</u></p>					
<p>6. The street address of said property in said County and State is: <u>5420 55<sup>th</sup> Street</u></p> <p><u>San Diego, California</u></p> <p>Dated <u>9/17/65</u></p> <p>Signature of <u>Samuel Brand</u></p> <p>Owner or Owners <u>Alice Brand</u></p>					
<p>STATE OF CALIFORNIA COUNTY OF <u>San Diego</u></p> <p>The undersigned, being duly sworn, says: That <u>he</u> is the owner of the aforesaid interest or estate in the property described in the foregoing notice; that <u>he</u> has read the same, and knows the contents thereof, and that the facts stated therein are true.</p> <p>Subscribed and Sworn To <u>17th day of September, 1965</u></p> <p><u>Evelyn Penacho</u> Notary Public</p> <p><b>EVELYN PENACHO</b> NOTARY PUBLIC - CALIFORNIA PRINCIPAL OFFICE IN SAN DIEGO COUNTY</p> <p><b>EVELYN PENACHO</b>, Notary Public in and for the County of San Diego, State of California My Commission Expires August 6, 1968</p> <p>of the corporation that executed the foregoing notice as owner of the aforesaid estate or interest in the land described in the foregoing notice; that he makes this verification on behalf of said corporation; that he has read said notice and knows the contents thereof, and that the facts therein stated are true.</p> <p>Subscribed and Sworn To before me this _____</p> <p>Notary Public</p>					
<p>SPACE BELOW FOR RECORDER'S USE ONLY</p> <p>FILE/PAGE NO. <u>170600</u></p> <p>RECORDED REQUEST OF <u>Owners</u></p> <p>SEP 20 2 16 PM '65</p> <p>SERIES 6 BOOK 1965 OFFICIAL RECORDS SAN DIEGO COUNTY, CALIF. A. S. GRAY, RECORDER</p> <p>\$2.00</p>					

OFFICIAL RECORDS: COUNTY OF SAN DIEGO A.S. GRAY RECORDER



## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 40 of 119

### A.3. Water Connection Records

**Water / Sewer Records:** None Found

**Date of research at Public Utilities Department:** 10/29/2019

**Point of contact:** Javier Clark – Geographic Information Systems Section

## Page 41 of 119

SEWER INJECTION ORDER		No A 25539		DATE INSPECTED		RECEIPT NUMBER 003844	
NUMBER		STREET		LOT/BLOCK/ADDITION (LEGAL DESCRIPTION)			
20 - 55th St.				108 - 109 College View Est.			
				CONTRACTOR			
Chris Steinbaum				Selten Const. Co.			
CONNECTION		BOOK/PAGE		VERIFIED BY		TOTAL CHARGE	
		Print		RB		\$ 9.50	
DATE OF RECEIPT		SPECIAL INSTRUCTIONS:					
2-58		SEE SEWER CONN. ORDER NO. A 25540					
Plumber made last Connection							
TAPS MAIN:		FT.		SERVICE ENTERS PROPERTY:		FT.	
				FROM M.H.		165 50	
IN OF CLEAN-OUT		PROPERTY LINE		DATE INSTALLED		FOREMAN	
12 FT. from curb				8-13-58		Levy	
DEPTH OF SEWER		CAULKING COMPOUND USED		<input checked="" type="checkbox"/> CEMENT <input type="checkbox"/> TEQUIL <input type="checkbox"/> LEAD		MATERIAL INSIDE PROPERTY	
AT PROP. 4						<input type="checkbox"/> VIT. CLAY <input checked="" type="checkbox"/> SOIL PIPE <input type="checkbox"/>	
78 LIST MATERIALS USED ON REVERSE							

MATERIAL USED OUTSIDE OF PROPERTY		MOUNT USED	
LIST MATERIALS USED ON PROPERTY			
DATE	QUANTITY	DATE	QUANTITY
CONCRETE	100 LBS	CONCRETE	100 LBS
CEMENT	100 LBS	CEMENT	100 LBS
STEEL	100 LBS	STEEL	100 LBS
BRICK	100 LBS	BRICK	100 LBS
ROOFING	100 LBS	ROOFING	100 LBS
PAINT	100 LBS	PAINT	100 LBS
GLASS	100 LBS	GLASS	100 LBS
WIRE	100 LBS	WIRE	100 LBS
PLASTER	100 LBS	PLASTER	100 LBS
SHOULDER	100 LBS	SHOULDER	100 LBS
FROM	DATE	FROM	DATE
SERVICE (OTHER PROPERTY)	DATE	SERVICE (OTHER PROPERTY)	DATE
MATERIALS USED ON PROPERTY		MOUNT USED	



## Page 42 of 119

SEWER INJECTION RECORD		No. A 25539		DATE INSPECTED Pulled 8-12-58 Levy		RECEIPT NUMBER C03844	
NUMBER		STREET 20 - 55th St.		LOT/BLOCK/ADDITION (LEGAL DESCRIPTION) 108 - 109 College View Est.			
CONNECTION		BOOK/PAGE Print		CONTRACTOR Selten Const. Co.		VERIFIED BY RB	
TOTAL CHARGE						\$ 9.50	
TE OF RECEIPT 22-58		SPECIAL INSTRUCTIONS: SEE SEWER CONN. ORDER NO. A 25540					
TAPS MAIN:		FT.		SERVICE ENTERS PROPERTY: 165 FT. SO			
FROM M.H.							
DATE INSTALLED		FOREMAN					
12 FT. from curb		PROPERTY LINE		8-13-58 Levy			
DEPTH OF SEWER		CAULKING COMPOUND USED		CEMENT TEQUIL LEAD		MATERIAL INSIDE PROPERTY	
AT PROP. 4						<input type="checkbox"/> VIT. CLAY <input checked="" type="checkbox"/> SOIL PIPE <input type="checkbox"/>	

78 STOP-UP RECORD ON REVERSE

[illegible]

# ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 43 of 119

## A.3. Sewer Connection Records:

SEWER CONNECTION ORDER		DATE INSPECTED		RECEIPT NUMBER	
N <sup>o</sup> A 25540				C03844	
NUMBER		STREET		LOT/BLOCK/ADDITION (LEGAL DESCRIPTION)	
20 - 55th St.				108 - 109 College View Est.	
CONTRACTOR		CONTRACTOR			
Morris Steinbaum		Selten Const. Co.			
F CONNECTION		BOOK/PAGE		VERIFIED BY	
		Print		RB	
TOTAL CHARGE					
\$ 9.50					
DATE OF RECEIPT		SPECIAL INSTRUCTIONS:			
22058		SEE SEWER CONN. ORDER NO. A 25539			
Plumber made last connection					
E TAPS MAIN:		FT.		SERVICE ENTERS PROPERTY:	
				60 FT. NO.	
FROM		MH			
ON OF CLEAN-OUT		DATE INSTALLED		FOREMAN	
12 FT. curb		8-13-58		Levy	
DEPTH OF SEWER		CAULKING		MATERIAL	
AT PROP. 5		COMPOUND		INSIDE	
		USED		PROPERTY	
		<input checked="" type="checkbox"/> CEMENT		<input type="checkbox"/> VIT. CLAY	
		<input type="checkbox"/> TEQU		<input checked="" type="checkbox"/> SOIL PIPE	
		<input type="checkbox"/> LEAD		<input type="checkbox"/>	
578 LIST MATERIALS USED ON REVERSE					

SEWER CONNECTION ORDER		DATE INSPECTED		RECEIPT NUMBER	
N <sup>o</sup> A 25540				C03844	
NUMBER		STREET		LOT/BLOCK/ADDITION (LEGAL DESCRIPTION)	
20 - 55th St.				108 - 109 College View Est.	
CONTRACTOR		CONTRACTOR			
Morris Steinbaum		Selten Const. Co.			
F CONNECTION		BOOK/PAGE		VERIFIED BY	
		Print		RB	
TOTAL CHARGE					
\$ 9.50					
DATE OF RECEIPT		SPECIAL INSTRUCTIONS:			
22058		SEE SEWER CONN. ORDER NO. A 25539			
Plumber made last connection					
E TAPS MAIN:		FT.		SERVICE ENTERS PROPERTY:	
				60 FT. NO.	
FROM		MH			
ON OF CLEAN-OUT		DATE INSTALLED		FOREMAN	
12 FT. curb		8-13-58		Levy	
DEPTH OF SEWER		CAULKING		MATERIAL	
AT PROP. 5		COMPOUND		INSIDE	
		USED		PROPERTY	
		<input checked="" type="checkbox"/> CEMENT		<input type="checkbox"/> VIT. CLAY	
		<input type="checkbox"/> TEQU		<input checked="" type="checkbox"/> SOIL PIPE	
		<input type="checkbox"/> LEAD		<input type="checkbox"/>	
578 LIST MATERIALS USED ON REVERSE					



## Page 44 of 119

SEWER CONNECTION RECORD		N <sup>o</sup> A 25540		DATE INSPECTED		RECEIPT NUMBER C03844	
NUMBER		STREET		LOT/BLOCK/ADDITION (LEGAL DESCRIPTION)			
20 - 55th St.				108 - 109 College View Est.			
Morris Steinbaum				CONTRACTOR Selten Const. Co.			
CONNECTION		BOOK/PAGE Print		VERIFIED BY RB		TOTAL CHARGE \$ 9.50	
DATE OF RECEIPT 22958		SPECIAL INSTRUCTIONS: SEE SEWER CONN. ORDER NO. A 25539					
TAPS MAIN:		FT.		SERVICE ENTERS PROPERTY: 60 FT. No.			
IN OF CLEAN-OUT				FROM M.H.			
12 FT. curb		PROPERTY LINE		DATE INSTALLED 8-13-58		FOREMAN Levy	
DEPTH OF SEWER AT PROP. 5		CAULKING COMPOUND USED		<input checked="" type="checkbox"/> CEMENT <input type="checkbox"/> TEQU <input type="checkbox"/> LEAD		MATERIAL INSIDE PROPERTY	
						<input type="checkbox"/> VIT. CLAY <input checked="" type="checkbox"/> SOIL PIPE <input type="checkbox"/>	

78 STOP-UP RECORD ON REVERSE

[illegible]




#### A.4 Building Permits

ELECTRICAL PERMIT APPLICATION		APPLICANT FILL INSIDE HEAVY LINES		PERMIT NO. <span style="float: right;">C05678</span>	
OWNER'S NAME <b>Selton Construction</b>		JOB ADDRESS <b>2542a-55th</b>		ELECTRICAL CONTRACTOR <b>California Electric</b>	
MAIL ADDRESS <b>339-W Broadway</b>		ADDRESS <b>424 + 8th Ave</b>		CITY <b>San Diego</b>	
CITY <b>San Diego</b>		TELE. NO. <b>Be 4-7435</b>		TELE. NO. <b>Be 2-2145</b>	
MOTORS, TRANSFORMERS, ETC. NO. <b>4 1/4</b>		HEATERS, ETC. NO. <b>KW</b>		STATE LICENSE NUMBER <b>802</b>	
				CLASSIFICATION <b>C-10</b>	
<b>PERMIT FEES</b>					
TYPE	NO.	FEE	TYPE	NO.	FEE
OUTLETS	<b>120</b>		DRYER		
LAMP HOLDERS	<b>20</b>	<b>14.50</b>	RISERS		
FESTOON LTS.			HEATERS		
NEON TRANS.			TEMP. SERV.		
RANGE			TEMP. POLE		
MOTORS ETC.	<b>4</b>	<b>1.00</b>	METERS RECD.		
REINSPECTION			NEW SERVICE	<b>1</b>	<b>1.00</b>
RECESSED OVEN			PENALTY		
CHANGE OF ADDRESS			ELECTRONIC EQUIP.		
PERDERS			SWITCHBOARDS		
FLOOR DUCTS			MISCELLANEOUS		
LAMP SIGNS					
<b>TOTAL FEE</b>		<b>\$ 16.50</b>			
(MINIMUM PERMIT FEE \$1.00)					
BUILDING AREA	SO. FT.	SERVICE WIRE SIZE	<b>4</b>		
BUILDING PERMIT ISSUED	YES <input type="checkbox"/> NO <input type="checkbox"/>	BUILDING CONSTRUCTION	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	
INSPECTION REQUEST (CHECK TWO SQUARES)					
ROUGH	<input checked="" type="checkbox"/>	READY	<input type="checkbox"/>		
FINAL	<input type="checkbox"/>	NOTIFY	<input checked="" type="checkbox"/>		
USE OF RES. BLDG.	<input type="checkbox"/>	NO. OF FAMILIES			
<p>I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing 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.</p>					
SIGNATURE OF PERMITTEE		<b>Carl Burnett</b>			

INSPECTION	DATE	INSPECTOR
1. SERVICE EQUIPMENT		
UNDERGROUND SERVICE		
WEATHER HEAD		
SERVICE CONDUIT OR CABLE	<b>3-11-56</b>	
WEATHERPROOF		
BONDING		
GROUND		
SWITCHES		
PANEL COVER		
2. STRIP, ATTIC		
3. STRIP, UNDER BUILDING		
4. SLAB		
5. ROUGH WIRING	<b>9-19-56</b>	
6. RADIANT TYPE HEAT CABLE		
7. FIXTURES		
8. FINAL	<b>9-19-56</b>	
RECESSED OVEN	OUTLET <input type="checkbox"/>	TAIL <input type="checkbox"/>
METER SHEET NO.	<b>1533</b>	
RESET	<b>8-11-56</b>	RANGE POWER

ATTENTION	APPLICATION APPROVAL
THIS PERMIT AUTHORIZES ONLY THE WORK LISTED ABOVE	THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.
INSPECTION DEPARTMENT	By: <b>A. F. N.</b>
	Date: <b>9-19-56</b>
CITY OF SAN DIEGO	INSPECTOR



## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 46 of 119

## A.4 Building Permits

Building Permit Application			APPLICANT FILL INSIDE HEAVY LINES		PLAN FILE NUMBER	BUILDING PERMIT NUMBER
OWNER'S NAME <u>Morris Steinbaum</u>			JOB ADDRESS <u>5420-55<sup>TH</sup> ST. (NO. OR LETTER)</u>		<u>3690</u>	<u>C03844</u>
MAIL ADDRESS <u>339 W. Broadway</u>			SIDE YARD <u>4</u>	SET BACK <u>10' on 55<sup>TH</sup> ST.</u>	REAR YARD <u>15'</u>	PLANNING
CITY <u>San Diego</u> TEL. NO. <u>BE 4-7435</u>			USE ZONE <u>R-4</u>	MAP NO. <u>3-106</u>	VACANT YES <input type="checkbox"/> SITE NO <input type="checkbox"/>	
ARCHITECT or ENGINEER <u>Paderewski, Mitchell &amp; Dean</u>			SILS CODE <u>04</u>	ECONOMIC LOCATION EA, LBD, TAX	CENSUS TRACT <u>F-28</u>	ENG.
STREET ADDRESS <u>521 B. St. San Diego</u>			BUILDING AREA <u>2547</u>	LOT AREA	VARIANCE NO.	
STATE LICENSE NO. <u>BE 4-6183</u>			Encroachment Yes <input type="checkbox"/> Permit Req'd. No <input type="checkbox"/>	PERMIT NUMBER	ST. GRADE CHECK	WATER
BUILDING CONTRACTOR <u>Selfen Const. Company</u>			METER SIZE <u>3x28</u>	CLEARANCE RECEIPT	CHECKED BY <u>ACK</u>	
STREET ADDRESS <u>339 W. Broadway</u>			REQUESTED EXISTING <input type="checkbox"/> CENTER LINE <input type="checkbox"/> OTHER	OF PROPERTY		SEWER
CITY <u>San Diego</u> TEL. NO. <u>BE 4-7435</u>			TYPE OF CONNECTION <u>2 R</u>	BOOK PAGE <u>PRINT</u>	VERIFIED BY <u>RB</u>	
STATE LICENSE NO. <u>141350-B1</u>			FIRE ZONE <u>1 2 0</u>	Type of Construction <u>I II III IV 0</u>	STREET IMPROVED YES <input type="checkbox"/> NO <input type="checkbox"/>	INSPECTION
JOB DESCRIPTION			SPECIAL INSPECTOR REQ'D. YES <input type="checkbox"/> NO <input type="checkbox"/>	OCCUPANCY GROUP A B C D E F G H J		
LEGAL DESCRIPTION: [Attach Metes & Bounds if Necessary]			PLAN CHECKED BY <u>WTE</u>	PLAN CHECK RECEIPT NO. <u>59454</u>		
LOT <u>1081109</u> BLOCK <u>TRACT College View Estates</u>			BUILDING VALUATION <u>\$126,500</u>	<u>\$190,200</u>		
BUILDING ADDRESS			BUILDING PERMIT FEE <u>\$398.00</u>	<u>398.00</u>		
NEW <input checked="" type="checkbox"/> ALTER <input type="checkbox"/> DEMOLISH <input type="checkbox"/>			LESS PLAN-CHECK FEE <u>\$120.00</u>	<u>120.00</u>		
ADD <input type="checkbox"/> REPAIR <input type="checkbox"/> MOVE <input type="checkbox"/>			SEWER FEE <u>2 @ 9.00</u>	<u>19.00</u>		
RESIDENTIAL <input checked="" type="checkbox"/> NUMBER OF STORIES <u>2</u>			AMOUNT DUE <u>297.00</u>			
NON-RESIDENTIAL <input type="checkbox"/> NUMBER OF DWELLING UNITS <u>24</u>			ATTENTION:			
COUNTY SANITATION DISTRICT RECEIPT NO.			APPLICATION APPROVAL			
PRIVATE DISPOSAL APPROVAL			THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.			
STATEMENT OF PROPOSED USE			By: <u>G.P.M.</u>			
<u>24 Unit Apartment House</u>			Date: <u>7-22-58</u>			
I hereby acknowledge that I have read this application; that the information given is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing 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.			INSPECTOR			
SIGNATURE OF OWNER or AGENT <u>Selfen Const. Co. by</u>			CITY OF SAN DIEGO			
ADDRESS <u>339 W. Broadway</u>			FORM NO. 888			
EVIDENCE OF AGENCY NOTED <u>AKS</u>						
PLOT PLAN CHECK & APPROVED <u>AKS</u>						
HEALTH DEPT. APPROVAL						



## ATTACHMENT A

Property Name: 5420 55th Street

Page 47 of 119

## A.4 Building Permits

Plumbing & Gas PERMIT APPLICATION				APPLICANT FILL —SIDE HEAVY LINES																																																				
OWNER'S NAME <u>Salkirk Building Co.</u>				JOB ADDRESS <u>5420 - 55th Street</u>																																																				
MAIL ADDRESS <u>339 W. Broadway</u>				<div style="text-align: right;">-C04484</div>																																																				
CITY <u>San Diego</u>		TELE NO. <u>BE-4-6123</u>																																																						
PLUMBING CONTRACTOR <u>Les Hanson Plumbing Co., Inc.</u>				<div style="text-align: center;">INSPECTION APPROVALS</div> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;">INSPECTION</th> <th style="width: 25%;">DATE</th> <th style="width: 25%;">INSPECTOR</th> </tr> </thead> <tbody> <tr><td colspan="3">PLUMBING —</td></tr> <tr><td>1. GROUND WORK</td><td>8-20-58</td><td>JK</td></tr> <tr><td>2. VENTS</td><td>8-19-58</td><td>JK</td></tr> <tr><td>3. BATH W &amp; O (Pump)</td><td>8-20-58</td><td>JK</td></tr> <tr><td>4. CLOSET RING</td><td>8-19-58</td><td>JK</td></tr> <tr><td>5. HOUSE SEWER</td><td>8-20-58</td><td>JK</td></tr> <tr><td>6. PROPERTY LINE CLEAN OUT</td><td>8-20-58</td><td>JK</td></tr> <tr><td>7. ROUGH COMPLETE</td><td>8-20-58</td><td>JK</td></tr> <tr><td>8. FINAL</td><td>11/26/58</td><td>JK</td></tr> <tr><td colspan="3">GAS —</td></tr> <tr><td>1. PIPE SIZE AND/OR COVER</td><td>8-19-58</td><td>JK</td></tr> <tr><td>2. AIR TEST</td><td>8-20-58</td><td>JK</td></tr> <tr><td>3. VENTS &amp; CAPS</td><td>8-20-58</td><td>JK</td></tr> <tr><td>4. UNITS</td><td></td><td></td></tr> <tr><td>5. VALVES</td><td></td><td></td></tr> <tr><td>6. FINAL</td><td>8/19/58</td><td>JK</td></tr> </tbody> </table>		INSPECTION	DATE	INSPECTOR	PLUMBING —			1. GROUND WORK	8-20-58	JK	2. VENTS	8-19-58	JK	3. BATH W & O (Pump)	8-20-58	JK	4. CLOSET RING	8-19-58	JK	5. HOUSE SEWER	8-20-58	JK	6. PROPERTY LINE CLEAN OUT	8-20-58	JK	7. ROUGH COMPLETE	8-20-58	JK	8. FINAL	11/26/58	JK	GAS —			1. PIPE SIZE AND/OR COVER	8-19-58	JK	2. AIR TEST	8-20-58	JK	3. VENTS & CAPS	8-20-58	JK	4. UNITS			5. VALVES			6. FINAL	8/19/58	JK
INSPECTION	DATE	INSPECTOR																																																						
PLUMBING —																																																								
1. GROUND WORK	8-20-58	JK																																																						
2. VENTS	8-19-58	JK																																																						
3. BATH W & O (Pump)	8-20-58	JK																																																						
4. CLOSET RING	8-19-58	JK																																																						
5. HOUSE SEWER	8-20-58	JK																																																						
6. PROPERTY LINE CLEAN OUT	8-20-58	JK																																																						
7. ROUGH COMPLETE	8-20-58	JK																																																						
8. FINAL	11/26/58	JK																																																						
GAS —																																																								
1. PIPE SIZE AND/OR COVER	8-19-58	JK																																																						
2. AIR TEST	8-20-58	JK																																																						
3. VENTS & CAPS	8-20-58	JK																																																						
4. UNITS																																																								
5. VALVES																																																								
6. FINAL	8/19/58	JK																																																						
ADDRESS <u>5026 Cass St.</u>																																																								
CITY <u>San Diego</u>		TELE NO. <u>HU-8-2968</u>																																																						
STATE LICENSE NO. <u>208250</u>																																																								
NEW SEWER <input checked="" type="checkbox"/>		EXISTING SEWER <input type="checkbox"/>		SEPTIC TANK <input type="checkbox"/>																																																				
USE OF BLDG.	RES. <input checked="" type="checkbox"/>	COMM. <input type="checkbox"/>	NO. OF FAMILIES <u>24</u>																																																					
PERMIT FEES																																																								
TYPE	NO.	FEES	TYPE	NO.	FEES																																																			
BATH TUBS	24	19.20	SHOWER DRAINS																																																					
BENTAL COSMINGS			SINKS - KITCHEN	24	19.20																																																			
DISHWASHERS			SINKS - OTHER																																																					
DRINKING FOUNTAINS			URINALS																																																					
FLOOR DRAIN	2	1.60	WASH BASINS	24	19.20																																																			
GARBAGE GRINDER	24	19.20	WASH-NACI DRAIN	2	1.60																																																			
HOUSE SEWERS	2	1.60	WATER CLOSETS	24	19.20																																																			
INTERCEPTIONS			WATER HEATERS	2	1.60																																																			
LAUNDRY TUBS	2	1.60	WATER SOFTENERS																																																					
RECEPTIONS			PERMIT, GAS	1	2.00																																																			
GAS OUTLET (TUB)			PERMIT, PLUMB	1	2.00																																																			
GAS OUTLET (USE)	51	11.60	TOTAL FEE		121.10																																																			

I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing 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.


SIGNATURE OF PERMITTEE [Signature]

C 3844

ATTENTION

THIS PERMIT AUTHORIZES ONLY THE WORK LISTED

INSPECTION DEPARTMENT



CITY OF SAN DIEGO

APPLICATION APPROVAL

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

By: [Signature]

Date: 8-11-58

INSPECTOR



## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 48 of 119

## A.4 Building Permits

ELECTRICAL PERMIT APPLICATION				APPLICANT FILL INSIDE HEAVY LINES		Building-1- PERMIT NO. C06001	
OWNER NAME <u>Sutton Construction</u>				JOB ADDRESS <u>5420-55-54</u>			
MAIL ADDRESS <u>339 W Broadway</u>				ELECTRICAL CONTRACTOR <u>California Electric</u>			
CITY <u>San Diego</u>				TELE NO. <u>Re 4-7435</u>		ADDRESS <u>424-8-11</u>	
MOTORS, TRANSFORMERS, ETC. NO. <u>8</u>				HEATERS, ETC. NO. <u>1</u>		CITY <u>San Diego</u>	
HP or KV-A				KW		TELE NO. <u>Re 2-2445</u>	
STATE LICENSE NUMBER <u>Re 2</u>				CLASSIFICATION <u>C70</u>			
PERMIT FEES				INSPECTION			
TYPE	NO.	FEE	TYPE	NO.	FEE	DATE	INSPECTOR
OUTLETS	22	2690	DRYER				
LAMP HOLDERS	48	7000	RISERS				
PESTOOD LITS.			HEATERS				
NEON TRANS.			TEMP. SERV.				
RANGE			TEMP. POLE				
MOTORS ETC.	8	2.00	METERS REQ'D				
REINSPECTION			NEW SERVICE	1	1.00		
RECESSED OVEN			PENALTY				
CHANGE OF ADDRESS			ELECTRONIC EQUIP.				
FEEDERS			SWITCHBOARDS				
FLOOR DUCTS			MISCELLANEOUS				
CAMP SIGNS							
TOTAL FEE <u>\$4335.50</u>							
(MINIMUM PERMIT FEE \$1.50)							
BUILDING AREA	SQ. FT.	SERVICE WIRE SIZE					
BUILDING PERMIT ISSUED	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	BUILDING CONSTRUCTION	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
INSPECTION REQUEST (CHECK TWO SQUARES)							
ROUGH <input checked="" type="checkbox"/>		READY <input type="checkbox"/>					
FINAL <input type="checkbox"/>		NOTIFY <input checked="" type="checkbox"/>					
USE OF RES. BLDG. <input type="checkbox"/>		NO. OF FAMILIES <input type="checkbox"/>					
<p>I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction and in doing 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.</p>							
SIGNATURE OF PERMITTEE <u>Carl Brunetti</u>				<p>INSPECTION DEPARTMENT</p> <p>CITY OF SAN DIEGO</p>			
				<p>ATTENTION</p> <p>THIS PERMIT AUTHORIZES ONLY THE WORK LISTED ABOVE</p>			
				<p>APPLICATION APPROVAL</p> <p>THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY, AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.</p>			
				<p>By: <u>G. F. A.</u></p> <p>Date: <u>9/19-58</u></p> <p>INSPECTOR</p>			



#### A.4 Building Permits

<b>ELECTRICAL PERMIT APPLICATION</b>		<b>APPLICANT FILL INSIDE HEAVY LINES</b>	
OWNER'S NAME <b>Sutton Construction Co.</b>		BUILDING-3	
MAIL ADDRESS <b>339-VI-Broadway</b>		JOB ADDRESS <b>5420-55-DX</b>	
CITY <b>San Diego</b>		ELECTRICAL CONTRACTOR <b>California Electric</b>	
TELE. NO. <b>Bk 47435</b>		ADDRESS <b>424 + 8 - ave</b>	
MOTORS, TRANSFORMERS, ETC. NO. <b>HP or KV-A</b>		CITY <b>San Diego</b>	
HEATERS, ETC. NO. <b>KW</b>		TELE. NO. <b>Bk 22145</b>	
<b>4 44</b>		STATE LICENSE NUMBER <b>802</b>	
		CLASSIFICATION <b>6-10</b>	
<b>PERMIT FEES</b>			
TYPE	NO.	FEE	
OUTLETS	<b>120</b>	<b>14.50</b>	DRYER
LAMP HOLDERS	<b>20</b>	<b>14.50</b>	BUSWAYS
FLOOD LITS			HEATERS
NEON TRAPS			TEMP. SERV.
RANGE			TEMP. POLE
MOTORS ETC.	<b>4</b>	<b>1.00</b>	METERS REQ'D.
REINSTRUCTION			NEW SERVICE
RECESSED OVEN			PENALTY
CHANGE OF ADDRESS			ELECTRONIC EQUIP.
FEEDERS			SWITCHBOARDS
FLOOR DUCTS			MISCELLANEOUS
LAMP SIGNS			
<b>TOTAL FEE</b>		<b>\$ 16.50</b>	
(MINIMUM PERMIT FEE \$1.00)		<b>4</b>	
BUILDING AREA	SO. FT.	SERVICE WIRE SIZE	
BUILDING PERMIT ISSUED	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	BUILDING CONSTRUCTION	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
INSPECTION REQUEST (CHECK TWO SQUARES)			
ROUGH <input checked="" type="checkbox"/>		FINAL <input type="checkbox"/>	
USE OF RES. BLDG. COMM'L		NO. OF FAMILIES	
<input type="checkbox"/>		<input type="checkbox"/>	
I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing 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.			
SIGNATURE of PERMITTEE <b>Cecil Burnett</b>			


INSPECTION	DATE	INSPECTOR
1. SERVICE EQUIPMENT		
UNDERGROUND SERVICE		
WEATHER HEAD		
SERVICE CONDUIT OR CABLE		
WEATHERPROOF	<b>7-4-58</b>	
BORING	<b>11-4-58</b>	
GROUND	<b>11-4-58</b>	
SWITCHES		
PANEL COVER		
2. STRIP, ATTIC		
3. STRIP, UNDER BUILDING		
4. SLAB		
5. ROUGH WIRING	<b>4-21-58</b>	
6. RADIANT TYPE HEAT CABLE		
7. FIXTURES		
8. FINAL	<b>12-15-58</b>	
RECESSED OVEN	OUTLET <input type="checkbox"/> TAIL <input type="checkbox"/>	
METER SHEET NO.	<b>1552</b>	
RESET	RANGE POWER	

**ATTENTION**

THIS PERMIT AUTHORIZES ONLY THE WORK LISTED ABOVE

**INSPECTION DEPARTMENT**



**CITY OF SAN DIEGO**

**APPLICATION APPROVAL**

THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.

By: A.F.N.

Date: 9-19-58

**INSPECTOR**






## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 50 of 119

## A.4 Building Permits




7164

ELECTRICAL PERMIT APPLICATION		APPLICANT FILL INSIDE HEAVY LINES		PERMIT NO. C05880																																																																																																																																																	
OWNER NAME <u>Selton Construction</u>		JOB ADDRESS <u>Building-4- 5420-55-84</u>		ELECTRICAL CONTRACTOR <u>California Electric</u>																																																																																																																																																	
MAIL ADDRESS <u>339-W- Broadway</u>		ADDRESS <u>424-4- ave</u>		CITY <u>San Diego</u> TELE. NO. <u>Be 22145</u>																																																																																																																																																	
CITY <u>San Diego</u> TELE. NO. <u>Be 7435</u>		MOTORS, TRANSFORMERS, ETC. NO. <u>8 44</u> HP or KV-A		HEATERS, ETC. NO. <u>KW</u>																																																																																																																																																	
STATE LICENSE NUMBER <u>800</u>		CLASSIFICATION <u>C40</u>																																																																																																																																																			
<table border="1"><thead><tr><th colspan="6">PERMIT FEES</th></tr><tr><th>TYPE</th><th>NO.</th><th>FEE</th><th>TYPE</th><th>NO.</th><th>FEE</th></tr></thead><tbody><tr><td>OUTLETS</td><td>230</td><td>2640</td><td>DRYER</td><td></td><td></td></tr><tr><td>LAMP HOLDERS</td><td>45</td><td>5050</td><td>BUSWAYS</td><td></td><td></td></tr><tr><td>FESTOON LTS.</td><td></td><td></td><td>HEATERS</td><td></td><td></td></tr><tr><td>NEON TRANS.</td><td></td><td></td><td>TEMP. SERV.</td><td></td><td></td></tr><tr><td>RANGE</td><td></td><td></td><td>TEMP. POLE</td><td></td><td></td></tr><tr><td>MOTORS ETC.</td><td>2</td><td>2100</td><td>WATERS RECD.</td><td></td><td></td></tr><tr><td>REINSPECTION</td><td></td><td></td><td>NEW SERVICE</td><td>1</td><td>600</td></tr><tr><td>RECESSED OVEN</td><td></td><td></td><td>PENALTY</td><td></td><td></td></tr><tr><td>CHANGE OF ADDRESS</td><td></td><td></td><td>ELECTRONIC EQUIP.</td><td></td><td></td></tr><tr><td>FEEDERS</td><td></td><td></td><td>SWITCHBOARDS</td><td></td><td></td></tr><tr><td>FLOOR DUCTS</td><td></td><td></td><td>MISCELLANEOUS</td><td></td><td></td></tr><tr><td>LAMP SIGNS</td><td></td><td></td><td></td><td></td><td></td></tr><tr><td colspan="6">TOTAL FEE <u>\$ 39.90</u></td></tr><tr><td colspan="6">(MINIMUM PERMIT FEE \$1.00)</td></tr><tr><td colspan="2">BUILDING AREA SQ. FT.</td><td colspan="4">SERVICE WIRE SIZE</td></tr><tr><td colspan="2">BUILDING PERMIT ISSUED YES <input type="checkbox"/> NO <input type="checkbox"/></td><td colspan="2">BUILDING CONSTRUCTION YES <input type="checkbox"/> NO <input type="checkbox"/></td><td colspan="2"></td></tr><tr><td colspan="6">INSPECTION REQUEST (CHECK TWO SQUARES)</td></tr><tr><td colspan="2">ROUGH <input checked="" type="checkbox"/></td><td colspan="4">READY <input type="checkbox"/></td></tr><tr><td colspan="2">FINAL <input checked="" type="checkbox"/></td><td colspan="4">NOTIFY <input checked="" type="checkbox"/></td></tr><tr><td colspan="2">USE OF RES. BLDG. COMM'L <input type="checkbox"/></td><td colspan="4">NO. OF FAMILIES <input type="checkbox"/></td></tr><tr><td colspan="6">I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing 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.</td></tr><tr><td colspan="2">SIGNATURE OF PERMITTEE <u>Carl Burnett</u></td><td colspan="4"></td></tr></tbody></table>						PERMIT FEES						TYPE	NO.	FEE	TYPE	NO.	FEE	OUTLETS	230	2640	DRYER			LAMP HOLDERS	45	5050	BUSWAYS			FESTOON LTS.			HEATERS			NEON TRANS.			TEMP. SERV.			RANGE			TEMP. POLE			MOTORS ETC.	2	2100	WATERS RECD.			REINSPECTION			NEW SERVICE	1	600	RECESSED OVEN			PENALTY			CHANGE OF ADDRESS			ELECTRONIC EQUIP.			FEEDERS			SWITCHBOARDS			FLOOR DUCTS			MISCELLANEOUS			LAMP SIGNS						TOTAL FEE <u>\$ 39.90</u>						(MINIMUM PERMIT FEE \$1.00)						BUILDING AREA SQ. FT.		SERVICE WIRE SIZE				BUILDING PERMIT ISSUED YES <input type="checkbox"/> NO <input type="checkbox"/>		BUILDING CONSTRUCTION YES <input type="checkbox"/> NO <input type="checkbox"/>				INSPECTION REQUEST (CHECK TWO SQUARES)						ROUGH <input checked="" type="checkbox"/>		READY <input type="checkbox"/>				FINAL <input checked="" type="checkbox"/>		NOTIFY <input checked="" type="checkbox"/>				USE OF RES. BLDG. COMM'L <input type="checkbox"/>		NO. OF FAMILIES <input type="checkbox"/>				I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing 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.						SIGNATURE OF PERMITTEE <u>Carl Burnett</u>					
PERMIT FEES																																																																																																																																																					
TYPE	NO.	FEE	TYPE	NO.	FEE																																																																																																																																																
OUTLETS	230	2640	DRYER																																																																																																																																																		
LAMP HOLDERS	45	5050	BUSWAYS																																																																																																																																																		
FESTOON LTS.			HEATERS																																																																																																																																																		
NEON TRANS.			TEMP. SERV.																																																																																																																																																		
RANGE			TEMP. POLE																																																																																																																																																		
MOTORS ETC.	2	2100	WATERS RECD.																																																																																																																																																		
REINSPECTION			NEW SERVICE	1	600																																																																																																																																																
RECESSED OVEN			PENALTY																																																																																																																																																		
CHANGE OF ADDRESS			ELECTRONIC EQUIP.																																																																																																																																																		
FEEDERS			SWITCHBOARDS																																																																																																																																																		
FLOOR DUCTS			MISCELLANEOUS																																																																																																																																																		
LAMP SIGNS																																																																																																																																																					
TOTAL FEE <u>\$ 39.90</u>																																																																																																																																																					
(MINIMUM PERMIT FEE \$1.00)																																																																																																																																																					
BUILDING AREA SQ. FT.		SERVICE WIRE SIZE																																																																																																																																																			
BUILDING PERMIT ISSUED YES <input type="checkbox"/> NO <input type="checkbox"/>		BUILDING CONSTRUCTION YES <input type="checkbox"/> NO <input type="checkbox"/>																																																																																																																																																			
INSPECTION REQUEST (CHECK TWO SQUARES)																																																																																																																																																					
ROUGH <input checked="" type="checkbox"/>		READY <input type="checkbox"/>																																																																																																																																																			
FINAL <input checked="" type="checkbox"/>		NOTIFY <input checked="" type="checkbox"/>																																																																																																																																																			
USE OF RES. BLDG. COMM'L <input type="checkbox"/>		NO. OF FAMILIES <input type="checkbox"/>																																																																																																																																																			
I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing 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.																																																																																																																																																					
SIGNATURE OF PERMITTEE <u>Carl Burnett</u>																																																																																																																																																					
<table border="1"><thead><tr><th>INSPECTION</th><th>DATE</th><th>INSPECTOR</th></tr></thead><tbody><tr><td>1. SERVICE EQUIPMENT</td><td></td><td></td></tr><tr><td>UNDERGROUND SERVICE</td><td></td><td></td></tr><tr><td>WEATHER HEAD</td><td></td><td></td></tr><tr><td>SERVICE CONDUIT OR CABLE</td><td></td><td></td></tr><tr><td>WEATHERPROOF</td><td>9-10-58</td><td></td></tr><tr><td>BONDING</td><td>21-22-23-24</td><td></td></tr><tr><td>GROUND</td><td></td><td></td></tr><tr><td>SWITCHES</td><td></td><td></td></tr><tr><td>PANEL COVER</td><td></td><td></td></tr><tr><td>2. STRIP, ATTIC</td><td></td><td></td></tr><tr><td>3. STRIP, UNDER BUILDING</td><td></td><td></td></tr><tr><td>4. SLAB</td><td></td><td></td></tr><tr><td>5. ROUGH WIRING</td><td>9-26-58</td><td></td></tr><tr><td>6. RADIANT TYPE HEAT CABLE</td><td></td><td></td></tr><tr><td>7. FIXTURES</td><td></td><td></td></tr><tr><td>8. FINAL</td><td>12-1-58</td><td></td></tr><tr><td>RECESSED OVEN</td><td></td><td></td></tr><tr><td>METER SHEET NO. <u>1553</u></td><td></td><td></td></tr><tr><td>RESET <input checked="" type="checkbox"/></td><td></td><td></td></tr><tr><td>OUTLET <input type="checkbox"/></td><td></td><td></td></tr><tr><td>TAIL <input type="checkbox"/></td><td></td><td></td></tr><tr><td>RANGE</td><td></td><td></td></tr><tr><td>POWER</td><td></td><td></td></tr></tbody></table>						INSPECTION	DATE	INSPECTOR	1. SERVICE EQUIPMENT			UNDERGROUND SERVICE			WEATHER HEAD			SERVICE CONDUIT OR CABLE			WEATHERPROOF	9-10-58		BONDING	21-22-23-24		GROUND			SWITCHES			PANEL COVER			2. STRIP, ATTIC			3. STRIP, UNDER BUILDING			4. SLAB			5. ROUGH WIRING	9-26-58		6. RADIANT TYPE HEAT CABLE			7. FIXTURES			8. FINAL	12-1-58		RECESSED OVEN			METER SHEET NO. <u>1553</u>			RESET <input checked="" type="checkbox"/>			OUTLET <input type="checkbox"/>			TAIL <input type="checkbox"/>			RANGE			POWER																																																																										
INSPECTION	DATE	INSPECTOR																																																																																																																																																			
1. SERVICE EQUIPMENT																																																																																																																																																					
UNDERGROUND SERVICE																																																																																																																																																					
WEATHER HEAD																																																																																																																																																					
SERVICE CONDUIT OR CABLE																																																																																																																																																					
WEATHERPROOF	9-10-58																																																																																																																																																				
BONDING	21-22-23-24																																																																																																																																																				
GROUND																																																																																																																																																					
SWITCHES																																																																																																																																																					
PANEL COVER																																																																																																																																																					
2. STRIP, ATTIC																																																																																																																																																					
3. STRIP, UNDER BUILDING																																																																																																																																																					
4. SLAB																																																																																																																																																					
5. ROUGH WIRING	9-26-58																																																																																																																																																				
6. RADIANT TYPE HEAT CABLE																																																																																																																																																					
7. FIXTURES																																																																																																																																																					
8. FINAL	12-1-58																																																																																																																																																				
RECESSED OVEN																																																																																																																																																					
METER SHEET NO. <u>1553</u>																																																																																																																																																					
RESET <input checked="" type="checkbox"/>																																																																																																																																																					
OUTLET <input type="checkbox"/>																																																																																																																																																					
TAIL <input type="checkbox"/>																																																																																																																																																					
RANGE																																																																																																																																																					
POWER																																																																																																																																																					
<table border="1"><thead><tr><th>ATTENTION</th><th>APPLICATION APPROVAL</th></tr></thead><tbody><tr><td>THIS PERMIT AUTHORIZES ONLY THE WORK LISTED ABOVE</td><td>THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.</td></tr><tr><td>INSPECTION DEPARTMENT</td><td>By: <u>G. S. N.</u></td></tr><tr><td></td><td>Date: <u>9-17-58</u></td></tr><tr><td>CITY OF SAN DIEGO</td><td>INSPECTOR</td></tr></tbody></table>						ATTENTION	APPLICATION APPROVAL	THIS PERMIT AUTHORIZES ONLY THE WORK LISTED ABOVE	THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.	INSPECTION DEPARTMENT	By: <u>G. S. N.</u>		Date: <u>9-17-58</u>	CITY OF SAN DIEGO	INSPECTOR																																																																																																																																						
ATTENTION	APPLICATION APPROVAL																																																																																																																																																				
THIS PERMIT AUTHORIZES ONLY THE WORK LISTED ABOVE	THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY; AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.																																																																																																																																																				
INSPECTION DEPARTMENT	By: <u>G. S. N.</u>																																																																																																																																																				
	Date: <u>9-17-58</u>																																																																																																																																																				
CITY OF SAN DIEGO	INSPECTOR																																																																																																																																																				

WARD INC. - DAYTON 88888

TURN NO. 223



<b>ELECTRICAL PERMIT APPLICATION</b>		<b>APPLICANT FILL INSIDE HEAVY LINES</b>		7164	PERMIT NO. C06100
OWNER'S NAME <u>Selton Construction</u>		JOB ADDRESS <u>5420-535 - ST</u>			
MAIL ADDRESS <u>339 W - Broadway</u>		ELECTRICAL CONTRACTOR <u>California Electric</u>			
CITY <u>San Diego</u>	TELE NO. <u>BE 4-7435</u>	ADDRESS <u>424 + 8 - ave</u>			
MOTORS, TRANSFORMERS, ETC. NO. <u>HP or KV-A</u>	HEATERS, ETC. NO. <u>KW</u>	CITY <u>San Diego</u>	TELE NO. <u>BE 22145</u>		
2 5		STATE LICENSE NUMBER <u>802</u>	CLASSIFICATION <u>C-10</u>		
<b>PERMIT FEES</b>					
TYPE	NO.	FEE	TYPE	NO.	FEE
OUTLETS			DRYER	2	1.50
LAMP HOLDERS			BUSWARS		
FESTOON LITS			FEATHERS		
WIRE TRANS.			TEMP. SERV.		
WIRING			TEMP. POLE		
WIRELESS ETC.			METER ROOM	32	5.00
INSPECTION			NEW SERVICE		
RECESSED OVEN			PENALTY		
CHANGE OF ADDRESS			ELECTRONIC EQUIP.		
FEEDERS			SWITCHBOARDS		
FLOOR WIRING			MISCELLANEOUS		
LAMP SIGNS					
<b>TOTAL FEE</b>		<b>8 7.00</b>			
(MINIMUM PERMIT FEE \$1.00)					
BUILDING AREA	SQ. FT.	SERVICE WIRE SIZE			
BUILDING PERMIT ISSUED	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	BUILDING CONSTRUCTION	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
INSPECTION REQUEST (CHECK TWO SQUARES)					
ROUGH	<input type="checkbox"/>	READY	<input type="checkbox"/>		
FINAL	<input checked="" type="checkbox"/>	NOTIFY	<input checked="" type="checkbox"/>		
USE OF RES.	<input type="checkbox"/>	NO. OF			
BLDG. COMM'L.	<input type="checkbox"/>	FAMILIES			
<p>I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing 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.</p>					
SIGNATURE OF PERMITTEE					
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p><b>ATTENTION</b></p> <p>THIS PERMIT AUTHORIZES ONLY THE WORK LISTED ABOVE</p> <p>INSPECTION DEPARTMENT</p>  <p>CITY OF SAN DIEGO</p> </div> <div style="width: 50%;"> <p><b>APPLICATION APPROVAL</b></p> <p>THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY, AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.</p> <p>By: </p> <p>Date: <u>9-29-58</u></p> <p style="text-align: center;">INSPECTOR</p> </div> </div>					



## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 52 of 119

## A.4 Building Permits

Building Permit Application			APPLICANT FILL INSIDE HEAVY LINES		PLAN FILE NUMBER	BUILDING PERMIT NUMBER
OWNER'S NAME <u>Sa/Kirk Building Co.</u>			JOB ADDRESS <u>5420 55<sup>th</sup> St.</u>			<u>CU1510</u>
MAIL ADDRESS <u>234 W. Broadway.</u>			SIDE YARD	SET BACK <u>10' 7"</u>	REAR YARD	
CITY <u>San Diego</u>	TEL. NO.		USE ZONE <u>R-4</u>	MAP NO. <u>665</u>	VACANT SITE YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
ARCHITECT or ENGINEER			BLS CODE <u>36</u>	ECONOMIC LOCATION EA. LBD. TAX	CENSUS TRACT <u>F28</u>	
STREET ADDRESS			BUILDING AREA	LOT AREA	VARIANCE NO.	
STATE LICENSE NO.	TEL. NO.		Encroachment Yes <input type="checkbox"/> Permit Rec'd. No <input checked="" type="checkbox"/>	PERMIT NUMBER	ST. GRADE CHECK	
BUILDING CONTRACTOR <u>Coast Lock &amp; Equip. Co.</u>			METER SIZE	CLEARANCE	CHECKED BY	
STREET ADDRESS <u>4140 Marzanita Dr.</u>			REQUESTED METER LOCATION	EXISTING <input type="checkbox"/> PROPOSED <input checked="" type="checkbox"/>	CENTERLINE OF PROPERTY	
CITY <u>San Diego</u>	TEL. NO.		TYPE OF CONNECTION	BOOK	VERIFIED BY	
STATE LICENSE NO. <u>154648</u>			PRE ZONE	Type of Construction	(Date) STREET IMPROVED YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	
JOB DESCRIPTION			SPECIAL INSPECTOR REQ'D. YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	OCCUPANCY GROUP A B C D E F G H I J		
LEGAL DESCRIPTION: (Attach Maps & Books if Necessary)			PLAN CHECKED BY <u>104</u>		PLAN CHECK RECEIPT NO.	
BLOCK <u>104</u> TRACT <u>24</u>			BUILDING VALUATION <u>35000</u>		BUILDING PERMIT FEE <u>1800</u>	
BUILDING ADDRESS <u>5420 55<sup>th</sup> St.</u>			NEW <input checked="" type="checkbox"/> ALTER <input type="checkbox"/> REMOLISH <input type="checkbox"/>		LESS PLAN CHECK FEE	
RESIDENTIAL <input type="checkbox"/> NON-RESIDENTIAL <input type="checkbox"/>			NUMBER OF STORIES		NUMBER OF DWELLING UNITS	
COUNTY SANITATION DISTRICT			PRIVATE DISPOSAL APPROVAL		SEWER FEE	
STATEMENT OF PROPOSED USE <u>Semi-Private Swimming Pool</u>			AMOUNT DUE <u>1800</u>		ATTENTION:	
I hereby acknowledge that I have read this application; that the information given is correct and that I am the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws regulating construction, and in doing 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.			THIS PERMIT AUTHORIZES ONLY THE WORK NOTED		APPLICATION APPROVAL	
SIGNATURE OF OWNER or AGENT <u>Steve M. Brooks</u>			INSPECTION DEPARTMENT		THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.	
ADDRESS <u>4140 Marzanita Dr.</u>			CITY OF SAN DIEGO		By: <u>For</u>	
EVIDENCE OF AGENCY NOTED					Date: <u>11-13-58</u>	
PLOT PLAN CHECK & APPROV. <u>For</u>					INSPECTOR	
HEALTH DEPT. APPROVAL <u>For</u>						




## ATTACHMENT A

Property Name: 5420 55th Street

Page 53 of 119

## A.4 Building Permits

Plumbing & Gas		PERMIT APPLICATION	APPLICANT FILL INSIDE HEAVY LINES		PERMIT NO. <u>CJ853U</u>																																				
OWNER'S NAME <u>Sal Kirk Bldg. Co.</u>			JOB ADDRESS <u>5420-55th St.</u>																																						
MAIL ADDRESS <u>124 W. Broadway</u>			<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="2" style="text-align: center;">INSPECTION APPROVALS</th> </tr> <tr> <th style="text-align: center;">INSPECTION</th> <th style="text-align: center;">DATE</th> </tr> </thead> <tbody> <tr> <td>PLUMBING —</td> <td></td> </tr> <tr> <td>1. GROUND WORK</td> <td><u>12-18-58</u></td> </tr> <tr> <td>2. VENTS</td> <td></td> </tr> <tr> <td>3. BATH W &amp; O</td> <td></td> </tr> <tr> <td>4. CLOSET RING</td> <td></td> </tr> <tr> <td>5. HOUSE SEWER</td> <td></td> </tr> <tr> <td>6. PROPERTY LINE CLEAN OUT</td> <td></td> </tr> <tr> <td>7. ROUGH COMPLETE</td> <td></td> </tr> <tr> <td>8. FINAL</td> <td></td> </tr> <tr> <td colspan="2">GAS —</td> </tr> <tr> <td>1. PIPE SIZE AND/OR COVER</td> <td><u>12-18-58</u></td> </tr> <tr> <td>2. AIR TEST</td> <td><u>12-19-58</u></td> </tr> <tr> <td>3. VENTS &amp; CAPS</td> <td></td> </tr> <tr> <td>4. UNITS</td> <td></td> </tr> <tr> <td>5. VALVES</td> <td><u>12-19-58</u></td> </tr> <tr> <td>6. FINAL</td> <td></td> </tr> </tbody> </table>			INSPECTION APPROVALS		INSPECTION	DATE	PLUMBING —		1. GROUND WORK	<u>12-18-58</u>	2. VENTS		3. BATH W & O		4. CLOSET RING		5. HOUSE SEWER		6. PROPERTY LINE CLEAN OUT		7. ROUGH COMPLETE		8. FINAL		GAS —		1. PIPE SIZE AND/OR COVER	<u>12-18-58</u>	2. AIR TEST	<u>12-19-58</u>	3. VENTS & CAPS		4. UNITS		5. VALVES	<u>12-19-58</u>	6. FINAL	
INSPECTION APPROVALS																																									
INSPECTION	DATE																																								
PLUMBING —																																									
1. GROUND WORK	<u>12-18-58</u>																																								
2. VENTS																																									
3. BATH W & O																																									
4. CLOSET RING																																									
5. HOUSE SEWER																																									
6. PROPERTY LINE CLEAN OUT																																									
7. ROUGH COMPLETE																																									
8. FINAL																																									
GAS —																																									
1. PIPE SIZE AND/OR COVER	<u>12-18-58</u>																																								
2. AIR TEST	<u>12-19-58</u>																																								
3. VENTS & CAPS																																									
4. UNITS																																									
5. VALVES	<u>12-19-58</u>																																								
6. FINAL																																									
CITY <u>San Diego</u> TELE. NO. <u>44-4-6263</u>																																									
PLUMBING CONTRACTOR <u>Castro &amp; Eguir, Co.</u>																																									
ADDRESS <u>4140 Marzavito Dr.</u>																																									
CITY <u>San Diego</u> TELE. NO. <u>44-4-6263</u>																																									
STATE LICENSE NO. <u>152648</u>																																									
NEW SEWER <input type="checkbox"/> EXISTING SEWER <input type="checkbox"/> SEPTIC TANK <input type="checkbox"/>																																									
USE OF RES. <input type="checkbox"/> COMM'L. <input type="checkbox"/> NO. OF FAMILIES <u>1</u>																																									
PERMIT FEES																																									
TYPE	NO.	FEE	TYPE	NO.	FEE																																				
BATH TUBS			SHOWER DRAINS																																						
VENTIL. CUPBOARDS			SINKS - KITCHEN																																						
DISHWASHERS			SINKS - OTHER																																						
DRINK FOUNTAINS			URINALS																																						
FLOOR DRAIN			WASH BASINS																																						
GARBAGE GRINDER			WASH MACH. DRAIN																																						
HOUSE SEWERS			WATER CLOSETS																																						
INTERCEPTORS			WATER HEATERS																																						
LAUNDRY TUBS			WATER SOFTENERS																																						
RECEPTORS			PERMIT, GAS																																						
GAS OUTLET (TUBS)			PERMIT, PLUMB.		<u>2.50</u>																																				
GAS OUTLET (HSE)	<u>1</u>		TOTAL FEE		<u>2.50</u>																																				
<p>I hereby acknowledge that I have read this application; that the information is correct; and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction; and in doing 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.</p> <p>SIGNATURE OF PERMITTEE <u>[Signature]</u></p>																																									
<p>INSPECTION DEPARTMENT</p> <p></p> <p>CITY OF SAN DIEGO</p>			<p>ATTENTION</p> <p>THIS PERMIT AUTHORIZES ONLY THE WORK LISTED</p>																																						
			<p>APPLICATION APPROVAL</p> <p>THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY DIRECTOR OF INSPECTION DEPARTMENT OR HIS DEPUTY. AND FEES ARE PAID AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.</p> <p>By: <u>G.F.N.</u></p> <p>Date: <u>12-18-58</u></p> <p style="text-align: right;">INSPECTOR</p>																																						



## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 54 of 119

## A.4 Building Permits

ELECTRICAL Permit Application		APPLICANT FILL INSIDE HEAVY LINES	PARCEL NUMBER	PERMIT NUMBER	A11111	
OWNER	NAME (OR NAME OF BUSINESS)	JOB ADDRESS		FEES		
	MAILING ADDRESS (NUMBER) (STREET)	TYPE		NO	AMOUNT	
	(CITY)	TELEPHONE NUMBER				
CONTRACTOR	NAME	OUTLETS				
	ADDRESS (NUMBER) (STREET)	LAMP HOLDERS				
	(CITY)	FESTOON LIGHTS				
	TELEPHONE NUMBER	NEON TRANSFORMERS				
BUILDING	STATE LICENSE NO.	CLASS NO.	CITY LICENSE NUMBER	INCANDESCENT SIGNS		
	BUILDING AREA SQ. FT.	SERVICE WIRE SIZE		MOTORS, TRANSFORMERS, ETC.		
	INSPECTION REQUEST (CHECK TWO SQUARES)			BUSWAYS		
	ROUGH <input type="checkbox"/>	READY <input checked="" type="checkbox"/>	NOTIFY <input type="checkbox"/>	HEATERS		
	MOTORS, TRANSFORMERS, ETC.			RANGE		
	NO. HP or KV A			DRYER		
	HEATERS, ETC.			RECESSED OVEN		
	NO. KW			NEW SERVICE		
				METERS REQUIRED		
				TEMPORARY SERVICE		
PROPOSED WORK				TEMPORARY POLE CONSTRUCTION		
				FLOOR DUCTS		
				FEDERS		
				SWITCHBOARDS		
				ELECTRONIC EQUIPMENT		
				REINSPECTION		
				CHANGE OF ADDRESS		
				PENALTY		
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws regulating construction, and in doing the work authorized hereby, no person will be employed in violation of the Labor Code of the State of California relating to Workmen's Compensation Insurance.						
SIGNATURE		DATE SIGNED				
AGENT FOR:						
ADDRESS:						
NOTE: CONTRACTORS ARE AUTHORIZED TO CONSTRUCT ONLY WORK RECOGNIZED BY THE STATE CONTRACTORS LICENSE BOARD AS BEING WITHIN THEIR CLASSIFICATION.						
ATTENTION		THIS PERMIT AUTHORIZES ONLY THE WORK NOTED		ISSUING PERMIT		
INSPECTION DEPARTMENT		CITY OF SAN DIEGO		SUB-TOTAL		
				NO. OF UNITS		
				SINGLE UNIT FEE		
				TOTAL FEE DUE		
				APPLICATION APPROVAL		
				THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.		
				SIGNATURE OF DEPT. OF INSP. DEPUTY		
				DATE		








## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 55 of 119

## A.4 Building Permits

Plumbing and Gas PERMIT APPLICATION		SEPARATE APPLICATION REQUIRED FOR EACH BUILDING.		PARCEL NUMBER	PERMIT NUMBER	E 32962							
OWNER	NAME (OR NAME OF BUSINESS)			JOB ADDRESS									
	S. Brand			Laundry Room 5420 55 <sup>th</sup> ST.									
CONTRACTOR	MAILING ADDRESS (NUMBER) (STREET)			TYPE									
	5420 55 <sup>th</sup> ST.			NO.									
BUILDING	CITY			AMOUNT									
	S.D. 92120			583-6568									
NAME (IF NOT CONTRACTOR, SEE REVERSE SIDE)				NO. OF ITEM CHECKED ON REVERSE SIDE <input type="checkbox"/>									
B. GARBER PLBG													
ADDRESS (NUMBER) (STREET)													
3360 30 <sup>th</sup> ST.													
CITY				TELEPHONE NUMBER									
S.D. 92104				295-2780									
STATE LICENSE NUMBER				CLASS NO.									
109047				C-36									
CITY LICENSE NUMBER													
27947													
USE OF BLDG. <input type="checkbox"/> RESIDENTIAL <input type="checkbox"/> NO. OF LIVING UNITS:													
NON-RESIDENTIAL													
PLUMBING WORK TO BE DONE UNDER THIS PERMIT:													
<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION TO EXISTING <input type="checkbox"/> ALTERATION													
<input type="checkbox"/> REPLACEMENT OF FIXTURES ONLY													
SEWERAGE DISPOSAL TO: <input type="checkbox"/> NEW SEWER <input type="checkbox"/> EXISTING SEWER <input type="checkbox"/> SEPTIC TANK													
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner, I agree to comply with city and state laws regulating construction, and in doing 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.													
SIGNATURE (OWNER OR AGENT)				DATE SIGNED									
Bernard Garber				11-10-68									
AGENT FOR:													
ADDRESS:													
NOTE: CONTRACTORS ARE AUTHORIZED TO CONSTRUCT ONLY WORK RECOGNIZED BY THE STATE CONTRACTORS LICENSE BOARD AS BEING WITHIN THEIR CLASSIFICATION.													
CALL 236-6256 FOR INSPECTION													
FOR INSPECTION DEPT. USE ONLY.													
TYPE OF SEWER CONN. <input type="checkbox"/> P.C. <input type="checkbox"/> EASEMENT <input type="checkbox"/> STREET													
APPROVED <input type="checkbox"/> ALLEY <input type="checkbox"/> ENCROACHMENT													
BUILDING PERMIT <input type="checkbox"/> HAS <input type="checkbox"/> HAS NOT													
BEEN ISSUED AUTHORIZING STRUCTURAL WORK IN CONNECTION WITH THIS JOB.													
BUILDING PERMIT NUMBER:				BUILDING USE ZONE:									
INSPECTOR				CITY OF SAN DIEGO									
				<b>ATTENTION</b> THIS PERMIT AUTHORIZES ONLY THE WORK NOTED. INSPECTION DEPARTMENT									
				<b>SUB-TOTAL (SINGLE UNIT)</b> 2.80									
				<table border="1" style="width: 100%;"> <tr> <th>NO. OF UNITS</th> <th>SINGLE UNIT FEE</th> <th>TOTAL FEE DUE</th> </tr> <tr> <td></td> <td></td> <td>2.80</td> </tr> </table>				NO. OF UNITS	SINGLE UNIT FEE	TOTAL FEE DUE			2.80
NO. OF UNITS	SINGLE UNIT FEE	TOTAL FEE DUE											
		2.80											
				<b>APPLICATION APPROVAL</b> THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY, AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.									
				SIGNATURE OF DEPT. INSPECTION DEPT. <i>E. Huff</i> DATE 11-13-68									



## ATTACHMENT A

Property Name: 5420 55th Street

Page 56 of 119

## A.4 Building Permits

	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
<b>Plumbing and Gas</b>												
PERMIT APPLICATION		PLAN FILE NO. <i>L &amp; P</i>		CENSUS TRACT NUMBER <i>28.01</i>		PERMIT NUMBER <b>H67731</b>						
OWNER	NAME (OR NAME OF BUSINESS) <i>Samuel Brand</i>				JOB ADDRESS <i>5420 55th St.</i>							
CONTRACTOR	MAILING ADDRESS (NUMBER) (STREET) <i>5420 55th St.</i>				TELEPHONE NUMBER <i>236-0726</i>		TYPE					
	CITY <i>S. D.</i>				NO. OF ITEM CHECKED ON REVERSE SIDE <input type="checkbox"/>		NO.					
	NAME (IF NOT CONTRACTOR, SEE REVERSE SIDE) <i>Lattman &amp; Pfeiffer</i>				ADDRESS (NUMBER) (STREET) <i>5841 Mission Gorge Rd.</i>		AMOUNT					
BUILDING	CITY <i>S. D.</i>				CITY LICENSE NUMBER <i>282-2194</i>		BATH TUBS					
	STATE LICENSE NUMBER <i>93722</i>				CLASS NO. <i>C-36</i>		DENTAL UNIT OR CUSPIDOR					
	USE OF BLDG. <input type="checkbox"/> RESIDENTIAL <input checked="" type="checkbox"/> NON RESIDENTIAL				NO. OF LIVING UNITS		DRINK FOUNTAINS					
PLUMBING WORK TO BE DONE UNDER THIS PERMIT:							FLOOR DRAIN					
<input type="checkbox"/> NEW CONSTRUCTION <input type="checkbox"/> ADDITION TO EXISTING <input type="checkbox"/> ALTERATION							GAS SYSTEM (1 TO 5 OUTLETS)					
<input type="checkbox"/> REPLACEMENT OF FIXTURES ONLY							GAS OUTLET, EACH (OVER 5)					
SEWERAGE DISPOSAL TO: <input type="checkbox"/> NEW SEWER <input type="checkbox"/> EXISTING SEWER <input type="checkbox"/> SEPTIC TANK							HOUSE SEWERS (NEW)					
I hereby acknowledge that I have read this application, that the information given is correct, and that I am the owner, or the duly authorized agent of the owner. I agree to comply with city and state laws regulating construction, and in doing 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.							INTERCEPTORS OR JUMP					
SIGNATURE (OWNER OR AGENT) <i>Samuel Brand</i>							LAVATORY					
AGENT FOR: <i>Lattman &amp; Pfeiffer</i>							LAUNDRY TUBS					
ADDRESS: <i>5841 Mission Gorge Rd.</i>							LAWN SPRINKLER SYSTEM					
NOTE: CONTRACTORS ARE AUTHORIZED TO CONSTRUCT ONLY WORK RECOGNIZED BY THE STATE CONTRACTORS LICENSE BOARD AS BEING WITHIN THEIR CLASSIFICATION.							RECEPTORS & FLOOR SINK					
CALL 236-6256 FOR INSPECTION							SHOWER DRAINS					
							SINKS - KITCHEN					
							SINKS - OTHER					
							URINALS					
							WASHING MACH. DRAIN					
							WATER CLOSETS					
							WATER HEATERS <i>1</i> <i>1.50</i>					
							WATER PIPING (REPAIR OR REPLACEMENT)					
							WATER SOFTENERS					
							DRAINAGE/VENT PIPING (REPAIR OR ALTERATION)					
							ISSUING PERMIT (NOT REFUNDABLE) <i>3.50</i>					
FOR INSPECTION DEPT. USE ONLY:							SUB-TOTAL (SINGLE UNIT) <i>5.00</i>					
TYPE OF SEWER CONN. APPROVED <input type="checkbox"/> P.C. <input type="checkbox"/> CASEMENT <input type="checkbox"/> STREET <input type="checkbox"/> ALLEY <input type="checkbox"/> ENCROACHMENT							NO. OF UNITS SINGLE UNIT FEE TOTAL FEE DUE					
BUILDING PERMIT <input type="checkbox"/> HAS <input type="checkbox"/> HAS NOT BEEN ISSUED AUTHORIZING STRUCTURAL WORK IN CONNECTION WITH THIS JOB.							APPLICATION APPROVAL					
BUILDING PERMIT NUMBER							THIS PERMIT DOES NOT BECOME VALID UNTIL SIGNED BY THE DIRECTOR OF BUILDING INSPECTION, OR HIS DEPUTY; AND FEES ARE PAID, AND RECEIPT IS ACKNOWLEDGED IN SPACE PROVIDED.					
BUILDING USE ZONE							SIGNATURE OF DEPT. OF INSP. DEPUTY <i>B. L. Lattman</i>					
FORM IN - 260 (REV. 3-72)							DATE <i>10-4-73</i>					
INSPECTOR							CITY OF SAN DIEGO					



# ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 57 of 119

## A.4 Building Permits

Plumbing and Gas PERMIT APPLICATION				PROJECT ADDRESS	
ADDRESS <u>5420 55<sup>th</sup> Street</u>				<u>5420 55<sup>th</sup> Street UNIT #9</u>	
LOT BLOCK SUBDIVISION NAME UNIT NO.				CENSUS TRACT NUMBER <u>28.01</u>	PERMIT NUMBER <u>N93712</u>
PROJECT LEGAL DESCRIPTION	OWNER NAME <u>Mrs. Hansen</u>		BUILDING NEW		
	ADDRESS <u>5841 Parkview</u>		<input type="checkbox"/> 1 or 2 Family 761 <input type="checkbox"/> Multi Family 762 <input type="checkbox"/> Non-Res 763		
OWNER ADDRESS	CITY <u>SAN DIEGO</u>		BUILDING PERMIT <input type="checkbox"/> HAS <input checked="" type="checkbox"/> HAS NOT BEEN ISSUED AUTHORIZING STRUCTURAL WORK IN CONNECTION WITH THIS JOB		
	STATE LIC NO <u>31663</u> LIC CLASS <u>C-36</u> CITY LIC NUMBER <u>740280</u>		BUILDING PERMIT ZONE		
CONTRACTOR NAME	ADDRESS <u>4070 - KANSAS #201</u>		TYPE OF STRUCTURE ONE OR TWO FAMILY <input type="checkbox"/> OTHER <input checked="" type="checkbox"/> RELOC. BLDG <input type="checkbox"/>		
	CITY <u>SAN DIEGO</u>		CITY TREASURER VALIDATION <u>22</u>		
DESIGNER NAME	ADDRESS		EXISTING		
	CITY		<input type="checkbox"/> 1 or 2 Family 764 <input type="checkbox"/> Multi Family 765 <input type="checkbox"/> Non-Res 766 <input checked="" type="checkbox"/> RELOCATION 767		
SEWERAGE DISPOSAL				FOR THE INSTALLATION OR RELOCATION OF	
<input type="checkbox"/> NEW SEWER <input type="checkbox"/> EXISTING SEWER <input type="checkbox"/> SEPTIC TANK				BATH TUB	
LICENSED CONTRACTORS DECLARATION: I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 70001) of Division 3 of the Business and Professions Code and my license is in full force and effect.				DENTAL UNIT OR CUSPIDOR	
Contractor's Signature <u>James Hansen</u>				DRINK FOUNTAIN	
OWNER-BUILDER DECLARATION: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 70015, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 70001) of Division 3 of the Business and Professions Code) or that he is exempt herefrom and the basis for the alleged exemption. Any violation of Section 70015 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).				FLOOR DRAIN	
<input type="checkbox"/> I, as owner of the property, or my employees with wages as their sole compensation, will do the work, and the structure is not intended or offered for sale (Sec. 70014, Business and Professions Code). The Contractor's License Law does not apply to a owner of property who builds or improves thereon, provided that such improvements are not intended or offered for sale. If however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.				GAS SYSTEM (1 to 5 OUTLETS)	
<input type="checkbox"/> I, as owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 70014, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with a contractor(s) licensed pursuant to the Contractor's License Law.				GAS OUTLET, EACH (OVER 5)	
<input type="checkbox"/> I am exempt under Sec. 70015, B & P.C., for this reason:				BUILDING SEWER	
Owner's Signature				INTERCEPTORS OR PUMP	
WORKER'S COMPENSATION DECLARATION: I hereby affirm that I have a certificate of consent to self insure, or a certificate of Workers' Compensation Insurance or a certified copy thereof filed with the Building Inspection Department (Sec. 3600 Lab.C.).				LAVATORY	
Policy No. Insurance Company Expiration Date				LAUNDRY TUB	
Applicant's Signature				BACKFLOW PREVENTER	
CERTIFICATE OF EXEMPTION FROM WORKER'S COMPENSATION INSURANCE: I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California.				RECEPTOR & FLOOR SINK	
Owner's or Contractor's Signature				SHOWER DRAIN	
CONSTRUCTION LENDING AGENCY: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3697, Civ.C.).				SINK - KITCHEN	
Lender's Name <u>NONE</u>				SINK - OTHER	
Lender's Address				URINAL	
NAME <u>James Hansen</u>				WASHING MACHINE DRAIN	
ADDRESS <u>4070 KANSAS</u>				WATER CLOSET	
CITY <u>SAN DIEGO</u>				WATER HEATER	
STATE LIC NO <u>31663</u> LIC CLASS <u>C-36</u> CITY LIC NUMBER <u>740280</u>				SOLAR WATER HEATER	
I certify that I have read this application and state that the above information is correct, and that I am the owner of the property authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representative of the City of San Diego to enter upon the above referenced property for inspection purposes. If, after making the Certificate of Exemption from the Worker's Compensation provisions of the Labor Code, I should become subject to such provisions, I will forthwith comply, to the extent I do not comply with the Worker's Compensation law, this permit shall be deemed revoked.				WATER PUMP (REPAIR OR REPLACEMENT)	
SIGNATURE <u>James Hansen</u> DATE <u>5/26/23</u>				WATER SOFTENER	
CONTRACTOR OWNER AGENT FOR CONTRACTOR AGENT FOR OWNER				DRAINAGE VENT PIPING (REPAIR OR ALTERATION)	
IN 260 (REV 2/01)				HOSE/BIB	
INSPECTOR				TOTAL FEE ITEMS	
BUILDING INSPECTION DEPARTMENT				ISSUING FEE (SINGLE UNIT UNPAID)	
CITY OF SAN DIEGO				SUB-TOTAL (SINGLE UNIT)	
OWNER/BLDG VERIFICATION				NO. OF UNITS <u>1</u> SINGLE UNIT SITE	
DATE <u>5/26/23</u> SIGNATURE OF BLDG. MUSE DEPT. DEPUTY <u>[Signature]</u>				TOTAL FEE DUE <u>20.00</u>	
				FUND 100 REVENUE ACCT 73450	



# ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 58 of 119

## A.4 Building Permits

Plumbing and Gas PERMIT APPLICATION					PROJECT ADDRESS																																																																																		
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>ADDRESS <u>5420 55<sup>th</sup> ST. #21424</u></p> <p>LOT <u>  </u> BLOCK <u>  </u> SUBDIVISION NAME <u>  </u> UNIT NO <u>  </u></p> </div> <div style="width: 45%;"> <p><b>5420-55<sup>th</sup> ST (#21424)</b></p> <p><b>#24</b></p> </div> </div>					<p>CENSUS TRACT NUMBER <u>2201</u> PERMIT NUMBER <u>P15286</u></p>																																																																																		
<p><b>BUILDING</b></p> <p>NEW</p> <p><input type="checkbox"/> 1 or 2 Family 761</p> <p><input type="checkbox"/> Multi Family 762</p> <p><input type="checkbox"/> Non-Res 763</p> <p>EXISTING</p> <p><input type="checkbox"/> 1 or 2 Family 764</p> <p><input type="checkbox"/> Multi Family 765</p> <p><input type="checkbox"/> Non-Res 766</p> <p><input type="checkbox"/> RELOCATION 767</p>					<p>BUILDING PERMIT <input type="checkbox"/> HAS <input type="checkbox"/> HAS NOT BEEN ISSUED AUTHORIZING STRUCTURAL WORK IN CONNECTION WITH THIS JOB</p> <p>BUILDING PERMIT NUMBER <u>  </u> BUILDING USE ZONE <u>  </u></p> <p>TYPE OF STRUCTURE <input type="checkbox"/> ONE OR TWO FAMILY <input type="checkbox"/> OTHER <input type="checkbox"/> RELOC. BLDG <input type="checkbox"/> <u>  </u></p>																																																																																		
<p><b>OWNER</b></p> <p>NAME <u>Linda Cross</u></p> <p>ADDRESS <u>  </u> TEL NO <u>  </u></p> <p>CITY <u>  </u> ZIP CODE <u>  </u></p>					<p><b>CITY TREASURER VALIDATION</b></p> <p><u>22</u> <u>11/17/07</u></p>																																																																																		
<p><b>CONTRACTOR</b></p> <p>NAME <u>NM Plumbing &amp; Heating</u></p> <p>ADDRESS <u>1410 MARLINE AVE</u> TEL NO <u>520-0121</u></p> <p>CITY <u>EL CAJON</u> ZIP CODE <u>92021</u></p> <p>STATE LIC NO <u>435766</u> LIC CLASS <u>C36</u> CITY LIC NUMBER <u>1200</u></p>					<p><b>SEWERAGE DISPOSAL</b></p> <p><input type="checkbox"/> NEW SEWER <input type="checkbox"/> EXISTING SEWER</p> <p><input type="checkbox"/> SEPTIC TANK</p>																																																																																		
<p><b>DESIGNER</b></p> <p>NAME <u>  </u> LIC NO <u>  </u></p> <p>ADDRESS <u>  </u> TEL NO <u>  </u></p> <p>CITY <u>  </u> ZIP CODE <u>  </u></p>					<p><b>FOR THE INSTALLATION OR RELOCATION OF</b></p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th></th> <th>NO</th> <th>FEES</th> </tr> </thead> <tbody> <tr><td>BATHTUB</td><td></td><td></td></tr> <tr><td>DENTAL UNIT OR CUSPIDOR</td><td></td><td></td></tr> <tr><td>DRINK FOUNTAIN</td><td></td><td></td></tr> <tr><td>FLOOR DRAIN</td><td></td><td></td></tr> <tr><td>GAS SYSTEM (1 to 5 OUTLETS)</td><td><u>2</u></td><td><u>5.00</u></td></tr> <tr><td>GAS OUTLET EACH OVER 5"</td><td></td><td></td></tr> <tr><td>BUILDING SEWER</td><td></td><td></td></tr> <tr><td>INTERCEPTORS OR PUMP</td><td></td><td></td></tr> <tr><td>LAVATORY</td><td></td><td></td></tr> <tr><td>LAUNDRY TUB</td><td></td><td></td></tr> <tr><td>BACKFLOW PREVENTER</td><td></td><td></td></tr> <tr><td>RECEPTOR &amp; FLOOR SINK</td><td></td><td></td></tr> <tr><td>SHOWER DRAIN</td><td></td><td></td></tr> <tr><td>SINK - KITCHEN</td><td></td><td></td></tr> <tr><td>SINK - OTHER</td><td></td><td></td></tr> <tr><td>URINAL</td><td></td><td></td></tr> <tr><td>WASHING MACH. DRAIN</td><td></td><td></td></tr> <tr><td>WATER CLOSET</td><td></td><td></td></tr> <tr><td>WATER HEATER</td><td></td><td></td></tr> <tr><td>SOLAR WATER HEATER</td><td></td><td></td></tr> <tr><td>WATER SPLITTER (W.P.A. VALVE)</td><td></td><td></td></tr> <tr><td>WATER SOFTENER</td><td></td><td></td></tr> <tr><td>CEILING FAN LIGHTS</td><td></td><td></td></tr> <tr><td>CEILING OR ATTACHMENT</td><td></td><td></td></tr> <tr><td>HOSE BIB</td><td></td><td></td></tr> <tr><td><b>TOTAL FEES/TIME</b></td><td></td><td></td></tr> </tbody> </table>			NO	FEES	BATHTUB			DENTAL UNIT OR CUSPIDOR			DRINK FOUNTAIN			FLOOR DRAIN			GAS SYSTEM (1 to 5 OUTLETS)	<u>2</u>	<u>5.00</u>	GAS OUTLET EACH OVER 5"			BUILDING SEWER			INTERCEPTORS OR PUMP			LAVATORY			LAUNDRY TUB			BACKFLOW PREVENTER			RECEPTOR & FLOOR SINK			SHOWER DRAIN			SINK - KITCHEN			SINK - OTHER			URINAL			WASHING MACH. DRAIN			WATER CLOSET			WATER HEATER			SOLAR WATER HEATER			WATER SPLITTER (W.P.A. VALVE)			WATER SOFTENER			CEILING FAN LIGHTS			CEILING OR ATTACHMENT			HOSE BIB			<b>TOTAL FEES/TIME</b>		
	NO	FEES																																																																																					
BATHTUB																																																																																							
DENTAL UNIT OR CUSPIDOR																																																																																							
DRINK FOUNTAIN																																																																																							
FLOOR DRAIN																																																																																							
GAS SYSTEM (1 to 5 OUTLETS)	<u>2</u>	<u>5.00</u>																																																																																					
GAS OUTLET EACH OVER 5"																																																																																							
BUILDING SEWER																																																																																							
INTERCEPTORS OR PUMP																																																																																							
LAVATORY																																																																																							
LAUNDRY TUB																																																																																							
BACKFLOW PREVENTER																																																																																							
RECEPTOR & FLOOR SINK																																																																																							
SHOWER DRAIN																																																																																							
SINK - KITCHEN																																																																																							
SINK - OTHER																																																																																							
URINAL																																																																																							
WASHING MACH. DRAIN																																																																																							
WATER CLOSET																																																																																							
WATER HEATER																																																																																							
SOLAR WATER HEATER																																																																																							
WATER SPLITTER (W.P.A. VALVE)																																																																																							
WATER SOFTENER																																																																																							
CEILING FAN LIGHTS																																																																																							
CEILING OR ATTACHMENT																																																																																							
HOSE BIB																																																																																							
<b>TOTAL FEES/TIME</b>																																																																																							
<p><b>1. LICENSED CONTRACTOR'S DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code and my license is in full force and effect.</p> <p>Contractor's Signature <u>[Signature]</u></p>					<p style="writing-mode: vertical-rl; transform: rotate(180deg);">NOTE: CONTRACTORS ARE NOT PERMITTED TO CONSTRUCT OR RELOCATE UNLESS THEY ARE LICENSED CONTRACTORS (UNDER BOARD ORDER) WITHIN THEIR LICENSE CATEGORY.</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">CALL 226-0256 FOR INSPECTION</p>																																																																																		
<p><b>OWNER/BUILDER DECLARATION:</b> I hereby affirm that I am exempt from the Contractor's License Law for the following reasons (Sec. 7001.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant to sign a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) or that he is exempt therefrom and the basis for the alleged exemption. Any violation of Section 7001.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).</p> <p><input type="checkbox"/> I am owner of the property, or my employees with wages as their sole compensation will do the work, and the structure is not intended or offered for sale (Sec. 7004, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, provided that such improvements are not intended or offered for sale. However, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.</p> <p><input type="checkbox"/> I am owner of the property and exclusively contracting with licensed contractors to construct the project (Sec. 7004, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with a contractor's license pursuant to the Contractor's License Law.</p> <p><input type="checkbox"/> I am exempt under Sec. <u>  </u> B.P.C. for the reason <u>  </u></p> <p>Owner's Signature <u>  </u></p>																																																																																							
<p><b>WORKERS' COMPENSATION DECLARATION:</b> I hereby affirm that I have a policy of insurance to the benefit of a schedule of Workers' Compensation Insurance, or a schedule of benefit paid with the Building Inspector (Chapter 1000 (Sec. 1000, Labor Code)).</p> <p>Policy No. <u>  </u> Insurance Company <u>  </u> Rejection Date <u>  </u></p> <p>Applicant's Signature <u>  </u></p>																																																																																							
<p><b>4. CERTIFICATE OF EXEMPTION FROM WORKERS' COMPENSATION INSURANCE:</b> I hereby affirm that in the order name of the work for which this permit is issued, I intend to employ any person to do the work, and I am subject to the Workers' Compensation Law of California.</p> <p>Owner's Signature <u>  </u></p>																																																																																							
<p><b>5. CONSTRUCTION LENDING AGENCY:</b> I hereby affirm that there is a construction lending agency for the project name of the work for which this permit is issued (Sec. 7001, Labor Code).</p> <p>Lending Name <u>  </u></p> <p>Lender's Address <u>  </u></p>					<p><b>APPLICANT</b></p> <p>NAME <u>TYM PLUMBING</u></p> <p>ADDRESS <u>1410 MARLINE AVE</u></p> <p>I hereby affirm that I have been licensed as a contractor under the provisions of the Contractor's License Law (Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code) and I am authorized to sign this permit. I agree to comply with all applicable laws and regulations, and I agree to pay the fee for this permit. I agree to indemnify and hold the City of San Diego harmless from all claims, damages, and expenses, including reasonable attorney's fees, that may be incurred by the City of San Diego as a result of my actions or omissions in connection with this permit. I agree to provide the City of San Diego with a copy of this permit and to keep it on file for the duration of the project. I agree to provide the City of San Diego with a copy of this permit and to keep it on file for the duration of the project. I agree to provide the City of San Diego with a copy of this permit and to keep it on file for the duration of the project.</p> <p>Signature <u>[Signature]</u></p> <p>CONTRACTOR / OWNER / DESIGNER / CONTRACTOR / LENDER / LENDING AGENCY</p>																																																																																		
<p><b>6. APPLICATION APPROVAL</b></p> <p>DATE <u>  </u> SIGNED BY <u>  </u></p>																																																																																							
<p><b>7. FEE SCHEDULE</b></p> <p>ISSUING FEE <u>  </u> CODE <u>  </u></p> <p>SUB-TOTAL <u>  </u> TAXES <u>  </u></p> <p><b>TOTAL FEE DUE</b></p> <p>REVENUE ACCT 73450</p>																																																																																							
<p><b>8. NOTES</b></p> <p>  </p>																																																																																							



## ATTACHMENT A

Property Name: 5420 55th Street

Page 59 of 119

## A.4 Building Permits

Plumbing and Gas PERMIT APPLICATION				PROJECT ADDRESS <b>5420 55th St. #18</b>	
PROJECT	ADDRESS	<b>5420 55th St #18</b>		ORIGIN TRACT NUMBER	<b>28.01</b>
	LOT	BLOCK	SUBDIVISION NAME	UNIT NO.	PERMIT NUMBER
OWNER	NAME	<b>MR. SAM. BRANDT</b>		BUILDING	BUILDING PERMIT <input type="checkbox"/> HAS <input type="checkbox"/> HAS NOT BEEN ISSUED AUTHORIZING STRUCTURAL WORK IN CONNECTION WITH THIS JOB.
	ADDRESS	<b>5841 Arboles</b>		NEW	BUILDING PERMIT NUMBER
CONTRACTOR	CITY	<b>San Diego</b>		1 or 2 Family 761	BUILDING USE ZONE
	ZIP CODE	<b>0726</b>		Multi Family 762	
DESIGNER	NAME	<b>T.M. PLUMBING &amp; HEATING</b>		Non-Res 763	
	ADDRESS	<b>1410 MARLINE AVE</b>		EXISTING	
EXISTING	CITY	<b>EL CAJON CA 92020</b>		1 or 2 Family 764	
	ZIP CODE	<b>92020</b>		Multi Family 765	
EXISTING	STATE LIC NO	LIC CLASS	C. LIC NUMBER	Non-Res 766	
	<b>435769</b>	<b>C-36</b>	<b>5009</b>	RELOCATION 767	
EXISTING	NAME	<b>T.M. PLUMBING &amp; HEATING</b>		SEWERAGE DISPOSAL	
	ADDRESS	<b>1410 MARLINE AVE</b>		NEW SEWER <input type="checkbox"/> EXISTING SEWER <input type="checkbox"/>	
EXISTING	CITY	<b>EL CAJON CA 92020</b>		SEPTIC TANK <input type="checkbox"/>	
	ZIP CODE	<b>92020</b>			
<b>1. LICENSED CONTRACTORS DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>SEPARATE APPLICATION REQUIRED FOR EACH BUILDING</b>	
<b>OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>FOR THE INSTALLATION OR RELOCATION OF:</b>	
<b>2. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>BATHTUB (2 1/2" TO 30" DIA)</b>	
<b>3. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>DENTAL UNIT OR CUSHIDOR</b>	
<b>4. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>DRINK FOUNTAIN</b>	
<b>5. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>FLOOR DRAIN</b>	
<b>6. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>GAS SYSTEM (1 to 5 OUTLETS)</b>	
<b>7. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>GAS OUTLET, EACH (OVER 6)</b>	
<b>8. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>BUILDING SEWER</b>	
<b>9. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>INTERCEPTORS OR PUMP</b>	
<b>10. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>LAVATORY</b>	
<b>11. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>LAUNDRY TUB</b>	
<b>12. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>BACKFLOW PREVENTER</b>	
<b>13. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>RECEPTOR &amp; FLOOR SINK</b>	
<b>14. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>SHOWER DRAIN</b>	
<b>15. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>SINK - KITCHEN</b>	
<b>16. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>SINK - OTHER</b>	
<b>17. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>DRINAL</b>	
<b>18. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>WASHING MACHINE DRAIN</b>	
<b>19. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>WATER CLOSET</b>	
<b>20. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>WATER HEATER</b>	
<b>21. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>SOLAR WATER HEATER</b>	
<b>22. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>WATER TIGHT (TUBS OR PLACEMENT)</b>	
<b>23. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>WATER SOSTENER</b>	
<b>24. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>DRAINAGE (WET PANS, REPAIR OR ALTERATION)</b>	
<b>25. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>HOSE BIB</b>	
<b>26. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>TOTAL FEE ITEMS</b>	
<b>27. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>15.00</b>	
<b>28. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>17.50</b>	
<b>29. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>TOTAL FEE DUE</b>	
<b>30. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>FUND 100 - REVENUE ACCT 73450</b>	
<b>31. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>APPLICATION APPROVAL</b>	
<b>32. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>8/21/86</b>	
<b>33. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>B. J. Skelton</b>	
<b>34. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>DATE</b>	
<b>35. OWNER-BUILDER DECLARATION:</b> I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.				<b>SIGNATURE OF BLDG. INSP. DEPT. DEPUTY</b>	



#### A.4 Building Permits

[illegible]



## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 61 of 119

## A.4 Building Permits



City of San Diego  
Development Services  
1222 First Ave. • MS-301  
San Diego, CA 92101-4154  
(619) 236-6270

**Permit  
Application**

42.00

**1. Permit Type:** ☐ Combination ☐ Building ☐ Mobile Home ☐ Electrical ☐ Plumbing & Gas ☐ Mechanical ☐ Demolition/Relocation/Remove Building ☐ Signs

**2. Project Address:** Include Building or Suite No. 5420 55<sup>th</sup> St San Diego 92115 **Plan File No. For City Use Only** P804842-98

Lot No. Block No. Subdivision Name Unit No. Map No.

Parcel No. Parcel Map No. Assessor's Parcel No.

Existing Use Apt. Condition of Soil at Site: ☐ Undisturbed ☐ Compact Fill ☐ Loose Fill

Description of Work 3/4" Gas line to stackable Dryers Total Floor Area

**3. Designer name** Address City State Zip Code Telephone License Number

**4. Applicant Name** Please check one: ☒ Contractor ☐ Agent for Contractor ☐ Owner ☐ Agent for Owner  
Address 7262 Stanford Ave Lamesa, CA 91941 City State Zip Code Telephone 663-34

**5. Property Owner/Leasee Tenant Name** Please check one: ☒ Owner ☐ Lessee or Tenant  
Address College View Apartments (Mngmr) - Delones City State Zip Code Telephone 5420 55<sup>th</sup> St San Diego, CA 92115 286-4076

**6. Contractor Name** Address City State Zip Code Telephone  
TLC Plumbing Inc. 7262 Stanford Ave Lamesa, CA 91941 663-34

State License No. 717308 License Class C-36 City Business Tax No.

**Licensed Contractor's Declaration:** I hereby affirm that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.  
Signature [Signature] Title President Date 7-30-98

**7. Workers' Compensation Declaration:** I hereby affirm under penalty of perjury one of the following declarations:  
☒ a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 9700 of the Labor Code, for the performance of the work for which this permit is issued.  
☒ b. I have and will maintain workers' compensation, as required by Section 9700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are:  
Insurance Company WNC 420645-01 Policy No. WNC 420645-01 Expiration Date 12-98  
(This section need not be completed if the permit is for one hundred dollars (\$100) or less.)  
☐ c. I certify that in the performance of the work for which this permit is issued, I shall not employ any person in any manner so as to become subject to the Workers' Compensation Laws of California, and agree that if I should become subject to the workers' compensation provisions of Section 9700 of the Labor Code, I shall forthwith comply with those provisions.  
Signature [Signature] Title President Date 7-30-98  
Warning: Failure to secure workers' compensation coverage, as required, and shall subject an employer to criminal penalties (fines up to one hundred thousand dollars (\$100,000), in addition to civil penalties, damages as provided for in Section 9700 of the Labor Code, interest, and attorney's fees.

**8. Owner-Builder Declaration:** I hereby affirm that I am exempt from the Contractor's License Law for the following reason (Sec. 7031.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, prior to its issuance, also requires the applicant for such permit to file a signed statement that he is licensed pursuant to the provisions of the Contractor's License Law (Chapter 9, commencing with Section 7000, of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the back for the alleged exemption. Any violation of Section 7031.5 by any applicant for a permit subjects the applicant to a civil penalty of not more than five hundred dollars (\$500).  
☐ I am owner of the property, or my employees with wages as their sole compensation, will do the work and the structure is not intended or offered for sale (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and who does such work himself or through his own employees, provided that such improvements are not intended or offered for sale. If, however, the building or improvement is sold within one year of completion, the owner-builder will have the burden of proving that he did not build or improve for the purpose of sale.  
☐ I am owner of the property, am exclusively contracting with licensed contractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves thereon, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law.  
☐ I am exempt under Section \_\_\_\_\_ B.A.P.C. for this reason: \_\_\_\_\_  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**9. Construction Lending Agency:** I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 9097, Civ. C).  
Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

**10. Applicant's Signature:** I hereby affirm that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representatives of the City of San Diego to enter upon the above-maintained property for inspection purposes. If, after making the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code I should become subject to such provisions, I will forthwith comply. In the event I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked.  
Signature [Signature] Title President Date 7-30-98

This information is available in alternative formats for persons with disabilities.  
To request this information in alternative format, call (619) 236-7705 or (800) 735-2929 (TDD)

DS-3032 (Rev. 12-96)



## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 62 of 119

## A.4 Building Permits

**City of San Diego Development Services**  
1222 First Ave. • MS-301  
San Diego, CA 92101-4154  
(619) 448-6000

**Kurt Brickley**  
858-467-0424  
7:15A - 7:45A

## Plumbing and Gas Permit Application

1. Project Address: Include Building or Suite No.  
5420 55<sup>th</sup> St. Permit No. For City Use Only P-808395-02

Description of Work  
Install New Water Heater

Existing Use  
SHD

2. Applicant Name Please check one ☒ Contractor ☐ Agent for Contractor ☐ Owner ☐ Agent for Owner

Address Russells Plumbing & Supplies Inc. City San Diego State CA Zip Code 92104 Telephone (619) 561-0511

3. Property Owner Name Please check one ☐ Owner ☐ Lessee or Tenant

Address Debra Rubin City San Diego State CA Zip Code 92104 Telephone (619) 561-0511

4. Contractor Name  
Russells Plumbing & Supplies Inc. City San Diego State CA Zip Code 92104 Telephone (619) 561-0511

State License No. 621333 License Class C-36 City Business Tax No. 8006121

Licensed Contractor's Declaration: I hereby affirm that I am licensed under provisions of Chapter 9 (conforming with Section 75003) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Signature [Signature] Date 10/24/02

5. Workers' Compensation Declaration: I hereby affirm under penalty of perjury one of the following declarations:

☐ a. I have and will maintain a certificate of consent to self-insure for workers' compensation as provided by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued.

☒ b. I have and will maintain workers' compensation, as required by Section 3700 of the Labor Code, for the performance of the work for which this permit is issued. My workers' compensation insurance carrier and policy number are: State Fund Policy No. 159077-01 expiration date 8/1/03

☐ c. I certify that I am performing the work for which this permit is issued, I and my entire staff person in any manner as to become subject to the Workers' Compensation Law of California, and agree that if I should become subject to the workers' compensation law pursuant to Section 3700 of the Labor Code, I shall not be exempt with these provisions.

Signature [Signature] Date 10/24/02

Working at home is not an exemption from the provisions of the law, and shall subject an employer to various penalties and civil fines up to one hundred thousand dollars, \$100,000, in addition to the civil compensation benefits as provided for in Section 3700 of the Labor Code, Chapter 9, and Chapter 10.

6. Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reason (per 7001.5, Business and Professions Code): Any city or county which requires a permit to construct, alter, improve, demolish, or repair any structure, other than a structure, shall require the applicant for such permit to file a signed statement that he is exempt pursuant to the provisions of the Contractor's License Law Chapter 9, conforming with Section 7000 of Division 3 of the Business and Professions Code) or that he is exempt therefrom, and the basis for the exempt statement. Any violation of Section 7001.5 for any applicant for a permit subject to the requirement of not more than five hundred dollars (\$500):

☐ I am owner of the property, or my employee or subcontractor, and the work and the structure is not intended or offered for sale (Sec. 7004, Business and Professions Code). The Contractor's License Law does not apply to the owner of property who builds or improves the structure, and who does such work himself or through his own employees or subcontractors, and who does not intend to sell the structure or the improvements to anyone other than himself or through his own employees or subcontractors.

☐ I am owner of the property, and exclusively contracting with licensed subcontractors to construct the project (Sec. 7044, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves the structure, and contracts for such project with contractor(s) licensed pursuant to the Contractor's License Law.

☐ I am exempt under Section 7001.5 for the reason:

Signature \_\_\_\_\_ Date \_\_\_\_\_

7. Construction Lending Agency: I hereby affirm that there is a construction lending agency for the performance of the work for which this permit is issued (Sec. 3087, Civ. C.).

Lender's Name \_\_\_\_\_ Lender's Address \_\_\_\_\_

8. Applicant's Signature: I certify that I have read this application and state that the above information is correct, and that I am the owner or the duly authorized agent of the owner. I agree to comply with all city and state laws relating to building construction. I hereby authorize representation from the City of San Diego to enter upon the above-mentioned property for inspection purposes. If, after making the Certificate of Exemption from the Workers' Compensation provisions of the Labor Code, I should become subject to such provisions, I will forthwith comply in the event I do not comply with the Workers' Compensation Law, this permit shall be deemed revoked.

Signature [Signature] Date 10/24/02

This information is available in alternative formats for persons with disabilities. To request this information in alternative format, call (619) 445-5445 or (800) 725-2929 (TT). See our World Wide Web Site: [www.ci.san-diego.ca.us/development-services](http://www.ci.san-diego.ca.us/development-services)

DS-3032-P (02-01)



## Page 63 of 119

[illegible]

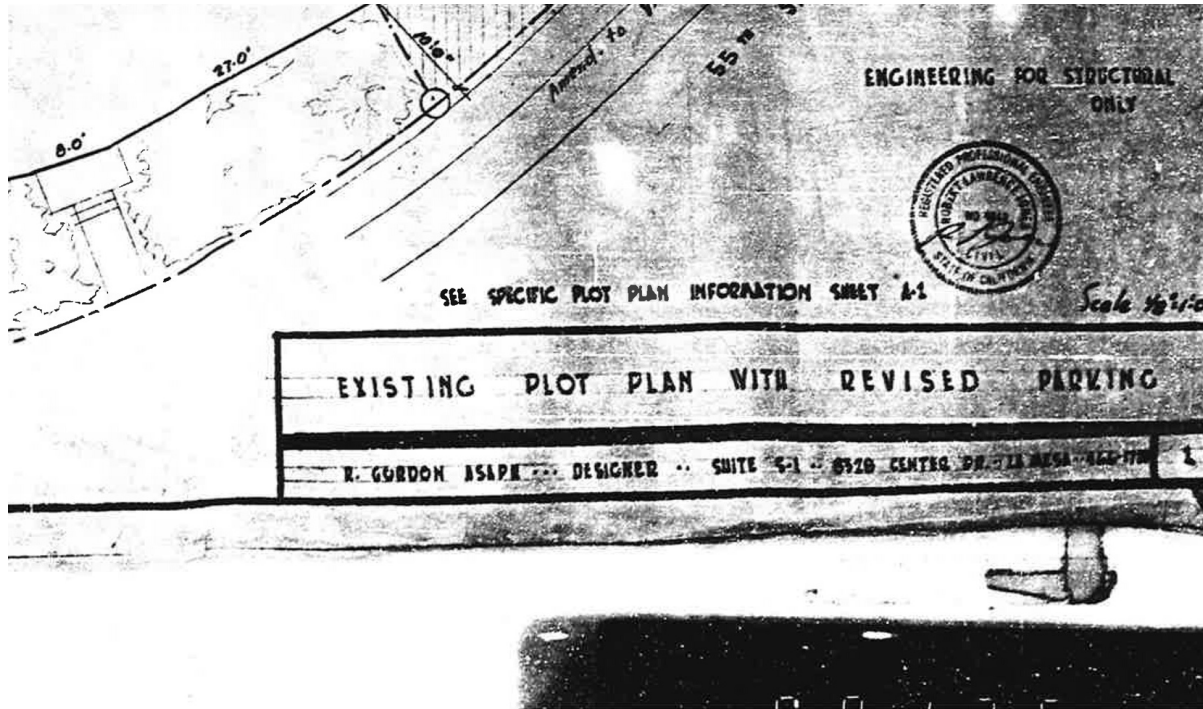


## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 64 of 119

### A.5 Site Plan - 1965 plot plan from plan file at City of San Diego Records



Phase two – 1965:

Project designer was R. Gordon Asaph

Mr. Asaph is not an architect:

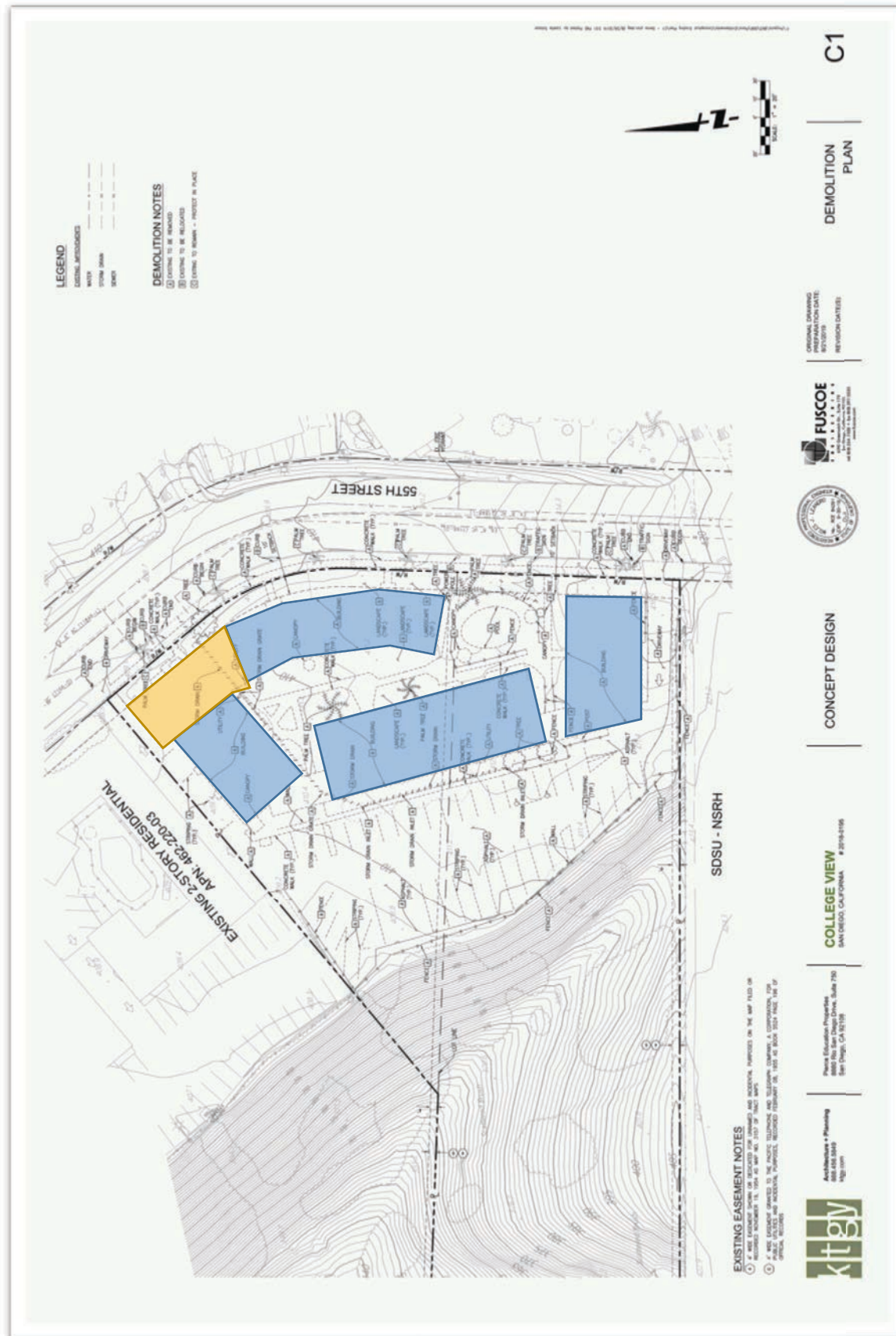
- His drawing labels him “Designer”;
- He is referred to as a designer in a Union Tribune article from 1965; and
- An engineer stamped the site plan.

# ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 65 of 119

## A.5 Site Plan with Foot print Showing Additions



## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 66 of 119

A.6. San Diego County Assessor Lot Block Book Page: Lot Block Book Page not available after 1949

Lot Block Book Page not available  
after 1949.

## ATTACHMENT A

Property Name: 5420 55<sup>th</sup> Street

Page 67 of 119

### A.7. Previous Survey Forms

There are no previously completed survey forms available for this property.



## ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 68 of 119

# Attachment B

## Ownership and Occupant Information

B.1 Chain of Title

B.2 Directory Listing of Occupants

B.3 Deed from Date of Construction

## ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 69 of 119

### B.1 Chain of Title Page 1 of 3

#### **California Lot Book, Inc.**

*dba California Title Search Co.*

P.O. Box 9004

Rancho Santa Fe, CA 92067

(858) 278-8797 Fax (858) 278-8393

WWW.LOTBOOK.COM

#### **Chain of Title Report**

Nexus Planning & Research  
427 C Street, Suite 212  
San Diego, CA 92101  
Attn: Jennifer Ayala

CTS Reference No.: 0320277

**Title Search Through:** March 5, 2020

**Property Address:** 5420-5422 55<sup>th</sup> Street  
San Diego, CA 92115

**Assessor's Parcel No.:** 462-220-04-00

**Assessed Value:** \$6,373,797

**Exemption:** None

#### **Property Characteristics**

**Use:** Apartment

#### **Legal Description**

LOTS 108 AND 109 OF COLLEGE VIEW ESTATES UNIT NO. 3, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 3157, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, NOVEMBER 19, 1954.

## ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 70 of 119

### B.1 Chain of Title Page 2 of 3

**California Lot Book, Inc., dba California Title Search Co.**  
**CTS Reference No.: 0320277**

**Chain of Title**  
**(June 18, 1956 through March 5, 2020)**

**1. Corporation Grant Deed**

Grantor: Tooley Hotels, Inc.  
Grantee: La Salle Hotel Company  
Recorded: June 18, 1956, #84109, Official Records Book 6144,  
Page 581

**2. Notice of Completion**

Recorded: December 24, 1958, #217365, Official Records Book 7414,  
Page 540

**3. Corporation Grant Deed**

Grantor: La Salle Hotel Company  
Grantee: Samuel A. Brand and Alice Brand  
Recorded: July 16, 1959, #143996, Official Records Book 7774, Page 63

**4. Notice of Completion**

Recorded: September 20, 1965, Recorders File No. 170600

**5. Individual Quitclaim Deed**

Grantor: Samuel A. Brand and Alice Brand  
Grantee: Samuel A. Brand and Alice Brand, Trustees  
Recorded: May 4, 1984, Recorders File No. 84-165974

**6. Grant Deed**

Grantor: Samuel A. Brand and Alice Brand, Trustees  
Grantee: Samuel A. Brand, Alice Brand and Dorothy Brand  
Recorded: December 29, 2000, Recorders File No. 2000-0716435

**7. Interspousal Transfer Deed**

Grantor: David Rubin  
Grantee: Dorothy Brand  
Recorded: December 29, 2000, Recorders File No. 2000-0716436

**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**



## ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 71 of 119

### B.1 Chain of Title Page 3 of 3

#### 8. Quitclaim Deed

Grantor: Dorothy Brand  
Grantee: Samuel A. Brand and Alice Brand  
Recorded: March 25, 2005, Records File No. 2005-0247695

#### 9. Quitclaim Deed

Grantor: Samuel A. Brand and Alice Brand  
Grantee: College View Apartments, LLC  
Recorded: March 25, 2005, Records File No. 2005-0247697

#### 10. Grant Deed

Grantor: College View Apartments, LLC  
Grantee: College View Apartments, LLC  
Recorded: April 18, 2016, Records File No. 2016-0179229

#### 11. Memorandum of Agreement and Option to Purchase

Landlord: College View Apartments, LLC  
Tenant: PEP-JSW SDSU, LLC  
Recorded: December 22, 2017, Records File No. 2017-0605240

#### 12. Memorandum of Agreement and Option to Purchase

Landlord: College View Apartments, LLC  
Tenant: PEP-JSW SDSU, LLC  
Recorded: December 26, 2017, Records File No. 2017-0606634

– 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.

\*\*\*\*\*

## ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 72 of 119

### B.2 Directory Listing of Occupants, provided by EDR.

Directory Listing of Occupants information was sought from various sources:

- City of San Diego Library, California Room Archives: currently closed to the public.
- City Directories found at <https://www.sandiego.gov/digitalarchives/collections/specialcollections/citydirectories> are limited to the following years: 1874 and 1926 – 1960. **5420 55<sup>th</sup> Street was built in 1958 and 1964 therefore city directory research is not available from this resource.**
- Reference USA, found at <https://www.sandiego.gov/public-library/elibrary> on the SD Library website was searched however their **records are limited to 1997-2020.**
- EDR, using the following sources: Cole Information Services, R.L. Polk & Co, Pacific Bell White Pages, The Pacific Telephone Telegraph Co., San Diego Directory Co., and Haines Company, Inc. has City Directory information for the following years, **1960, 1961, 1966, 1970, 1975, 1980, 1984, 1992, 1994, 1999, 2000, 2004, 2006, 2009, 2014 and 2017.**

Dates	Total Years	Occupant / Occupation
1958		<i>No data</i>
1959		<i>No data</i>
1960		Adams Louise Bachrach Ronald J Boulette Sherry Bradshaw R L Brand Saml Brenner Theo Chapman A G Christensen Gerald L Cornell Sue Cutler Monarch L Fauerbach Virginia Fidler Louis Goldberg B H Helm John W Holzberg Morris Kantor Mary Mrs Kirkendall Raleigh A Lebovits Morris Munter W Cdr USN Ret Price Henry J Rubin Wm Schoenkopf Anne Mrs Schoenkopf Sandra Miss Weller Marian L

Dates	Total Years	Occupant / Occupation
1961		Andrews Ann Mrs Binder Philip Brand Saml A Brenner Theo College View Apts Eskel C L Haimsohm Sadie B Mrs Heiner Ronald Holzenberg Morris R Johannes Earl L Marriner John N Pietschmann Dorle Price Henry J Ratner Mark Rattner Harry Rowe Jack H Scheck Wm G Schoenkoph Ethel Mrs Teacher Albert R Townes Chas A White E W
1962		<i>No data</i>
1963		<i>No data</i>
1964		<i>No data</i>
1965		<i>No data</i>



## ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 73 of 119

B.2 Directory Listing of Occupants, provided by EDR. Sources include: R.L. Polk & Co, Pacific Bell White Pages, and Haines Company, Inc.

Dates	Total Years	Occupant / Occupation
1966		PRICE HENRY J SINGER STANLEY A BRAND SAM A HORN RICHD B KENT DIANE HARRIS RUSSELL COX EDITH MRS COLLEGE VIEW APARTMENTS HOLZBERG MARY MRS EMERY PATRICIA HAIMSOHM SADIE B MRS BRENNER THEO CHAPIN SAML M CONANT CAROL ANN LEVITT ROSE MC LEOD STEVE BANKLER SANDRA HEMMING DUANE MARZINKE DAVID WAXMAN AVIE A DROGIN JENNIE HALL FRANCES SCHOENKOPF CARL
1967		<i>No data</i>
1968		<i>No data</i>
1969		<i>No data</i>

Dates	Total Years	Occupant / Occupation
1970		FORT MARTHA MRS OBELL SHIRLEY MRS DEVLING MARGIE OHAGAN DAVID R COHEN RICHO COLLEGE VIEW APARTMENTS SJUGGERUD DAVID LOGESON LEONARD HAIMSOHM SADIE B MRS FELLERS STAN NADLER AL HERSCHMAN D POLAKOFF BETTY A STRASSBERG MORRIS H SENDER FLORENCE MRS SCHOENKOPF ANNE MRS PRICE HENRY J SINGER STANLEY A
1971		<i>No data</i>
1972		<i>No data</i>
1972		<i>No data</i>
1973		<i>No data</i>
1974		<i>No data</i>

# ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 74 of 119

B.2 Directory Listing of Occupants, provided by EDR. Sources include: R.L. Polk & Co, Pacific Bell White Pages, and Haines Company, Inc.

Dates	Total Years	Occupant / Occupation
1975		College View Apts Seidel A Magiera Stanley Fellers Stanford Brenner Thee Snyders Jacoba S Ceaglio Gina R Mrs Stern Joseph Price Henry J Singer Stanley A
1976		No data
1977		No data
1978		No data
1979		No data
1980		College View Apts OHair Lawrence R Smith David V Menard Anita M N Herms Jennifer Lang J C N Harber Nancy N Miller Rachael N Darri Lisa N 1iphant Wesley I N Foster Kelly N England Donald N Durso Christopher a N Fehrenbach Mark Ishmael Roberta Schoenkopf Ann B Mrs Price Henry J N Velnosky Cathy N Malaney Melissa N Callahan Laura N Zavala Sandra N Benave Mary A N Marino Jess Jr N Fuller Cindy

Dates	Total Years	Occupant / Occupation
1981		No data
1982		No data
1983		No data
1984		College View Apts Conway P Raymond E H Menard Anita M Herms Jennifer Shirgaokar Bal Howell Cindy Kroll Kerry Klein Robt J Oliphant Wesley Harris Kimberly Plaughter Bari L Silverman Tom a Maloy Julie Ishmael Roberta Schoenkopf Ann B Mrs Price Henry J Kelly R Johnson Laura Christopherson M Stephenson Keith G Kohn Deborah Scheer Richd Grim M
1985		No data
1986		No data
1987		No data
1988		No data
1989		No data
1990		No data
1991		No data



# ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 75 of 119

B.2 Directory Listing of Occupants, provided by EDR. Sources include: R.L. Polk & Co, Pacific Bell White Pages, and Haines Company, Inc.

Dates	Total Years	Occupant / Occupation
1992		Adderman Keith Beith Scott Brand Sami A Halfwassen S Halgat M ..... Halgedahl George R Hultberg Cara Kidd Derek Nevarez Oscar Parker Craig A Paulson Randy Skinner Allison Skinner B Skinner B B
1993		<i>No data</i>
1994		BRAND, SAMUEL A DANG, BINH LINVOLLE, MATTHEW MARTIN, L D PAULSON, RANDY ROHWER, FOREST TROVATO, T WEE, JUNG
1995		<i>No data</i>
1996		<i>No data</i>
1997		<i>No data</i>
1998		<i>No data</i>
1999		ASHLEY MORENO CLARA WILSON D MARCUS EDGARDO ODANGO HEATHER HINMAN JOHN MORRELLI SEAN FRESH TRACI MALLEN

Dates	Total	Occupant / Occupation
2000		APARTMENTS CRAWFORD Michael ELEN Tony GRINDELL Vera GUST Brad M HALL Tricia LANE Jennlfer A MARBACK Nick MARCUS D MARTIN Dawn MARTIN John W PEREZ Ivan SARTI Stacey SNYDER Dakota
2001		<i>No data</i>
2002		<i>No data</i>
2003		<i>No data</i>
2004		ANGELA TEMPLE BRANDON RICHARDS CHRIS CICCONE DEREK MUELLER DOLORES WELLS HEATHER MILLER JINCAI LI JOEL MAWHINNEY JOHN MORRELLI JOHN VANAKEN JOHN WHITE JONATHAN COOKE KEITH JOHNSTON LINDA GONZALEZ MATTHEW FISHBEIN NICOLE RUSSELL PAUL DRISCOLL RYAN LUNDGAARD SAGE MCCOLLISTER SARA BETTI TIMOTHY GOODBOY TONY ELEN VARUN KARTHIKEYAN

## ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 76 of 119

B.2 Directory Listing of Occupants, provided by EDR. Sources include: R.L. Polk & Co, Pacific Bell White Pages, and Haines Company, Inc.

Dates	Total Years	Occupant / Occupation
2005		<i>No data</i>
2006		APARTMENTS BAVELASSpiridoula DALIJincai LAMB Chris <b>MORENOAshley</b> MORRELL Derek ODANGODorreen J
2007		<i>No data</i>
2008		<i>No data</i>
2009		<b>ASHLEY MORENO</b> CLARA WILSON EDGARDO ODANGO HEATHER HINMAN JOHN MORRELLI SEAN FRESH
2010		<i>No data</i>
2011		<i>No data</i>
2012		<i>No data</i>
2013		<i>No data</i>
2014		BRENT MORRELLI CORINNE WILKINSON EDGARDO ODANGO ERIC IKONNE LINDSAY RUBIN PILLAN THIRUMALAISAMY SEAN FRESH

Dates	Total Years	Occupant / Occupation
2015		<i>No data</i>
2016		<i>No data</i>
2017		AMBER SKITTLES ANNETTE GALLO CHRISTINA FADDOUL CORINNE WILKINSON EVAN GIRDLER HEATHER DONE JAVIER HERNANDEZ LINDSAY RUBIN MORGAN GLASS SAIDEE ESPINOZA SARA KOWALKE XIAOCHUN ZHANG

Occupants with more than 5 years of occupancy		
Dates	Total	Occupant
1960-1975	15	Theo Brenner
1960-1984	24	Henry Price
1960-1984	24	Anna, Sandra, Carl, and Ethel Schoenkoph
1960-1966	6	Morris and Mary Holzberg
1961-1970	9	Saide Haimsohm
1961-1994	33	Samuel Brand
1966-1975	9	Stanley Singer
1999-2014	15	Edgardo Odango
1999-2014	15	Sean Fresh
1999-2009	10	Ashley Moreno
1999-2009	10	Clara Wilson
1999-2009	10	Heather Hinman
1999-2009	10	John Morelli



# ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 77 of 119

## B.3 Property Deeds: Deed from date of construction

md

PLAC

MM-5617

BOOK 6144 PAGE 581

### CORPORATION GRANT DEED

THIS FORM FURNISHED BY UNION TITLE INSURANCE AND TRUST COMPANY

Form 334 5-50

TOOLEY HOTELS, INC., a California corporation,

a corporation organized under the laws of the State of

does hereby GRANT to

LA SALLE HOTEL COMPANY, a California corporation,

the real property in the City of San Diego, County of San Diego, State of California, described as:

Lots 108 to 122 inclusive in COLLEGE VIEW  
ESTATES UNIT NO. 3, according to Map thereof  
No. 3157, filed in the County Recorder's  
Office, November 19, 1954.

FOR A VALUABLE CONSIDERATION.

In Witness Whereof, said corporation has caused its corporate name and seal to be affixed hereto and this instrument to be executed by its President and Assistant Secretary thereunto duly authorized.

Dated: June 11, 1956

(SEAL)

TOOLEY HOTELS, INC., a California corporation

By: *Albert Steinbaum* President

By: *Joy Naydel* Secretary

STATE OF CALIFORNIA } ss.  
County of SAN DIEGO

On June 13, 1956

before me, the undersigned, a Notary Public in and for said County and State, personally appeared ALBERT STEINBAUM known to me to be the President, and JOY NAYDEL known to me to be the Assistant Secretary of the corporation, both executed the within instrument, and known to me to be the persons who executed the within instrument on behalf of the corporation therein named, and acknowledged to me that said corporation executed the same.

WITNESS my hand and official seal.

(Seal) *Mary X. Dougherty*  
Notary Public in and for said County and State.

SPACE BELOW FOR RECORDER'S USE ONLY

DOCUMENT NO. 84109

RECORDED REQUEST OF  
UNION TITLE INSURANCE AND TRUST

JUN 18 10 28 AM '56

BOOK 6144 PAGE 581

OFFICIAL RECORDS  
SAN DIEGO COUNTY, CALIF  
RINDA & HOWE, RECORDERS

200

# ATTACHMENT B

Property Name: 5420 55<sup>th</sup> Street

Page 78 of 119

## B.3 Property Deeds: Deed from date of construction

866

84-165974

RECORDING REQUESTED BY:  
CHARLES M. SHACKELFORD

AFTER RECORDING, MAIL TO:  
CHARLES M. SHACKELFORD  
Attorney at Law  
P.O. Box 201  
Julian, CA 92036

MAIL TAX STATEMENTS TO:  
Mr. and Mrs. Samuel A. Brand  
5841 Arboles Street  
San Diego, CA 92120

RECORDED IN  
OFFICIAL RECORDS  
OF SAN DIEGO COUNTY, CA  
1984 MAY -4 AM 9 59  
VERA L. LUCAS  
COUNTY RECORDER

RF	3
MG	1
UF	-
TXPD	0

### INDIVIDUAL QUITCLAIM DEED

The undersigned declare:

1. Assessor's parcel number is 462-220-04.
2. Documentary transfer tax is zero. This quitclaim deed does not change the equitable ownership of the subject real property.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, SAMUEL A. BRAND and ALICE BRAND, husband and wife, as joint tenants, hereby REMISE, RELEASE AND FOREVER QUITCLAIM to SAMUEL A. BRAND and ALICE BRAND, as Trustees under Declaration of Trust dated April 9, 1984, the following described real property in the City of San Diego, County of San Diego, State of California:

Lots 108 and 109 of COLLEGE VIEW ESTATES UNIT NO. 3, City of San Diego, County of San Diego, State of California, according to Map thereof No. 3157, filed in the Office of the County Recorder of San Diego County, November 19, 1954.

Dated: 9<sup>th</sup> of April 1984 Samuel A. Brand  
SAMUEL A. BRAND  
Alice Brand  
ALICE BRAND

STATE OF CALIFORNIA )  
COUNTY OF SAN DIEGO ) ss.

On this 9 day of April, 1984, before me, a Notary Public in and for the County of San Diego, State of California, residing therein, duly commissioned and sworn, personally appeared SAMUEL A. BRAND and ALICE BRAND, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the foregoing Individual Quitclaim Deed, and acknowledged to me that they executed the same.

WITNESS my hand and official seal.



Paula M. Deck  
NOTARY PUBLIC

84-165974

## Attachment C

### Maps

C.1 City of San Diego 800 Scale Engineering Map

C.2 USGS Map (Current)

C.3 Original Subdivision map

C.4 San Diego County Assessor's Parcel Map

C.5 Sanborn Fire Insurance Maps

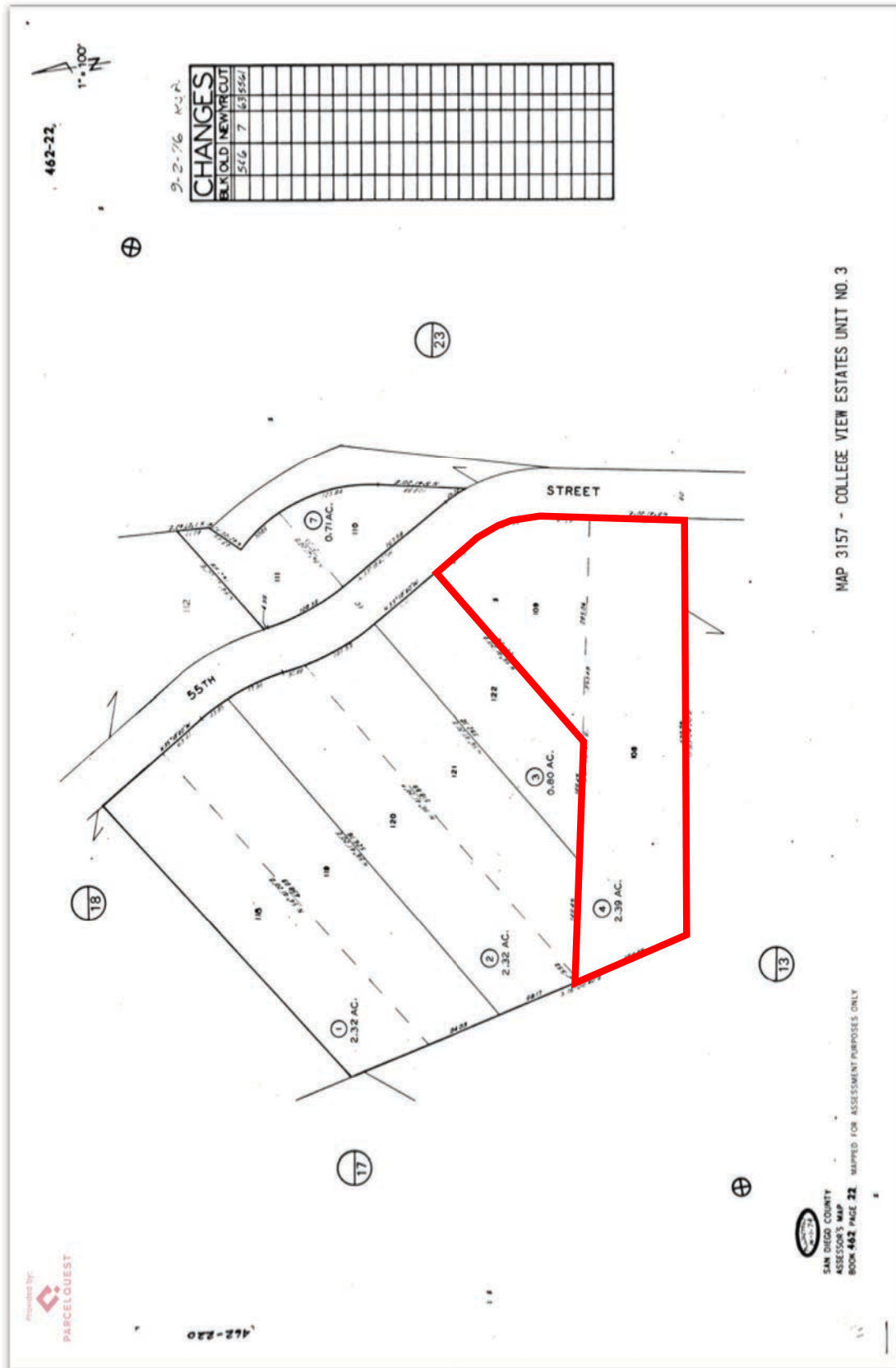


# ATTACHMENT C

Property Name: 5420 55<sup>th</sup> Street

Page 80 of 119

## C.4 San Diego County Assessor's Building Record – Parcel Map





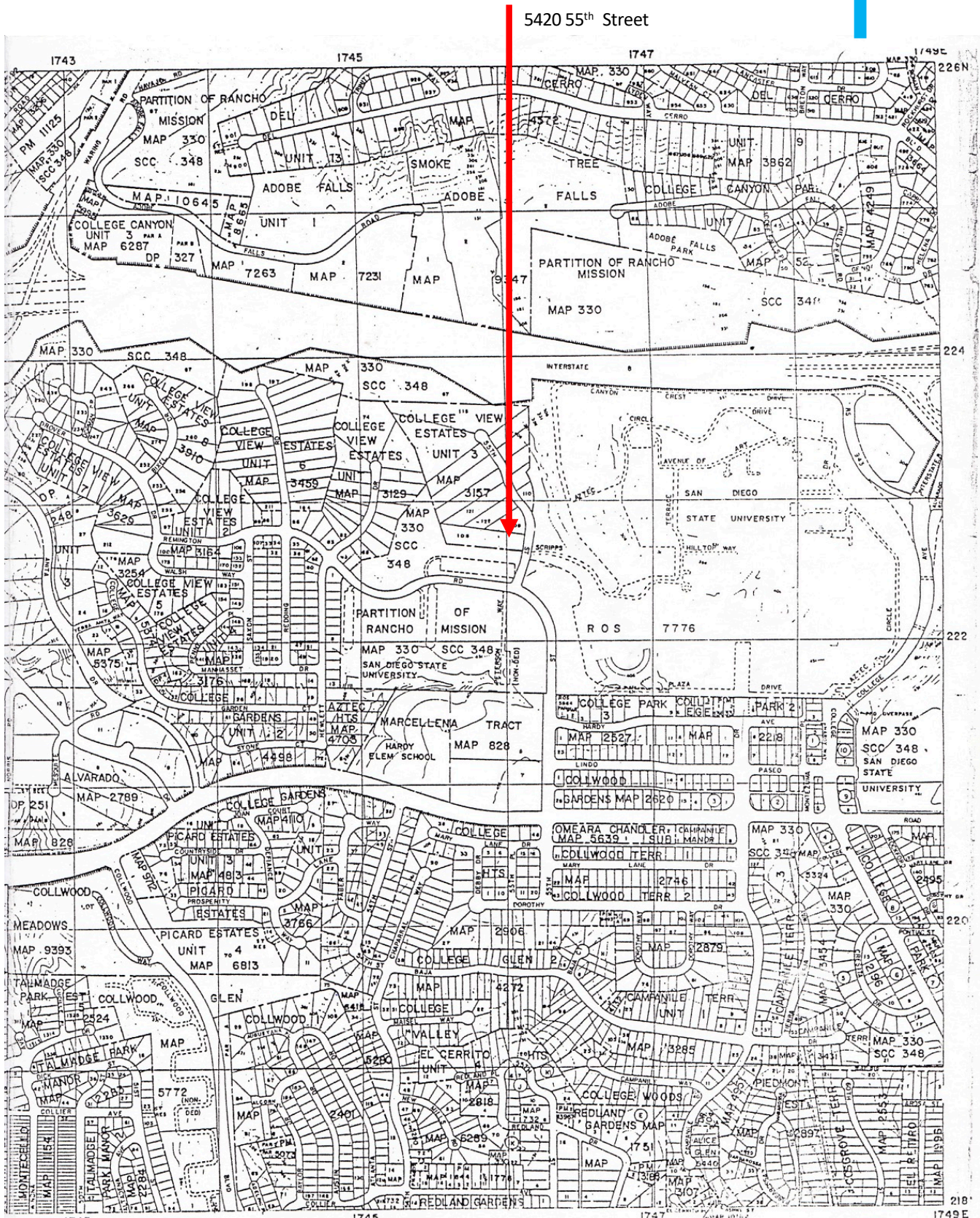
# ATTACHMENT C

Property Name: 5420 55<sup>th</sup> Street

Page 81 of 119

## C.1 City of San Diego 800 Scale Engineering Map

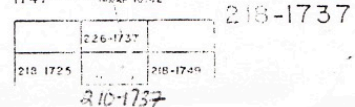
North



SAN DIEGO, CALIFORNIA

SCALE 1 INCH = 400 FEET  
M IS MEAN SEA LEVEL

College Area (2)



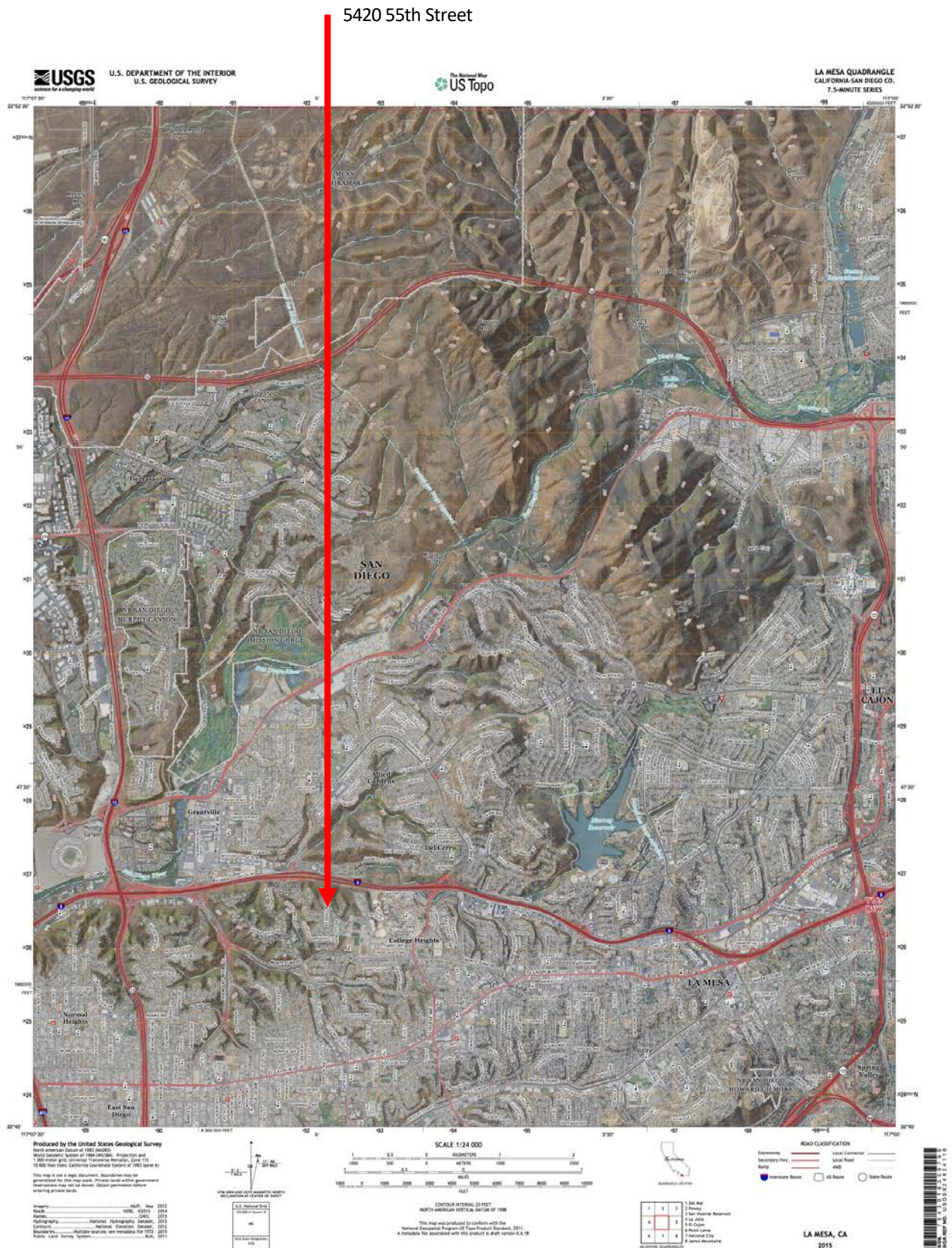


# ATTACHMENT C

Property Name: 5420 55<sup>th</sup> Street

Page 82 of 119

## C.2 USGS Map –





### C.3 Original Subdivision map

MAP NO. 3157

**SHEET 1 OF 3 SHEETS**

## COLLEGE VIEW ESTATES UNIT NO. 3

Being a subdivision of a portion of Lot 67 of Rancho Mission of San Diego, in the City of San Diego, County of San Diego, State of California, according to Partition Map on file in the office of the County Clerk of said County, in Action No. 346, in the Superior Court of said County, entitled *Juan M. Lugo, et. al. vs The Commercial Bank of San Diego, et. al.*

State of California } ss. Fred M. Sick, City Clerk  
County of San Diego }  
California, hereby certifying that the Council of said  
City has approved this map of COLLEGE VIEW E3-  
D125S UNIT No. 1, consisting of 33 blocks and ad-  
joined to the Capitol threat and has accepted  
on behalf of the public, 35 Street  
and  
unimproved easements as dedicated on this map within  
this subdivision.

In Witness Whereof, said council has caused these pres-  
ents to be executed by its City Clerk and attested by  
its seal this 11 day of Nov., 1954. *L. C. Clark*  
City Clerk

State of California )  
County of San Diego ) ss. L.A. Foy, City Engineer of the County of San Diego,  
do hereby certify that I have examined the annexed map of this  
subdivision shown as College View Estates Unit No. 3 con-  
solidating of 3 shares and described in the caption hereon.  
and we found that the design is substantially the same  
as it appeared on the design map and was approved  
by the Board of Supervisors thereof; that all the provisions of the  
"Subdivision Map Act" of 1909 of the State of California  
are amended, and my final endorsement of said city ap-  
proval map has been complied with, and I am satisfied  
that said map is technically correct. I hereby ap-  
prove and recommend said map. Witness my hand and  
seal at San Diego, California, this 17th day of July, 1981.

State of California } J.R. James, Clerk of the Board of  
County of San Diego } Supervisors of San Diego County, Calif.  
hereby certify that the provisions of Chapter 2,  
Article 2, Division 4 of the Business and Professions Code  
of the State of California, as amended have been complied  
with regarding deposits for taxes on the property within  
this subdivision.  
dated 12-15-84, 1984.

State of California     I, the County Treasurer of the County of San  
County of San Diego     Diego, State of California, Clerk, Do  
of said County, and Director of Public Works, of said  
County, hereby certify that there are no reports of special  
assessments or bonds which may be paid to sell such  
for the bonds of my office against the same or under  
bonds or any part thereof. Dated July 24, 1918.  
William J. McGowan     J. K. Mack     J. K. Mack  
County Treasurer     County Clerk     Director of Public Works  
By Wm. J. McGowan     By J. K. Mack     By J. K. Mack

We hereby certify that we are the owners of or are interested in the land embraced within the subdivision to be known as College New Estates Unit No. 5 and we hereby consent to the preparation and recordation of this map enclosing thereon 5.16 acres and described in the Caption thereof. We hereby dedicate to public use 55th Street and the unnamed easements shown on this map within this subdivi-

19.001.

TOOLEY HOTELS, Inc.  
By John D. Tooley President  
Witnessed By John D. Tooley Notary Public

UNION TITLE INSURANCE AND TRUST COMPANY, a  
corporated, as trustee under that certain deed of trust  
incorporated January 11, 1946, in Book 2203, page 210 of Official  
Records

John D. Tooley John S. Tooley  
Vice President Assistant Secretary

On this 17<sup>th</sup> day of November, before me the undersigned, Joseph L. Bishop, a Notary Public in and for said County and State, personally appeared William S. Tucker, known to me to be the said and to be the same, known to me to be the Secretary of Tucker Field, Inc., the corporate body that executed the within instrument, and known to me to be the persons who executed the same on behalf of said corporate body and authorized to do so, that said corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Notarial Seal the day and year in this Certificate first above written. My commission expires April 30, 1935.

J. S. Singler  
Notary Public for and for said County and State of California

State of California) On this 12<sup>th</sup> day of December, 1934, before me,  
County of the Kings ) J. S. Singler, Notary Public, do and for  
said County and State personally appeared John McElroy Jones  
and he being the Vice President of the Associated Vine Growers  
of California, acknowledged to me and to the State of California,

be desired. Secretary of Union Mills, Lawrence and Trust Co. in a corporate, the corporation that assumed the within instrument, and knows it to be the persons who assumed the name on behalf of said corporation and acknowledged the same. said corporation executed the same.

In Witness Whereof, I have hereunto set my hand and affixed my Notarial Seal, this day and year in this Certificate.

My commission expires September 8, 1912.

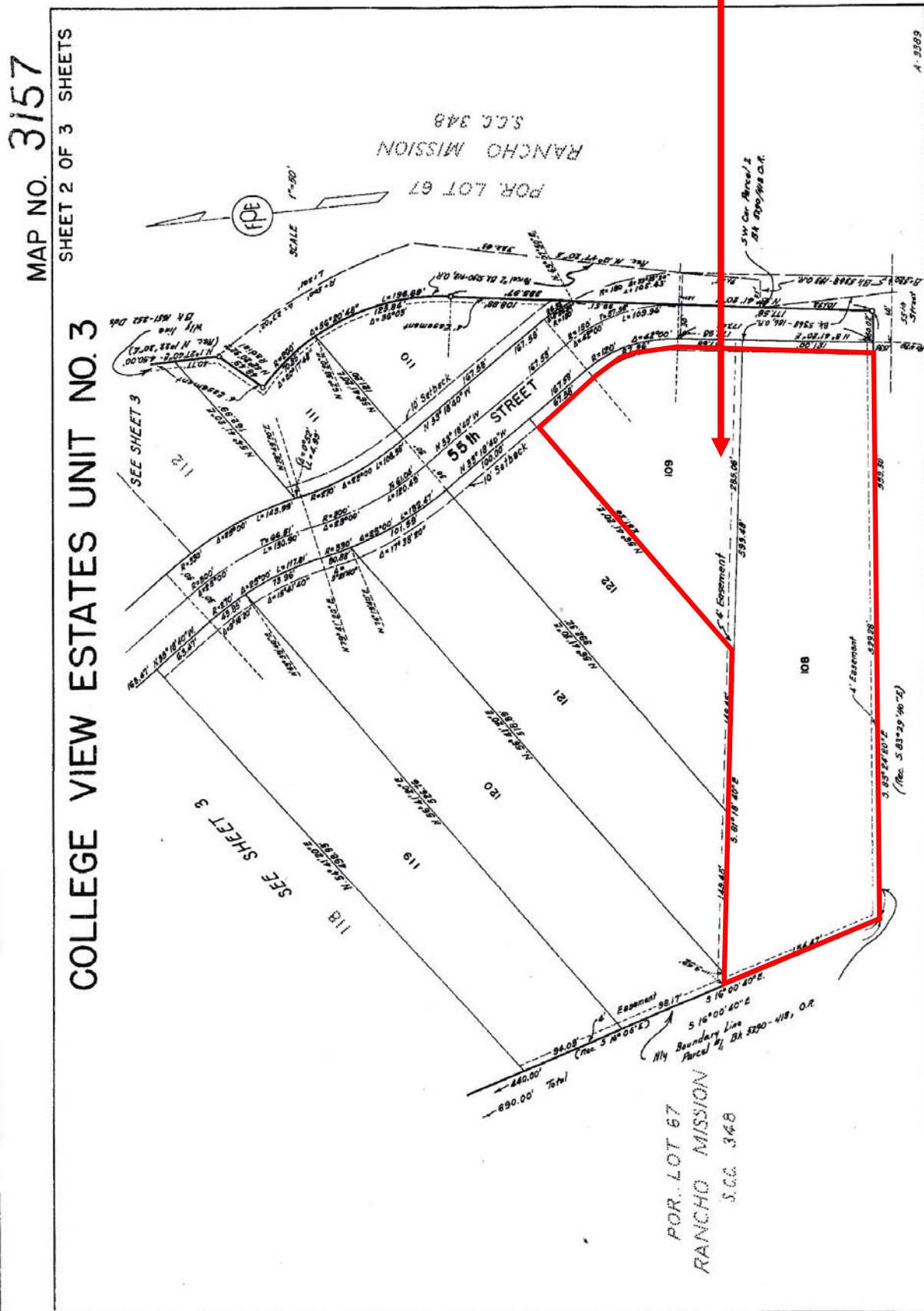
*Wm. J. Maynard*  
Notary Public for the said State of Ohio

[illegible]

erly, was consisting of schools and described in the caption thereof as being other than the City of San Diego, a municipal corporation, owner of an easement for public sewer, as set forth in Deed of Bank 5862, page 257 of Official Record, which cannot open into a fee.

## Page 84 of 119

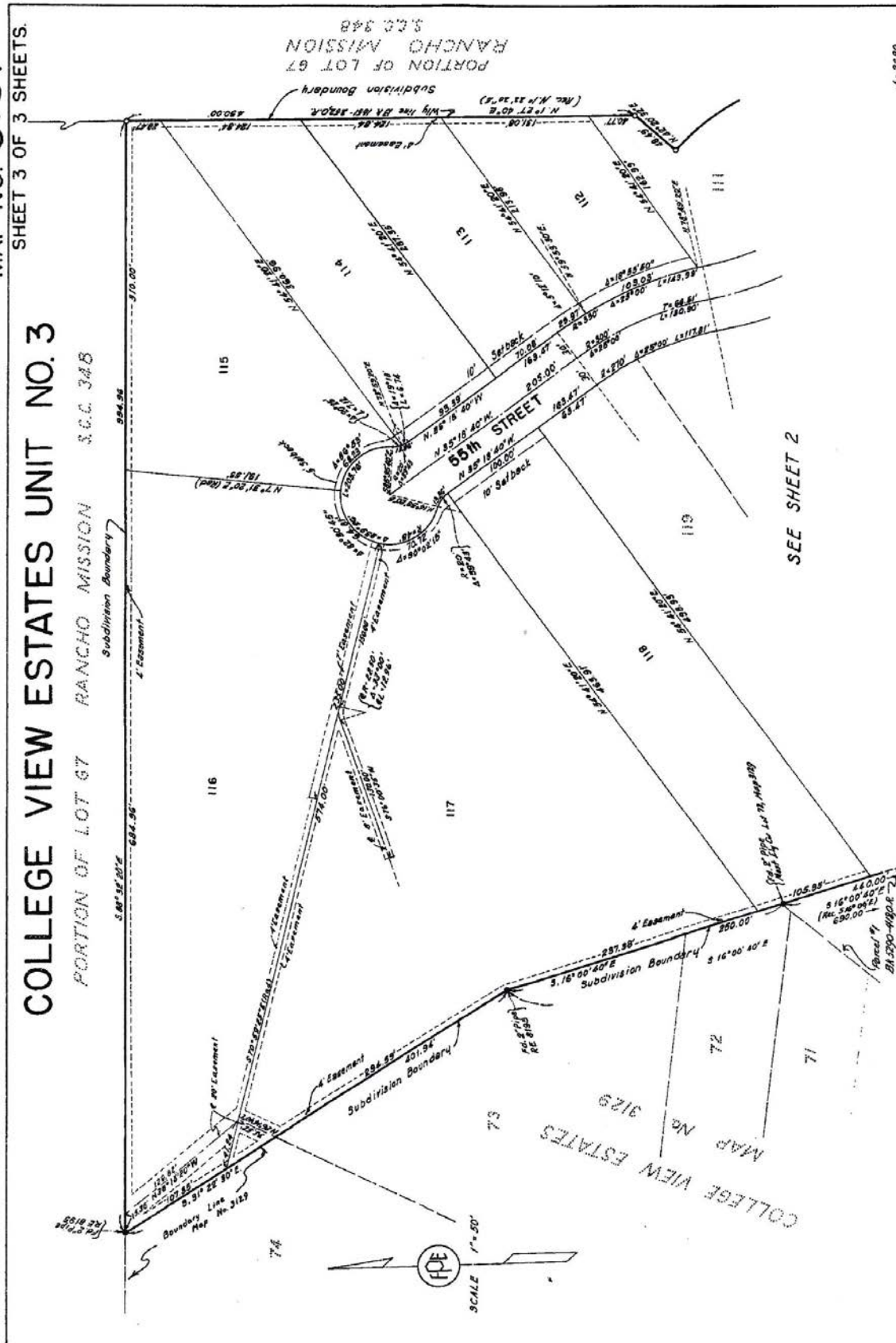
5420 54<sup>th</sup> Street





## Page 85 of 119

MAP NO. 3157



## ATTACHMENT C

Property Name: 5420 55<sup>th</sup> Street

Page 86 of 119

### C.5 Sanborn Fire Insurance Maps – Not mapped

Certified Sanborn® Map Report		10/18/19
<b>Site Name:</b>	<b>Client Name:</b>	
5420 55th Street	Nexus Planning Consultants	
5420 55th Street	427 C St Ste 212	
San Diego, CA 92115	San Diego, CA 92101	
EDR Inquiry # 5836438.1	Contact: Jennifer Ayala	

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Nexus Planning Consultants were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Ferris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting [www.edrnet.com/sanborn](http://www.edrnet.com/sanborn).

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

#### Certified Sanborn Results:

**Certification #** 6308-46A8-A59A  
**PO #** NA  
**Project** #1916 - 5420 55th Street

#### UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.



Sanborn® Library search results

Certification #: 6308-46A8-A59A

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Ferris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☒ Library of Congress
- ☒ University Publications of America
- ☒ EDR Private Collection

*The Sanborn Library LLC Since 1866™*

#### Limited Permission To Make Copies

Nexus Planning Consultants (the client) is permitted to make up to FIVE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.

#### Disclaimer - Copyright and Trademark Notice

This Report contains certain information obtained from a variety of public and other sources reasonably available to Environmental Data Resources, Inc. It cannot be concluded from this Report that coverage information for the target and surrounding properties does not exist from other sources. NO WARRANTY EXPRESSED OR IMPLIED, IS MADE WHATSOEVER IN CONNECTION WITH THIS REPORT. ENVIRONMENTAL DATA RESOURCES, INC. SPECIFICALLY DISCLAIMS THE MAKING OF ANY SUCH WARRANTIES, INCLUDING WITHOUT LIMITATION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE. ALL RISK IS ASSUMED BY THE USER. IN NO EVENT SHALL ENVIRONMENTAL DATA RESOURCES, INC. BE LIABLE TO ANYONE, WHETHER ARISING OUT OF ERRORS OR OMISSIONS, NEGLIGENCE, ACCIDENT OR ANY OTHER CAUSE, FOR ANY LOSS OF DAMAGE, INCLUDING, WITHOUT LIMITATION, SPECIAL, INCIDENTAL, CONSEQUENTIAL, OR EXEMPLARY DAMAGES. ANY LIABILITY ON THE PART OF ENVIRONMENTAL DATA RESOURCES, INC. IS STRICTLY LIMITED TO A REFUND OF THE AMOUNT PAID FOR THIS REPORT. Purchaser accepts this Report "AS IS". Any analyses, estimates, ratings, environmental risk levels or risk codes provided in this Report are provided for illustrative purposes only, and are not intended to provide, nor should they be interpreted as providing any facts regarding, or prediction or forecast of, any environmental risk for any property. Only a Phase I Environmental Site Assessment performed by an environmental professional can provide information regarding the environmental risk for any property. Additionally, the information provided in this Report is not to be construed as legal advice. Copyright 2019 by Environmental Data Resources, Inc. All rights reserved. Reproduction in any media or format, in whole or in part, of any report or map of Environmental Data Resources, Inc., or its affiliates, is prohibited without prior written permission.

EDR and its logos (including Sanborn and Sanborn Map) are trademarks of Environmental Data Resources, Inc. or its affiliates. All other trademarks used herein are the property of their respective owners.



## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 87 of 119

## Attachment D

### Photographs

D.1 Current ( 10/2019 )

## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 88 of 119

### D.1 Current Photographs



Photograph #1: 1958 Buildings. Front, east elevation (south end)

1965 Addition



Photograph #2: 1958 Buildings. Front, east elevation (middle)



## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 89 of 119

### D.1 Current Photographs



Photograph #3: 1958 Buildings. Front, east elevation (middle).



Photograph #4: 1965 Addition. Front, east elevation (north end).

## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 90 of 119

### D.1 Current Photographs



Photograph #5: 1958 Buildings. East elevation, internal courtyard and pool.



Photograph #6: 1958 Buildings. South elevation, internal courtyard as seen from street.



## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 91 of 119

### D.1 Current Photographs



Photograph #7: 1958 Buildings. Side, south elevation (driveway access from 55<sup>th</sup> to rear parking lot).



Photograph #8: 1958 Buildings. Rear, west elevation (south end).

## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 92 of 119

### D.2 Current Photographs



Photograph #9: 1958 Buildings. Rear, southwest corner (at driveway and parking lot).



Photograph #10: 1958 Buildings. Rear, west elevation.



## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 93 of 119

### D.2 Current Photographs



Photograph #11: 1958 Buildings. Rear, west elevation

1965 Addition



Photograph #12: 1958 Buildings. Side, North Elevation.

## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 94 of 119

### D.2 Current Photographs



Photograph #13: 1965 Addition at 1958 Building. Side, South Elevation as seen from alley.



## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 95 of 119

### D.2 Current Photographs



Photograph #14: 1958 Buildings. Side, North Elevation and parking lot.



Photograph #15: Rear parking lot.

## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 96 of 119

### D.2 Current Photographs

1965 Addition



Photograph #16: 1958 Buildings and portion of 1964 Addition. Courtyard west elevation.



Photograph #17: 1958 Buildings. Courtyard west elevation.



## ATTACHMENT D

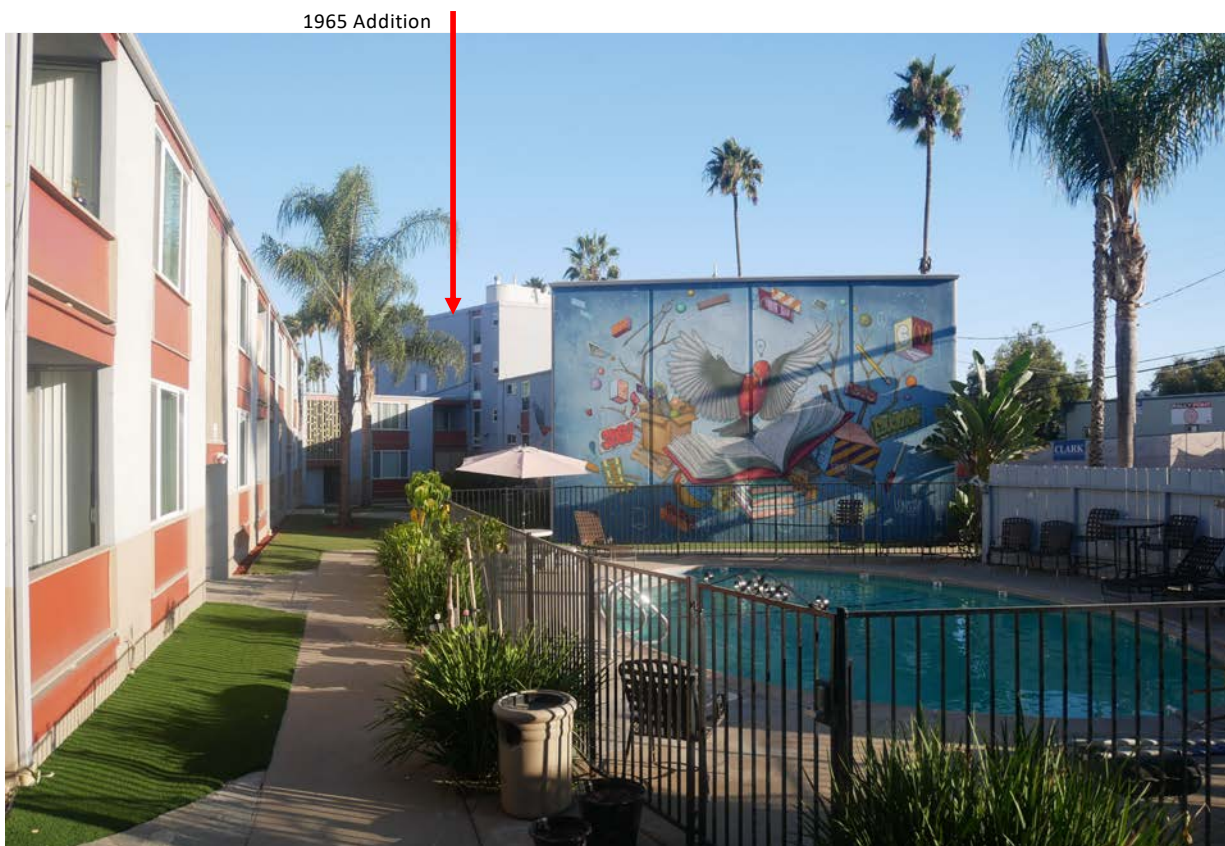
Property Name: 5420 55<sup>th</sup> Street

Page 97 of 119

### D.2 Current Photographs



Photograph #18: 1958 Buildings. Internal courtyard looking south.



Photograph #19: 1958 Buildings, internal courtyard looking north.

## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 98 of 119

### D.2 Current Photographs



Photograph #19: Typical 1958 recessed balconies with painted wood panel guardrails and vinyl slider glass doors.



Photograph #20: 1965 Addition: typical aluminum guardrails with painted wood panels and vinyl slider doors.



## ATTACHMENT D

Property Name: 5420 55<sup>th</sup> Street

Page 99 of 119

### D.2 Current Photographs



Photograph #21: Typical 1958 detail, painted wood blocking that mimics concrete brise soleil. Brise soleil, sometimes *brise-soleil* is an architectural feature of a building that reduces heat gain within that building by deflecting sunlight. There are no spaces to be occupied behind this feature (it is an entry stairwell) therefore it is only decorative and a misunderstanding of the feature as it is known in modernist architecture.

## Attachment E

### Supplemental Documentation

E.1 Criterion A – N/A

E.2 Criterion B – Owners and Occupants Research

E.3 Criterion C – Modern Contemporary Architectural Style

E.4 Criterion D – Architect / Builder

E.5 Criterion E – N/A

E.6 Criterion F - N/A



## ATTACHMENT E

Property Name: 5420 55<sup>th</sup> Street

Page 101 of 119

E.2 Owners and Occupants

San\_Diego\_Union\_1958-12-08\_26

### \$200 Carpet Taken

Theft of a 12-by-50-foot section of carpet valued at \$200 in a burglary of a vacant apartment at 5420 55th St. was reported to police yesterday by Bob D. Royal, a carpet installer, of Glendale.

San\_Diego\_Union\_1959-08-16\_114

Other recent apartment sales included 24 units at 5420 55th St., sold to Mr. and Mrs. Samuel A. Brand, headed by Morris Steinbaum. Revenue stamps indicated \$90,000, which may be a partial price.

San\_Diego\_Union\_1959-03-07\_28

### DELUXE

1 & 2-B.R. APTS.

1200 SQ. FT.

LIVING AREA

FURNISHED

AND

UNFURNISHED

WALL-TO-WALL CARPET

REFRIGERATOR

DISPOSAL

RANGE

HEATED POOL

NATURAL CABINETS

FORCED AIR HEAT

CHILDREN ACCEPTED

ALBERT  
MANOR

NO. 2

5420 55TH ST.

JU 3-7610

San\_Diego\_Union\_1963-01-13\_100



RONA LEE PRICE

Mr. and Mrs. Henry J. Price, of 5420 55th St. announce the engagement of their daughter, Rona Lee, to Stephen Ellis Gordon. He is the son of Mrs. Ben Gordon and the late Mr. Gordon. Miss Price was graduated from Herbert Hoover High School and is completing studies at Stephens College, Columbia, Mo. Her fiancé is a graduate of San Diego State, where his fraternity was Zeta Beta Tau, and now is studying at California Western Law School. A Sept. 1 wedding is being planned.

San\_Diego\_Union\_1963-05-31\_28

### 3 At Stephens Receive Degrees

Three San Diego girls received Associate in Arts degrees in commencement exercises Monday at Stephens College, Columbia, Mo.

They are Misses Margaret Dreher, daughter of Mr. and Mrs. Norman A. Dreher, 4328 Alder Drive; Lillian Herrmann, daughter of Mrs. Marvin Jack Herrman, 620 San Geronio St., and Rona Price, daughter of Mr. and Mrs. Henry J. Price, 5420 55th St.

## ATTACHMENT E

Property Name: 5420 55<sup>th</sup> Street

Page 102 of 119

E.2 Owners and Occupants

San\_Diego\_Union\_1963-10-10\_15

### John B. Pearson

Services will be at 11 a.m. today in Beardsley Funeral Home for John B. Pearson, 50, of 5420 55th St., a builders' service estimator, who died Monday in a hospital.

Surviving are his widow, Mabel; a daughter, Mrs. Roxie Bensmiller of San Diego,

his parents; two brothers, and a sister. Burial will be in Ft. Rosecrans National Cemetery.

San\_Diego\_Union\_1963-10-21\_22

### Newcomers From Scarsdale

Mr. and Mrs. Samuel M. Chapin of Scarsdale, N.Y., are attractive newcomers to San Diego. They were attracted here by their son and daughter-in-law, Mr. and Mrs. Roger Chapin and four children. The newcomers, who have taken an apartment at 5420 55th St., also have a son and daughter-in-law, Mr. and Mrs. Richard Chapin, who live with their three children in Seattle.

Mr. Chapin is a retired attorney. Mrs. Chapin, member of the American Institute of Interior Designers, has designed some of the most creative and practical kitchens in the United States. One of her latest models is featured in the current issue of a national house decor magazine.

Mrs. Chapin's volunteer work in the East was with the woman's auxiliary of Montefiore Hospital, New York City. She was among the guests at the patio luncheon which Mrs. Charles Risdon gave last week.

San\_Diego\_Union\_1959-12-23\_17

### Wisconsin Pair Visits Daughter

Mr. and Mrs. Karl H. Fauerbach of Madison, Wis., arrived here Saturday to spend the holidays with their daughter, Miss Virginia Fauerbach of 5420 55th St., and to attend the Rose Parade and Rose Bowl game New Year's Day in Pasadena.

Mr. Fauerbach is president and general manager of a brewing and soft drink bottling firm in Madison.

Miss Fauerbach, a 1956 graduate of the University of Wisconsin, teaches at Chase Avenue Elementary School in El Cajon.

San\_Diego\_Union\_1963-11-03\_76



MRS. KANTOR

Miss Joan Tilton Luly, the daughter of Drs. John and Marjory Luly of 3255 McGraw St., became the bride of Dr. Arlen F. Kantor of La Jolla in a 12:30 p.m. ceremony Oct. 26 in the Carmel by the Sea Wedding Chapel. The bridegroom is the son of Mrs. Morris Holzberg of 5420 55th St. and the late Philip Kantor. The bride chose her sister, Miss Pamela Luly, as her honor attendant. William Bomont was best man. After a honeymoon in San Francisco and Hawaii, the couple will make their home in the San Diego area.

San\_Diego\_Union\_1964-04-05\_78



MRS. GORDON

Following a wedding trip to Mexico City and Acapulco, Mr. and Mrs. Stephen Ellis Gordon will make their first home in Long Beach. The couple was married March 21 by Rabbi Monroe Levens of the Tifereth Israel Synagogue. The bride is the former Rona Lee Price, daughter of Mr. and Mrs. Henry J. Price, 5420 55th St. Mr. Gordon is the son of Mrs. Ben Gordon and the late Mr. Gordon. Miss Andrea L. Beck was maid of honor. Bridesmaids included Misses Janice M. Gordon, sister of the groom, Jania Wasserman and Judy Blockley of San Francisco. Errol F. Kader was best man. Ushers were Gerald S. Mendell, Michael J. Sperber, Robert Price, John E. Ruden, Larry Price, David Gordon and Thomas Jacobson. The bride was graduated from Stephens College, Columbia, Mo. The groom is a graduate of San Diego State, where he was affiliated with Zeta Beta Tau fraternity.

San\_Diego\_Union\_1961-02-23\_15

### Leon H. Reader

Private services for Leon H. Reader, 72, of 5420 55th St., who died Sunday in a hospital, will be at noon today in Greenwood Mortuary. Entombment will be in Greenwood Mausoleum.

Reader, a retired Phoenix, Ariz., wholesale produce company owner, lived here 12 years. He was a member of La Mesa Congregational Church. Surviving are his widow, Helen; two sons; a daughter, Mrs. Jean R. Bacon of Chula Vista; a brother, and six grandchildren.



E.2 Owners and Occupants

San\_Diego\_Union\_1966-12-16\_18

## High School Football Change Is Deplored

Editor, The Union: Area football fans should give their full support to Bud Maloney's recent criticism of the decision to split the San Diego section of the CIF into two conferences. This leaves San Diego without a champion.

Back in 1959, one of the major arguments for forming the SD-CIF was that such a setup would give the area a champion. Now we have nothing.

The newly adopted plan can be a good foreman for a SD-CIF championship game with one change. Why not let the Metropolitan (City) Conference champion play the winner of the County Conference for the SD-CIF crown?

In order to satisfy those who would like a reasonably early end to the football sea-

son, there are two alternatives: (1) Start football games one week earlier in September, (2) Have section teams play an eight game regular season schedule instead of the present nine game slate.

Such a title playoff game is certainly justified as a county team (Escondido) won the CIF championship in 1960 and 1962. The competition would be keen.

Anyway you look at it, the newly adopted plan is going to be a source of controversy as long as it exists. It should be amended now. Any comparison between a sincere, sensible attempt to determine a county champion and overemphasis of high school football is relative.

CHARLES J. HOADLEY  
5420 55th St.

San\_Diego\_Union\_1967-12-10\_53

## Officers Capture 2 Suspects, 2 Flee In Downtown Robbery

Two suspects were captured by police at gunpoint during the robbery of a downtown clothing store at 10:50 a.m. yesterday.

Two other suspects fled but were later arrested.

Police Patrolman A. M. Barnes heard an all-units call to squad cars about a robbery in progress at the Brenner Men's Wear store at 1050 Fourth Ave.

Barnes said he went to the rear of the store and met one suspect, Richard E. Webb, 21, of 3042 National Ave., who the officer said was wearing a blue handkerchief over the lower part of his face.

### SUSPECT SURRENDERS

Webb, an unemployed laborer, surrendered and was taken in custody by Patrolman M. A. Swintex, the second officer to arrive.

Barnes said he then saw James W. Williams, 22, of De-

troit, an unemployed carwash man, peek around a wall.

Barnes said he grabbed Williams and whirled him around.

Williams fell to the floor, and a gun also clattered to the floor. Police said Williams had been holding the gun.

### TWO TIED UP

The suspects who fled, police said, caught a cab up the street. They carried shopping bags filled with clothing taken from the store.

They got out of the cab in the 2200 block of Irving Street and fled.

Later, two boys, both 17 and having juvenile records, were arrested and sent to the juvenile Hall. They were believed to be the two suspects who left the clothing store and caught a cab, police said.

Several watches were taken from Webb and Williams and impounded as part of the loot, officers said.

The store owner, Theodore Brenner of 5420 55th St., said he and Robert A. Anderson of 4554 North Ave., the sales clerk, were in the store when Webb and Williams entered at 10:45 a.m.

He said both suspects were armed. Only one gun was recovered.

### PAIR TIED UP

Brenner and Anderson were ordered to the rear room and then tied up.

A passerby, Dave Lindley of 10179 Vista de la Cruz, a sewing machine dealer, saw this happening, police said.

Lindley also saw the other two run from the store. He then called police.

San\_Diego\_Union\_1967-01-10\_30

## Shield Decor Is Planned

By KAY JARVIS

Heraldic shields emblazoned with symbols signifying the traits for which the 26 "Gentlemen of Distinction" will be honored at the second annual banquet on Jan. 21 will center tables in the International Room of El Cortez Hotel.

The symbols and their meanings are the dove for peace, the carnation for San Diego, clasped hands for friendship and the quill of knowledge.

No-host cocktails will be served at 6:30 p.m. followed by dinner at 7:30 and presentation of scrolls to the honorees.

Seating the expected 700 guests will be Mmes. Mitchell Mohr, Andy Davis, Morris

Naiman, Arthur Pogrell, Cal Lawrence, Herman M. Horn, Bruce Gellens, Roger Spalter and David Sugarman.

Mrs. J. Richard Wolf and George A. Scott will share in giving testimonials to the gentlemen, and Mrs. Morton J. Cohn, general chairman, will present the scrolls. Miss Paula Kent will be toastmistress.

Mrs. Maurice Goldner, now of Long Beach, designed the table decorations and Mrs. Eli Levenson has been in charge of calligraphy on the scrolls.

Seating arrangements are under the direction of Mrs. Norman Gelman. Reservations are being accepted by Mrs. Mary Holzberg, 5420 55th St., and the

Temple Emanu-El office, 4799 Seminole Drive.

Chairmen of various committees of the Women's Guild of Temple Emanu-El and members of the selection committee met yesterday with Mrs. Cohn at Kona Kai Club to complete arrangements for the event.

Serving with Mrs. Bruce Hazard, selection committee chairman, are Mmes. Stephen Fletcher, J. Clemente Cabello, Fred Rohr, Charles Hartmann, Norman Gelman, Harold Garvin, J. Richard Wolf, Harold Lasher, Harry Haelsig, Saul Chenkin, Mary Holzberg and William B. Pierce, president of the women's guild of the temple.

San\_Diego\_Union\_1968-02-10\_30

FEB. 19

Members of Ida Nasatir Business and Profession Group of Hadassah will hear a review of Stephen Birmingham's novel, "Our Crowd," at 7:30 p.m. Members will meet in the home of Mrs. Betty Polacoff, 5420 55th St., San Diego. The review will be given by Mrs. Pearl Slaven.

San\_Diego\_Union\_1974-12-05\_35

accuse way.

Gina Ceaglio reported car seats and tapes, with a combined value of \$500, taken from her car parked at 5420 55th St. •

## ATTACHMENT E

Property Name: 5420 55<sup>th</sup> Street

Page 104 of 119

E.2 Owners and Occupants

San\_Diego\_Union\_1975-05-26\_26

### **SERVICES PLANNED TODAY FOR SADIE B. HAIMSOHN**

Services will be at 2 p.m. today in the Chapel of Prayer at Cypress View Mortuary for Mrs. Sadie B. Haimsohn, 76, of 5420 55th St. Burial will be in Home of Peace Cemetery. Mrs. Haimsohn died Saturday in a hospital.

A native of Michigan, Mrs. Haimsohn came to San Diego 58 years ago. She was a housewife and member of Hadassah, the National Council of Jewish Women and Temple Beth Israel.

Surviving are two sons, Edward and Herbert, both of San Diego; a brother; seven grandchildren, and one great-grandchild.

The family suggests contributions to the donor's favorite charity.

San\_Diego\_Union\_1975-01-18\_17

**Gina Ceaglio reported** bucket seats, with a combined value of \$1,100, were taken from her car parked at 5420 55th St.

San\_Diego\_Union\_1964-08-16\_47

**HOLZBERG** — Morris. Husband of Mary Holzberg. Father of Mrs. George Swardlow. Brother of Mrs. Julia Meyers. Mrs. Sarah Baumring. Mrs. Fanny Rosenstein. Mrs. Rose Weinberger and Walter Holzberg. 3 grandchildren, 2 great-grandchildren. Services Mon. 11 a.m. Cypress View Chapel, Lewis Colonial Mortuary conducting.

San\_Diego\_Union\_1980-01-11\_40

### **Landlord, City Settle Dispute**

The San Diego City Attorney's Consumer Protection Unit has reached an out-of-court settlement with a landlord stemming from allegations that illegal rental agreements were entered into with tenants.

Samuel and Alice Brand, owners and managers of College View Apartments, 5422 55th St., agreed to refrain from using the illegal agreements and to pay \$300 to the City of San Diego in a settlement reached Monday.

The agreements they were using stated that a tenant's security deposit would be used for cleaning the apartment, shampooing carpets, repairing damage and other expenses upon the tenant's departure. The agreement implied that the security deposit was "nonrefundable."

Under California law, cleaning expenses cannot be deducted unless tenants fail to properly clean the apartment themselves, and expenses for ordinary wear and tear to the premises are not permitted to be deducted from the deposit, according to deputy city attorney Fredric Hein.



## E.3 Modern Contemporary Architectural Style

**SAN DIEGO MODERNISM HISTORIC CONTEXT STATEMENT**  
 SAN DIEGO MODERNISM SUB-STYLES

**CONTEMPORARY:**  
 (ca. 1955-1965):



Contemporary tract homes represented a growing sophistication of the residential home buyer and an increasing public demand for housing that reflected the latest styles. They employed the latest styles and materials including such modern features as interior courtyards, aluminum framed windows, sliding-glass doors, and attached carports or garages; and offered upgrades to their basic model plans, allowing the homebuyer to customize their properties.

Split level houses became popular in the mid-1950s as a response to the shrinking availability of flat residential building lots. In general, Split-level houses are a variation of the Contemporary or Ranch styles. They retain the characteristic horizontal lines and low-sloped roofs. The garage is usually prominent, front-facing, and attached. Floor levels are usually arranged with the garage and utility rooms at the lowest level, family living spaces and kitchen on a mid-floor wing, and bedrooms or private spaces on the upper level above the garage.



1961 Palmer & Krisel home designed for Leonard Dragin in the La Jolla Crest development. Courtesy Lotta Livin'.

In addition to its use as a style for tract housing, the Contemporary style was ubiquitous in San Diego during the 1950s and 1960s as a style for commercial buildings and streetscapes. These buildings display many of the same design features as Contemporary style homes, such as angular massing, varied materials use, and unusual roof forms, especially on free-standing commercial buildings. Signage for street front commercial buildings in the Contemporary style was generally large, with bold free-standing letters attached to building façades that were frequently lighted in order to attract passing motorists. For Contemporary buildings with private parking lots such as grocery stores, signage was frequently taller and rose above the building itself, serving as a beacon in large parking areas.

## E.3 Modern Contemporary Architectural Style

**SAN DIEGO MODERNISM HISTORIC CONTEXT STATEMENT**  
SAN DIEGO MODERNISM SUB-STYLES**Character-Defining Features of the Contemporary Style****Primary**

- Strong roof forms including flat, gabled, shed, or butterfly, typically with deep overhangs
- Large windows, often aluminum framed
- Non-traditional exterior finishes include vertical wood siding, concrete block, stucco, flagstone and mullion-free glass

**Secondary**

- Angular massing
- Sun shades, screens or shadow block accents
- Attached garages or carports for homes
- Split-level design, especially on sloped residential sites
- Horizontally oriented commercial buildings
- Distinctive triangular, parabolic or arched forms
- "Eyebrow" overhangs on commercial buildings
- Integrated, stylized signage on commercial buildings



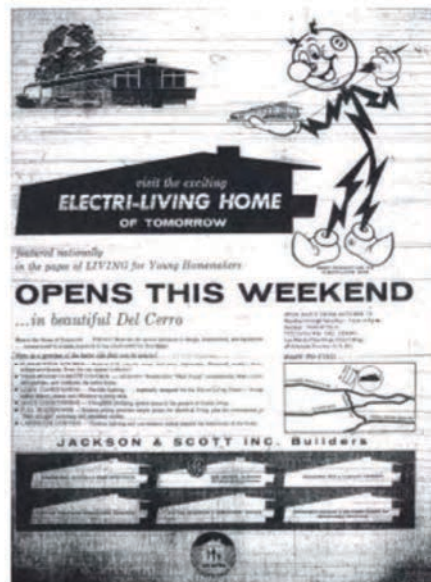
Contemporary tract home design by Palmer and Krisel for Drogin Homes ca. 1960. The same floor plan is used throughout this neighborhood with variations to the roofline.

**Evaluation Criteria**

While this style was relatively popular in San Diego tract construction, many of these homes and buildings have been extensively remodeled diminishing their level of integrity and reducing the abundance of good examples from this sub-style substantially. Several Contemporary tract communities in San Diego featured model designs by recognized Modern architects. Although the architects' model plans were mass produced by developers, the houses may still poses significance due to their association with a potential master architect.

Good examples of this style that retain a high degree of integrity should therefore be considered for individual designation, especially if the model design is associated with a significant architect. Due to the somewhat limited supply of unaltered examples, retention of all character defining features may not be necessary for listing, if comparative analysis demonstrates that the building retains a relatively high degree of integrity compared to other extant examples.

Contemporary tract clusters and commercial areas which retain the scale, massing, and a good level of integrity should also be considered for potential



1957 San Diego Union advertisement for Contemporary tract homes designed by Paderewski, Mitchell & Dean architects with interiors by Walter Broderick & Associates. Developers were increasingly offering upgrades and turning to name designers to attract homebuyers.



## E.3 Modern Contemporary Architectural Style

**SAN DIEGO MODERNISM HISTORIC CONTEXT STATEMENT**  
 SAN DIEGO MODERNISM SUB-STYLES

designation as a district. Local builders of Contemporary style tracts included Drogin Homes and Chris Cosgrove. Designers included noted architects such as Palmer and Krisel who collectively produced several tracts scattered around San Diego from the beach to Del Cerro. Notable examples of Contemporary tracts in San Diego include J. Herbert Brownell's row of 17-foot wide "Compact Houses" in Pacific Beach and William Kesling's La Jolla and Ocean Beach tracts.



A Split-Level Contemporary style tract in Bay Park designed by Palmer and Krisel for Drogin Homes ca. 1960s. This tract is a rare example of several split-level homes grouped in a single development.

In addition to districts, custom Contemporary style homes throughout the city may be eligible for individual designation. Examples of Split-Level residences, which limited the amount of grading required for construction, can be found scattered around San Diego in previously established neighborhoods such as Point Loma, Mission Hills, Kensington, and Rolando which offered gently sloping in-fill lots.

Some tract communities included planned landscapes for model units and community spaces. The landscape style was as modern as the homes, featuring junipers and clustered palms with lava rock and seeded aggregate paving. Although absence of these features should not preclude designation, landscape features dating to the period of significance, especially those that can be attributed to the architect, should be preserved and maintained when present.



These buildings on Girard Street in La Jolla illustrate elements of the Contemporary style as used in modest commercial buildings.

The Contemporary style was widely used on major streets and boulevards such as El Cajon Boulevard in North Park, Girard Avenue in La Jolla, Washington Street in Mission Hills, and Rosecrans Boulevard in Point Loma. Buildings in these areas exemplify the style with long horizontal massing, extensive use of glass windows to open the interior space as to the street, updated Moderne elements such as "eyebrow" overhangs, and minimal architectural details on the façade. The Pepsi Bottling Group building in Kearny Mesa is one example of a freestanding Contemporary commercial building that is extant in San Diego. Other examples exist throughout the region, especially in North Park, Point Loma, and the eastern portions of the city. Signage for Contemporary commercial buildings that is original to the structure should be considered as part of the resource.

## SAN DIEGO MODERNISM HISTORIC CONTEXT STATEMENT CONTRIBUTING DESIGNERS OF MODERN SAN DIEGO

### **C.J. Paderewski (1908-2007)**

#### **Education: University of California, Berkeley, 1932**

Clarence Joseph "Pat" Paderewski was born in Cleveland, Ohio. Following his graduation from Benjamin Franklin High School in Los Angeles in 1926, Paderewski attended one year of college at the University of California, Los Angeles (UCLA). He then transferred to UC Berkley where he earned a degree in architecture in 1932.

Moving to San Diego soon thereafter in 1939, Paderewski began teaching drafting, architecture, and related subjects for San Diego Unified School District. Between teaching Evening High School (1939-1944), War Training Program (1943-1944) and UC Extension (1944-1957) classes, Paderewski was more than an architect; he was a real contributor to San Diego's education system.

During a long career leading his firm with partners Delmar S. Mitchell and Louis A. Dean, Paderewski would stake claim on a number of "firsts". Paderewski also secured many accolades for the first exterior all-glass elevator on the El Cortez Hotel in 1956 and a forward-thinking Buckminster Fuller-esque geodesic dome on the Palomar College campus.

In his 1957 FAIA sponsorship application, the San Diego Chapter of the AIA, at the time led by Chapter President Sim Bruce Richards, noted "It is his philosophy that an architect can, and should, contribute of himself at every possible opportunity, that his community may be a better place in which to live for himself and his neighbor. He is strong in the belief that good architecture provides the environment for children and adults which will result in an enlightened generation. He also believes that it is the architect's mission to preach the gospel of good architecture at every opportunity in order that an ever increasing percentage of our people will appreciate and demand good architecture."

San Diego projects include:

Anthony's Fish Grotto, La Jolla (1960)

Dabkovitch Building, 3211 Fifth Avenue, Hillcrest (1961)

Fletcher Hills Building (1957)

Tim Hallahan Residence, 5686 Dorothy Way, San Diego (circa 1957)

J.C. Penney Building, Garnet & Hornblend, Pacific Beach

La Jolla Coast Apartments, Coast Boulevard, La Jolla (1964)

Paderewski Residence #2, Kalmia Place, South Park (1960)

Paderewski Residence #3, Kalmia Place, South Park (1980)

San Diego Blood Bank, 440 Upas Street, Hillcrest (1957)

San Diego County Medical Society, 4th and Walnut, Bankers Hill (1957)

San Diego International Airport, 3665 N. Harbor Drive, San Diego (1967)

State Division of Highways Building, Taylor Street, Old Town (1953)

St. Paul's Manor, 2635 2<sup>nd</sup> Avenue, Bankers Hill (1963)

Wherry Housing Project, East of Highway 395 and Aero Drive, Kearny Mesa



### **Sir Clarence Joseph "Pat" Paderewski, FAIA NCARB President 1966**

<https://www.ncarb.org/about/history-ncarb/past-presidents/c-j-pat-paderewski> accessed March 12, 2020



C. J. "Pat" Paderewski was first appointed to the California Board of Architectural Examiners in 1956. He served in all of the Council's offices, culminating as president in the 1966 fiscal year. His wide-ranging contributions to the Council include being instrumental in the development of a national registration exam for architects and standards for reciprocal registration.

Paderewski was born in Cleveland, and didn't speak English until age 6. In 1920, his family moved to Los Angeles. He spent one year at UCLA, before graduating with a bachelor's degree in architecture from UC Berkeley in 1932. After completing his architectural apprenticeship, Paderewski passed the California State Board Exam in 1944 and became a registered architect. At that time, he moved to San Diego and set-up his own practice.

In 1948 he founded Paderewski, Mitchell, and Dean AIA Architects with partners Delmar S. Mitchell and Louis A. Dean. He soon became known as both a civic leader and one of San Diego's outstanding architects. Paderewski's architectural contributions include the forward-thinking Buckminster Fuller-esque geodesic dome on the Palomar College campus, the first exterior all-glass elevator on the El Cortez Hotel (1956, now demolished) and San Diego's Lindbergh Field Terminal.

In 1962, he was elected to the American Institute of Architects College of Fellows. In 1982, he was invested in the "Order of Polonia Restituta" by the Polish Government in Exile, for his service to the architecture profession and for a lifetime of service to Poles in the United States.

## Clarence Joseph Paderewski

Architect | 1908-2007

<https://www.modernsandiego.com/people/cj-paderewski> accessed March 12, 2020

Clarence Joseph 'Pat' Paderewski was born on July 23, 1908 in Cleveland, Ohio. His family moved to Los Angeles in 1920. Following his graduation from Benjamin Franklin High School in Los Angeles (in 1926), Pat attended one year at UCLA and completed his BA in Architecture in 1932 at Cal.

One year after moving to San Diego, in 1935, Mr. Paderewski would garner 3rd prize in the National Design Competition of a Residence for Structural Clay Products (1936). Mr. Paderewski began teaching drafting, architecture and related subjects in 1939 for San Diego Unified School District. Between teaching Evening High School (1939-1944), War Training Program (1943-1944) and UC Extension (1944-1957) classes, C.J. Paderewski would define himself as more than an architect but a real contributor to San Diego. He opened his first office in 1944.

In 1946, Pat assumed the responsibility (on behalf of the AIA) of "working with one of the San Diego Evening newspapers in furnishing an article each week, together with photographs or sketches, of a house designed by an architect."

During a long career leading his firm with partners Delmar S. Mitchell and Louis A. Dean (Paderewski, Mitchell and Dean AIA Architects), Pat would stake claim on a number of "firsts". He was "the first architect to advocate the use of colors in elementary schools" he led the John J. Montgomery School in Otay to be the first school (in 1946) "in which interesting colors were used in interiors and exteriors." Recognized for designing the first school to utilize radiant heat (via hot water in the floor) in 1947 in San Marcos, Pat was an innovator early on. The firm would also establish the first pre-fabricated plywood wall and roof panel systems used in several schools to meet the economics of rapid construction (in 1948). Pat also secured many accolades for the first exterior all-glass elevator on the El Cortez Hotel (1956) and a forward-thinking Buckminster Fuller-esque geodesic dome on the Palomar College campus.

In his 1957 FAIA sponsorship application, the San Diego Chapter of the AIA (at the time led by Chapter President Sim Bruce Richards) noted "It is his philosophy that an architect can, and should, contribute of himself at every possible opportunity, that his community may be a better place in which to live for himself and his neighbor. He is strong in the belief that good architecture provides the environment for children and adults which will result in an enlightened generation. He also believes that it is the architect's mission to preach the gospel of good architecture at every opportunity in order that an ever increasing percentage of our people will appreciate and demand good architecture."

Over the years the firm employed Fred Livingstone, Fred Chilcott, Rich Albrecht, Olaf Oxford, Ed Pinoni, Ed Malone, Bob Jones, Walt Nelson, Bob Myrdal, George Markle, Don Innis, Dave Tennebaum, Art Hoelck, Delmar Mitchell, Louis Dean, Frank Stevenson, Luciano Zecchin, Matt Plagwitz, Jack Madison, Don Goldman, Dan Perkins, Jack Carpenter, Bill Caldwell and many others.



# ATTACHMENT E

Property Name: 5420 55<sup>th</sup> Street

Page 111 of 119

## E.4 Architect / Builder

<u>Year</u>	<u>Building</u>	<u>Type</u>
1941	Bayside Elementary	School
1946	John J. Montgomery School	school
1947	San Marcos School	school
1950	War Mermorial Building	Civic
1951	Private residence	residential
1952	Chase Avenue Elementary	School
1953	State Division of Highways Building	Civic
1953	Wherry Housing Project	residential
1954	Central Elementary	School
1954	Ducommun Metal & Supply Co.	
1955	Paderewski Residence #1	residential
1955	Wetherell Residence	residential
1955	Bank of America, Pt. Loma	Commerical
1955	General Atomics	Commercial
1957	Bowling Center Bowlero	Commercial
1957	Coronado City Hall	Civic
1957	El Cortez Hotel Remodel	residential
1957	Fletcher Hills Building	Commercial
1957	Hallahan Residence	Residential
1957	San Diego Blood Bank	commercial
1957	San Diego County Medical Society	commercial
1958	Bowlero la mesa	Commercial
1958	St. Mary's Catholic Church	religious
1959	El Cortez Travelator	residential
1959	Palomar College	school
1959	Rancho Presido Motel	commercial
1959	Stardust Motor Hotel	commercial
1960	Anthony's Fish Grotto, La Jolla	Commercial
1960	Anthony's Fish Grotto, Murray Dr	Commercial
1960	Paderewski Residence #2	residential
1960	Pomerado elementary school	school
1961	Dabkovitch Building	
1962	Bank of America, Chula Vista	Commerical
1963	First Federal	Commercial
1963	County General Hospital	Hospital
1963	St. Paul's Manor	residential
1964	Coronado Municipal Pool	Civic
1964	La Jolla Coast Apartments	residential
1967	San Diego International Airport	Commerical
1968	Lutheran Congregational Church	Religious
1969	J C Penny Building	Commercial
1970	Us Mexico Border Station	Civic
?	1000 10th St. Apts	Residential
?	Emory Elementary	school
?	Rohr Aircraft Coporation	Commercial
?	St. Mary's Parochial School	school

## ATTACHMENT E

Property Name: 5420 55<sup>th</sup> Street

Page 112 of 119

E.4 Architect / Builder

### El Cortez Hotel, "Sky Room" sign lit, San Diego



**IDENTIFIER**  
PC-000-781

**TITLE**  
Night photograph of El Cortez Hotel, San Diego, with "Sky Room" sign superimposed on it, showing glass elevator

**DATE**  
1950s

**CREATOR**  
R. W. Chase, photographer

**CONTRIBUTOR**  
H. S. Crocker Co., Inc., Los Angeles, California, US

**DESCRIPTION**  
The glass elevator (called "Starlight Express"), seen here with colored stars going up the front of the El Cortez Hotel in San Diego, was installed in 1956 by hotelier Harry Handlery, who had purchased the hotel in 1951. It went as far as the 15th floor Sky Room until it was removed during restoration to the hotel's pre-1950s appearance as a site listed in the National Register of Historic Places. The Cafe Cortez and the Pacifico Room on the ground floor of the hotel are also lit up. Since the Travolator moving walkway installed by Handlery is not in this photograph, this photograph must have been taken between 1956 and 1959. The 15-story elevator may have been the tallest hydraulic elevator in the world (175 feet), and it was the second exterior glass elevator ever installed. Its designer--and the designer of the Travolator--was architect C. J. Paderewski (1908-2007). The back of the postcard claims that the "Mirro-Krome"(R) process by H. S. Crocker Co., Inc. was used in printing this card. This was a type of photochrome manufactured using offset lithography. The publisher's number on the back of the card is SDC-15

**KEYWORDS**  
El Cortez Hotel; Sky Room; Starlight Express; Glass elevators; Hydraulic elevators; Pacifico Room; Cafe Cortez; San Diego; C. J. Paderewski; R. W. Chase

**STREET ADDRESS**  
702 Ash Street

**LOCATION**  
California - San Diego

**COLLECTION TITLE**  
John and Jane Adams Postcard Collection

**COLLECTION NUMBER**  
MS-0008

**LANGUAGE**  
English

**PUBLISHER**  
Chase's Color Card Co., San Diego, California, US

**ORIGINAL FORMAT**  
Postcard

**EXTENT**  
3.5 inches x 5.5 inches

**MULTIPLE PARTS**  
No

**RELATED MATERIALS**  
PC-000-518, -609, -615, -708, PC-000-769, -780, -782-788; Alisa Goetz, ed., Up Down Across, Merrell Pub Ltd, London/NY & National Building Museum, pp. 114 & 117; K. E. Ciani & C. Malinick, "From Spanish Romance ..." Journal of San Diego History 2000 v46 #1

**TRANSCRIPTION**  
[signs on building]  
El Cortez Hotel  
[superimposed on above] Sky Room  
Cafe Portez  
Pacifico Room

**REPOSITORY**  
San Diego State University Library and Information Access, Special Collections and University Archives

**FILE TYPE**  
Image

**FILE EXTENSION**  
TIFF

**FILE SIZE**  
20.47 MB

**BOOKMARK THIS PAGE**  
<https://digital.sdsu.edu/view-item?i=140494>

**FEEDBACK**



## ATTACHMENT E

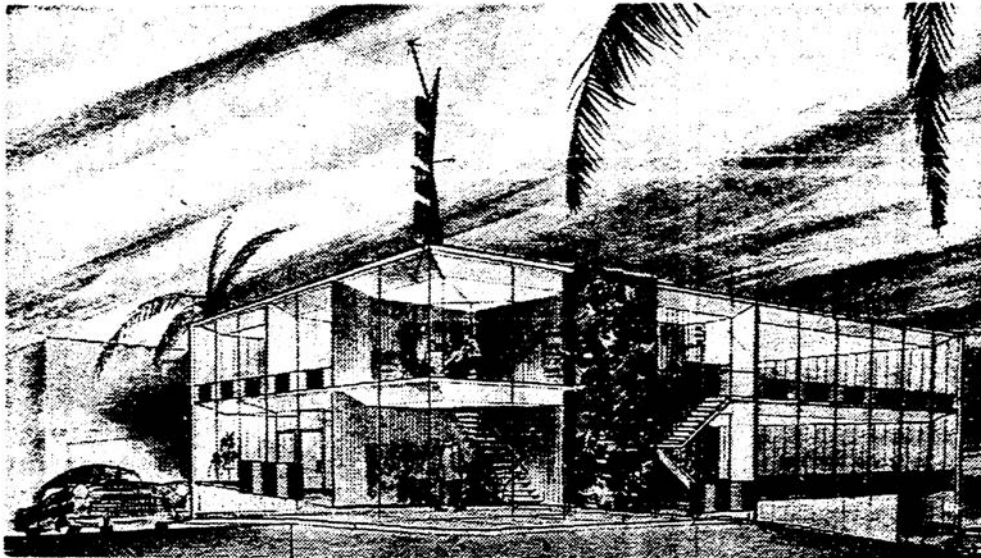
Property Name: 5420 55<sup>th</sup> Street

Page 113 of 119

E.4 Architect / Builder

San\_Diego\_Union\_1956-06-03\_100

San\_Diego\_Union\_1956-08-12\_87



—Design by Paderewski, Mitchell and Dean

**GLASS BUILDING:** Walls of glass will give this \$100,000 building an ultra-modern treatment. It is to be built at corner of Seventh avenue and Ash street.

corner of Seventh avenue and Ash street by Harry Handlery, owner of El Cortez Hotel. Handlery said construction may start in two months.

C. J. Paderewski, of the architectural firm of Paderewski, Mitchell and Dean, said this building, to include two stories and a basement parking garage, will be all glass on the two street sides. The site is 50 by 100 feet. Approximately 3,000 square feet have already been leased for the main studio of radio station KCBQ. Studio programs will go on the air in full view of street pedestrians.

The new building will be air conditioned.

Handlery also has plans for development of other

property owned by the Handlery Hotels, Inc., in the vicinity of El Cortez Hotel. He has a 100-by-100-foot site on the northwest corner of Seventh avenue and Ash street, where he said he intends to build a three or four-story parking garage. Handlery also recently acquired, in a \$140,000 purchase, the 23-unit Bonita apartments, just north of the 100-by-100-foot corner plus another 100-by-150-foot site on the northwest corner of Beech street and Eighth avenue and an adjoining 50-by-52-foot lot, just north of the corner property on Eighth avenue.

Handlery said he hopes to develop the new acquisitions into parking lots for hotel

patrons, but he has no immediate plans for clearing these properties. The corner parking garage and parking lots may not be started for a year or two, he said.

Handlery's new plans mark a continuation of an extensive development program which he started when he acquired El Cortez Hotel more than three years ago. He recently completed a major improvement program of more than two million dollars at

### SECOND TERM

## San Diegan Heads State Examiners

C. J. Paderewski, San Diego architect of the firm Paderewski, Mitchell and Dean, was elected president of the California Board of Architectural Examiners



Paderewski

during a three day meeting of the board last week in Sacramento. Paderewski has been a member of the state board which passes on all applications for architectural licenses for six years and this is his second term as head of the board.

Malcolm Reynolds, Oakland architect, was elected secretary.

During the meeting last week, examinations taken by applicants from all parts of the state were reviewed, with 95 candidates passing the four-day written examination.

The only San Diegan among the successful candidates was Arthur C. Hoelck, 4104 La Palms St. Hoelck received his bachelor of architecture degree at the University of Illinois and has been in San Diego for five years.

TODAY see  
SILVER

SUBDIVI

CLUB



## ATTACHMENT E

Property Name: 5420 55<sup>th</sup> Street

Page 114 of 119

E.4 Architect / Builder





San\_Diego\_Union\_1957-04-28\_31

**NORTH VALLEYS****Road Extension  
Half Completed**

Extension of the Montezuma Valley road eastward toward Borrego Springs has reached 5½ of the scheduled 11 miles, James Reed, superintendent of county honor camps, said yesterday.

Reed says he expects the honor camp inmates working on the extension to complete another half to three-fourths of a mile of the road before the current fiscal year ends June 30.

"It's slow, rough going right now," Reed said. "They're cutting through solid rock and right now are working on a cliff 150 feet high."

The extension from the Ranchita store and post office is being done by honor camp inmates, except for the supervision and power machine operators. The inmates are housed Monday through Fridays at a Montezuma "spike camp" and taken to the San Jose Honor Camp on weekends.

When the oiled road is completed it will cut the driving distance to Borrego by 17 miles, according to Reed.

**Cost Figure Rising**

SAN MARCOS—Construction estimates for a proposed physical education building and a cafeteria-classroom building at Palomar College are nearly \$200,000 higher than anticipated,

Dr. John Schettler, assistant superintendent, said yesterday.

Schettler said C. J. Paderewski, the school's architect, presented a cost estimate of \$938,000 for the two buildings. Deductive alternates on both buildings would decrease the estimate to \$747,000.

Trustees requested Paderewski, at his suggestion, to investigate further an aluminum-type gymnasium which Paderewski claims could trim the cost \$200,000.

Trustees tentatively have set Oct. 1 for a bond election to finance construction of the two buildings.

**City Pay Hike Sought**

ESCONDIDO—Five per cent monthly salary increases for most city employees, including police and firemen, have been recommended by the city Board of Review. City Mgr. Mitchell said yesterday.

Mitchell said the increases, if approved by the City Council, would become effective July 1. He estimated the salary raises would total about \$16,000 annually.

The board also recommended that the police work week be reduced to 40 hours from 48 and that the firemen's work week be reduced to 67.2 hours from 72.

San\_Diego\_Union\_1957-12-01\_44

**State Approval  
For Palomar  
Plans Sought**

SAN MARCOS — Dr. John Dunn, Palomar College president, and C. J. Paderewski,



a San Diego architect, Tuesday will travel to Los Angeles to seek state approval to proceed with detailed drawings of additions to the college.

Dunn and Paderewski will meet officials of the state Division of Schoolhouse Planning to discuss plans for a physical education building and a cafeteria-classroom building. Tentative plans for two units are expected to be approved by the division.

San\_Diego\_Union\_1965-10-03\_99

**Apartments Completed**

The addition of a four-story concrete building containing eight luxury units to their apartment holdings on 55th Street was announced last week by the owners, Mr. and Mrs. Samuel Brand.

Located at 5422 55th St., the structure has two apartment units on each floor, each level containing a one-bedroom unit of 700 square feet and a two-bedroom, two-bath unit with 1,200 feet of living space.

Representing an investment of \$120,000, the apartments have marble kitchen counters and bathroom pullmans, private balconies, radiant heating, inter-coms and all-electric kitchens, including range and oven, dishwasher and disposer.

Designed by Gordon Asaph of La Mesa and built by Leak Meade & Stratton, Brand said

rentals range from \$125 to \$220, unfurnished. Off-street parking is provided at the rear of the building.

The Brands have 24 apartment units adjacent to the new structure. These were completed six years ago. Brand said all but three of the new units have been rented.





## ATTACHMENT E

Property Name: 5420 55<sup>th</sup> Street

Page 116 of 119

E.4 Architect / Builder

San\_Diego\_Union\_1957-12-22\_73

### ARCHITECTS HONORED

## 3 Get 'Trowels'

C. J. Paderewski, Henry H. Hester and James F. Weber, San Diego architects, have been named winners in the third annual Gold Trowel Awards in a contest sponsored by the Plastering and Lathing Institute of San Diego to recognize outstanding use of lath and plaster in design.

William E. Thayer, chairman of the institute, announced the awards yesterday.

Paderewski, representing his firm, Paderewski, Mitchell and Dean, was presented with first place award in the Interior division of the competition because of the way he used acoustical and textured plasters in the Bowlero, 1895 Camino del Rio.

Explaining why plaster was selected for the structure, Paderewski said "Metal lath and plaster were chosen for this job to facilitate speed of construction, fireproofing of structural members, appearance, durability, and acoustic effectiveness.

"Normally, this type of building and occupancy requires a sprinkler system for the entire bowling area. However, by using vermiculite on the ceiling, a two-hour fire rating was attained.

"This made it possible to eliminate the sprinkler system with a resultant saving in cost. It was logical that acoustic plaster be used over the vermiculite, resulting in a clean, unobstructed surface with satisfactory noise reduction coefficient."

Ries Construction Co. was general contractor for the Bowlero, and E. F. Thayer & Sons Co. was the plastering contractor.

Hester was named winner in the contest's exterior division because of his dramatic use of stucco at the Richard T. Silberman residence, 4021 Miller St.

"The natural architectural development of the unusual site demanded the selection

of a classical, sensitive, durable, and structurally appealing surface," Hester said. "Plaster was the only material that met those requirements."

Howard Stiner was the general contractor on the award-winning residence, and Emmett O'Dell the plastering contractor.

Both Paderewski and Hester received gold plaques and \$200 cash awards.

Weber received a gold plaque as runner-up in the contest. He won the award for his use of exterior stucco on his home and on an adjacent rental unit at 3693 Ethan Allen St.



**WINNERS NAMED:** San Diego architects receive awards in the third annual Gold Trowel Competition from William E. Thayer, chairman of the Plastering and Lathing Institute of San Diego. From left, C. J. Paderewski, interior division winner; Henry H. Hester, exterior division winner; Thayer and James F. Weber, the runner-up.

San\_Diego\_Union\_1958-03-23\_95



**TOP AWARD:** Ralph J. Phillips, left, vice president of San Diego Gas and Electric Co., sponsor of the San Diego 'Electri-Living Home,' displays the first award for distinguished achievement which the project won. Stanley C. Scott, center, was the builder and C. J. Paderewski, right, the architect for the prize dwelling.

## ELECTRIC HOME HONORED

San Diego's "Electri-Living Home," seen by more than 50,000 San Diegans when it was open for inspection in Del Cerro last fall, won first award for "distinctive achievement" in the national contest, Ralph J. Phillips, vice president of the San Diego Gas and Electric Co., announced yesterday.

The award, a large plaque, was given to the utility company which promoted the project in San Diego. It was made by Living for

Young Homemakers.

As the name implies, the "Electri-Living Home" is a dwelling designed to show the leisure living advantages possible through electricity. The house includes an electric push-button kitchen with such appliances as built-in counter range, wall-installed oven, automatic dishwasher, garbage disposer, automatic laundry with drier, and a combination refrigerator and freezer.

The home is in Del Cerro,

just north of San Diego State. It was built by Jackson and Scott, San Diego construction firm, and designed by Paderewski, Mitchell and Dean.

## 2 Bedroom HOMES

852 Square Feet

Several plans to choose from  
... natural wood cabinets ...  
aluminum casement windows.



## ATTACHMENT E

Property Name: 5420 55<sup>th</sup> Street

Page 117 of 119

E.4 Architect / Builder

San\_Diego\_Union\_1977-08-28\_67 (page 1 of 3)

# The San Diego Union-HOMES and BUILDING

109th YEAR

SAN DIEGO, CALIFORNIA, SUNDAY MORNING, AUGUST 28, 1977



Palomar College

***'An architect should  
recognized for work  
. . . His chief function  
more than merely p  
roof over a person's  
An architect actually  
develops the human  
pattern . . . We have  
artists, visionaries and  
businessmen.'***

— C. J. Paderewski

## Veteran San Diego Architect

# C. J. Paderewski: His Touch Is

By RICHARD M. DANIELS  
Real Estate Editor, The San Diego Union

C. J. Paderewski is a hard name not to know.

Air travelers know the veteran San Diego architect through the Lindbergh Field terminal that his firm designed. Thousands of patients over the years know him through University Hospital, one of his architectural credits.

In North County, nearly a generation of college students have come to know him through Palomar College, another Paderewski design. Nightclub patrons and diners have

marveled at his unique glass elevator which glides up and down the side of the El Cortez Hotel to and from the Starlight Room — which he also designed atop the hotel. Seafood aficionados have known him through the Anthony's Fish Grotto restaurants in La Mesa and La Jolla, two other products of the 69-year-old architect's career.

These are but a few examples of the architect's work over a 33-year career.

Almost as important as Clarence

Joseph Paderewski's architectural contributions — which include more than 200 schools alone — has been his service to the profession of architecture.

In the 12 years he served on and at one time headed the state Board of Architectural Examiners, Paderewski was responsible for several reforms in architect licensing requirements. These reforms have enabled qualified candidates to begin taking state examinations without having to serve lengthy apprenticeships. The effect has brought a new wave of young qualified architects into the profession.

On the national level, Paderewski served nearly 12 years on the National Council of Architectural Registration Boards and presided over that panel in 1965. While on the council, he pushed successfully for standardization of licensing requirements throughout the 50 states and territories which has resulted in reciprocity agreements between the states. The result is that architecture is (an agreement to honor other states' licensing procedures) one of the few, if not the only, professions in which there is full reciprocity.

While on the national council, Paderewski's influence extended to

## ATTACHMENT E

Property Name: 5420 55<sup>th</sup> Street

Page 118 of 119

E.4 Architect / Builder

San\_Diego\_Union\_1977-08-28\_67 (page 2 of 3)

# ILDING Real Estate / Gardens

MORNING, AUGUST 28, 1977

SECTION F

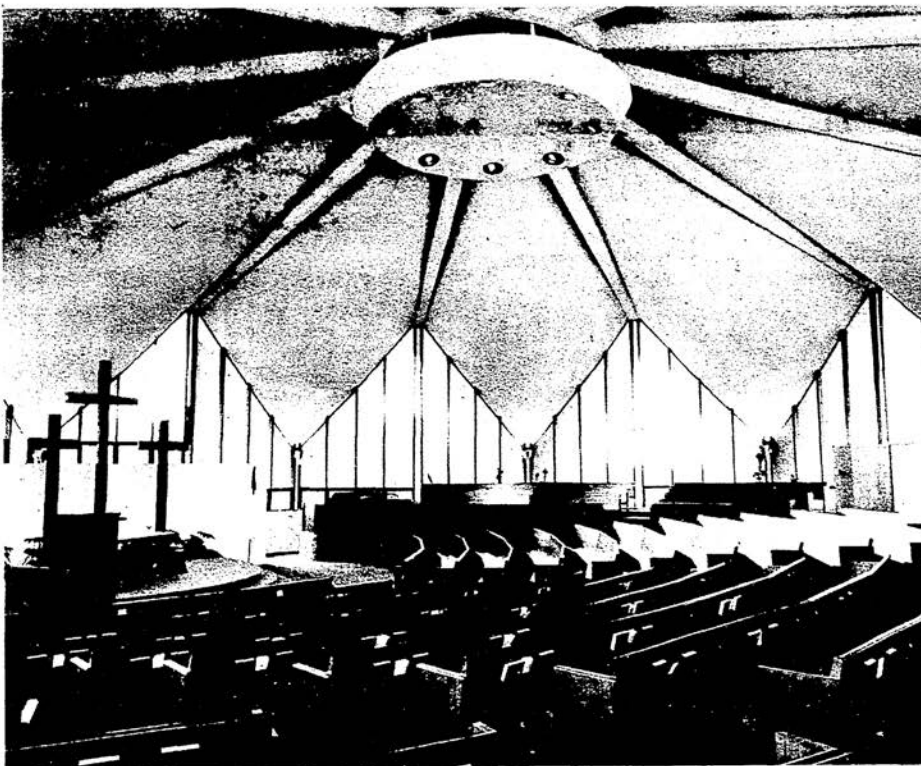
*'An architect should be recognized for work he does . . . His chief function is more than merely putting a roof over a person's head. An architect actually develops the human living pattern . . . We have to be artists, visionaries and good businessmen.'*

— C. J. Paderewski



ego Architect

## Touch Is Everywhere



### LEFT

The Lemon Grove Congregational Church in Lemon Grove was designed by San Diego architect C.J. Paderewski. It is a combination of modern and Gothic design features.

### BELOW

The Del Mar Plaza shopping center in Del Mar looks more like a country villa than a commercial project. That was what Paderewski intended when he designed the shopping complex several years ago.

### BELOW RIGHT

One of architect Paderewski's better-known designs is the glass elevator which glides up and down the outer wall of the El Cortez Hotel. He also designed the Starlight Room atop the hotel.



## ATTACHMENT E

Property Name: 5420 55<sup>th</sup> Street

Page 119 of 119

E.4 Architect / Builder

San\_Diego\_Union\_1977-08-28\_67 (page of 3)

other countries. As chairman of the council's International Relations Committee, he and other architects designed reciprocal licensing arrangements with Great Britain, New Zealand and Australia and began similar procedures with Mexico and Canada.

During all this, Paderewski has been active in local affairs, including memberships on the boards of directors of the San Diego Chamber of Commerce, the San Diego Central City Association, the American Red Cross and the San Diego Symphony Orchestra Association.

In view of his professional and community service, the American Institute of Architects elected Paderewski to its prestigious College of Fellows in 1962. He and other Fellows carry the "FAIA" designation behind their names.

A native of Cleveland, Paderewski's Polish heritage extended far beyond the Polish neighborhood in which he was born and spent his early years. His second cousin was the great pianist, Ignace Jan Paderewski, Poland's first prime minister (1918) and its first president in exile (1939).

"I didn't begin to speak English until I was six," the San Diego Paderewski recalls.

In 1920, his family moved to Los Angeles and Paderewski completed elementary and high school. After attending UCLA for a year, he enrolled at UC Berkeley where he was graduated from its School of Architecture in 1932.

Arriving in San Diego in 1935 — "there were only six architectural offices here then" — Paderewski worked for several years before opening his own office in 1944. In 1948, he formed a partnership with Delmar S. Mitchell and Louis A. Dean and began to build a major practice. In 1961, he and Dean incorporated the firm which became Paderewski-Dean & Associates and continued so until earlier this month. Recently, the two principals extended the firm's name to include architects Richard Z. Albrecht and Frank W. Stevenson, two longtime associates of the firm.

Paderewski once told a group of

high school students: "To make the frame for a girl, God had to be a structural engineer. But to make her beautiful, He had to be an architect."

That statement typifies his approach to his profession.

"An architect has to realize that his client's money comes hard. His chief function is more than merely putting a roof over a person's head. An architect actually develops the human living pattern. All of your movements since you walked into this building have been determined by an architect."

Architecture involves combining elements of beauty and function to obtain the most for the dollar, in Paderewski's view. "If we are successful as architects, we have to be artists, visionaries and good businessmen," he said.

The architect also serves the client, a thing somewhat easier said than done.

There is a fine line between the client's demands and the architect's own creative expression.

"Too many architects simply design whatever the client thinks he wants without any professional input which makes the architect what he is," Paderewski said. "On the other hand, there are those among us who defy the client and come up with what they like despite the client's own needs and desires," he added.

"I'm in the middle," he said, predictably. "After I find out what the client needs and wants, I come up with my version and try to explain how it fits his requirements. It usually works," he added.

"The average client is open to suggestions if he or she sees that they will benefit," the architect continued. "That's why they hire an architect."

It's impractical to attempt to categorize Paderewski's many architectural projects over the years. One could suggest, however, that he has concentrated on buildings which people use other than in which to reside. The list of his projects also shows a preponderance of schools.

"I wouldn't say schools are my

(Continued from Page F-1)

specialty, but my experience seems to say otherwise," he admitted.

Aside from Palomar College and that school's continuing expansion program, Paderewski designed the Educational Cultural Complex and public schools in the Penasquitos, Poway, Carlsbad, Mountain Empire, Borrego Springs, Imperial Valley and San Diego areas.

His firm's work on municipal and public buildings besides the Lindbergh Field terminal and the second terminal building now under construction includes the expansion of the County Administration Center building on Pacific Highway, the U.S. Naval Facilities Engineering Command headquarters and the new Salvation Army headquarters downtown.

Commercial projects besides the

El Cortez Hotel's unique outside elevator, Starlight Room, the hotel's shopping complex and the two Anthony's Fish Grotto restaurants include the Del Mar Plaza shopping center, the El Cortez Center office building, the Travolator Motor Hotel, the Bowlero bowling complex in Mission Valley, which today is the Scottish Rite Masonic Center, and the new WD-40 headquarters building on Cudahy Place.

Medical facilities, besides University Hospital, designed by Paderewski include the Alvarado Medical Center in the College area.

Housing projects include the St. Paul's Manor for senior citizens at Nutmeg Street and Second Avenue.

Through these and other projects, Paderewski has sought to improve his architecture. "I approach every project as though it is the first one

I've ever done," he said. "The only prerequisite I take into a project is the concept of low-maintenance. I want my buildings to take care of themselves."

As he nears 70 years of age, Paderewski refuses to consider retirement. He is keenly interested in developments and changes within his profession, including the notion that architects should advertise their services much the same way a commercial business does. The idea fails to impress him.

"An architect should be recognized for work he does, not what he says he can do," he commented.

If that's the case, then C. J. Paderewski has become one of San Diego's most widely advertised architects.

(Continued on F-7, Col. 1)