



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 12, 2025 REPORT NO. HRB-25-027

HEARING DATE: June 25, 2025

SUBJECT: **ITEM #4- Lloyd and Ingrid Koenig House**

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

APPLICANT: The James W. Royle, Jr. Trust represented by Legacy 106, Inc.

LOCATION: 4976 Quincy Street, Pacific Beach Community, Council District 1
APN 417-152-18-00

DESCRIPTION: Consider the designation of the resource located at 4976 Quincy Street as a historical resource.

STAFF RECOMMENDATION

Designate the house located at 4976 Quincy Street as a historical resource under Criterion C with a period of significance of 1968. The designation excludes the rear view deck constructed outside the period of significance. The designation includes the built-in bookshelves in the living room and the living room interior fireplace. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Post-and-Beam style and retains integrity from its 1968 period of significance. Specifically, the resource features a direct expression of the wood structural frame, horizontal massing, flat roofs with deep overhangs and no parapet, floor-to-ceiling glass doors and windows, minimal use of solid load-bearing walls, absence of applied decoration, strong interior/exterior connections, site specific design, and exterior finish material of wood and glass. The living room built-in bookshelves and fireplace, original to the 1968 date of construction, exemplify the quality of design and workmanship associated with the property.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource.

The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

The historic name of the resource, the Lloyd and Ingrid Koenig House, has been identified consistent with the Board's adopted naming policy and reflects the name of both Lloyd Koenig and Ingrid Koenig, who constructed the house as their personal residence.

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

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

ANALYSIS

The property located at 4976 Quincy Street is a split-story, Post-and-Beam style single-family residence constructed in 1968 in the Pacific Beach Community Planning Area. The property is located on the west side of Quincy Street, on a steep hillside, with a view over Pacific Beach to the west. The property is in its original location.

Since its construction in 1968 the property has been minimally modified. Between 1968 and 1977 a rear view deck, lanai, and jacuzzi was added to the rear of the property. A private sewer was constructed in agreement with the City of San Diego in 2009. No other changes have been noted.

A Historical Resource Research was prepared by Legacy 106, Inc. which concludes that the resource is significant under HRB Criterion C and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

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

The subject property was designed and built by Lloyd Koenig in the mid-century architectural substyle of Post-and-Beam architecture in 1968. The building is sited on a southerly sloping lot, and the building has a rectilinear, horizontal form with a covered walkway and attached garage. The roof is flat with straight cut parapets. Widely overhanging eave projections are visible on all building

elevations. The overhanging eaves are accentuated by projecting beams directly below. The building is clad in a medium sand stucco with wood balconies and wood structural system.

The north, primary, elevation is characterized by an elevated covered walkway bridge with redwood ceiling supported by a stucco corner pier. This primary elevation features an attached garage facing the street, clad in vertical wood siding with a blind-cut garage door. Tiled concrete steps provide egress to the covered walkway on both the north and east sides of the walkway bridge. The covered bridge leads to the entry, with elaborately carved double-width front doors. The west side of the bridge has a wood railing. The west side of the north elevation showcases the split-level aspect of the resource with two-stories projecting downward on the site. Full-length sliding doors with balconies are present on both stories. The basement level is sided similarly as the ground floor with medium sand stucco, glazing, and wood elements. The posts of the post-and-beam structural system run the full length of the building and beams are located on both the top and split-level of the resource.

The east elevation is generally devoid of fenestration and features medium sand stucco siding with a small concrete entry porch, side elevation wood door, and simple metal railing.

The south, rear, elevation showcases the full height of the two-story building, built into the slope of the lot, with a flat roof, wide verge board, and redwood porch ceilings. The roof is supported by four wood posts that support a fifty-foot wide redwood beam in the roof structure. The elevation is comprised of two symmetrical bays each with two levels full-length aluminum sliding doors and wood balconies. A wood projecting view deck is present, centered on the first level of the elevation. Similar to other elevations, the elevation features medium sand stucco, wood balconies, and full length aluminum sliding door fenestration.

The west elevation is devoid of fenestration and features medium sand stucco and a slight bump out accommodating the living room fireplace.

Other features proposed for designation in the nomination include the following interior elements: interior side of the front doors, entry hall floor tile, built-in cabinets and bookshelves in the living room, interior fireplace, floor to ceiling frame sliding glass windows on the north and south elevations, natural wood ceiling over the exterior walkway bridge. While interior elements are not required for designation, staff supports the inclusion of the built-in bookshelves in the living room and the living room fireplace. Staff notes that the front door, walkway ceiling, and all windows will occur as part of the normal designation process and does not require specific inclusion. The built-in bookshelf and fireplace exemplify the quality of design and workmanship associated with the property and are original to the 1968 period of significance and mid-century design significant to the property.

The [2007 San Diego Modernism Context Statement](#) identifies 1950-1970 as the period for Post-and-Beam architecture, which is characterized primarily by direct expression of the structural system, usually wood or steel frames; horizontal massing; flat or shallow pitch roofs with deep overhangs or no parapet; and floor-to-ceiling glass. The style is characterized secondarily by repetitive façade geometry, minimal use of solid load-bearing walls, absence of applied decoration, strong interior/exterior connections, open interior floor plans, and exterior finish materials that usually include wood steel and glass. The Context Statement notes the relative rarity of the style and

identifies the expression of the structural system through expansive floor-to-ceiling glass and wood or steel framing as critical elements to conveying the style.

Of the seven aspects of integrity, design, materials, and workmanship are the most critical to the property's ability to convey significance under HRB Criterion C as a resource that embodies the distinctive characteristics of the Post-and-Beam style. The property, which has been modified as detailed at the beginning of the analysis section of this report, retains integrity, as the exterior modifications to the building are minimal in scope and all character-defining features are unimpacted and intact. Therefore, the property does retain integrity to its 1968 period of significance under HRB Criterion C.

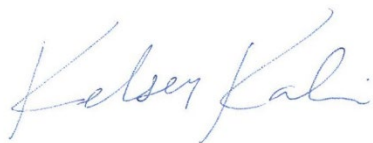
Significance Statement: The subject resource continues to convey the historic significance of the Post-and-Beam style with a 1968 period of significance by embodying the historical characteristics associated with the style, including a direct expression of the wood structural frame, horizontal massing, flat roofs with deep overhangs and no parapet, floor-to-ceiling glass doors and windows, , minimal use of solid load-bearing walls, absence of applied decoration, strong interior/exterior connections, and exterior finish material of wood and glass. The living room built-in bookshelves and fireplace, original to the 1968 date of construction, exemplify the quality of design and workmanship associated with the property. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

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

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Lloyd and Ingrid Koenig House located at 4976 Quincy Street be designated with a period of significance of 1968 under HRB Criterion C. The designation excludes the rear view deck constructed outside the period of significance. The designation includes the built-in bookshelves in the living room and the living room interior fireplace.



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Attachment(s):

1. Draft Resolution
2. Interior Features Included in Proposed Designation
3. Applicant's Historical Report under separate cover

Attachment 2

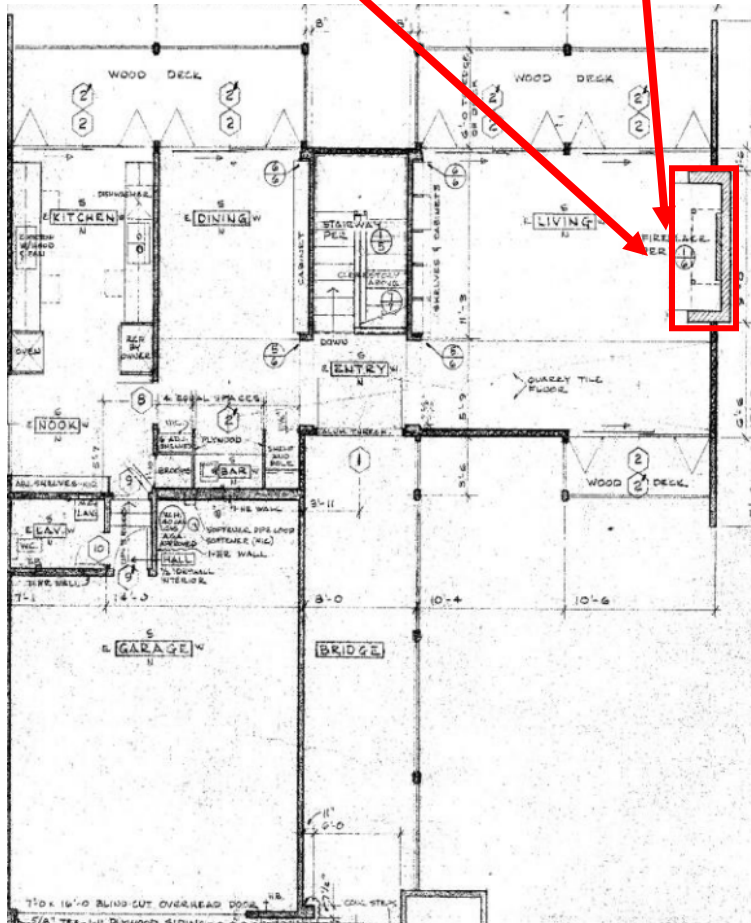
4976 Quincy floor plan with footprint

For interior features included in the proposed designation

Living room fireplace



Detail of stone hearth

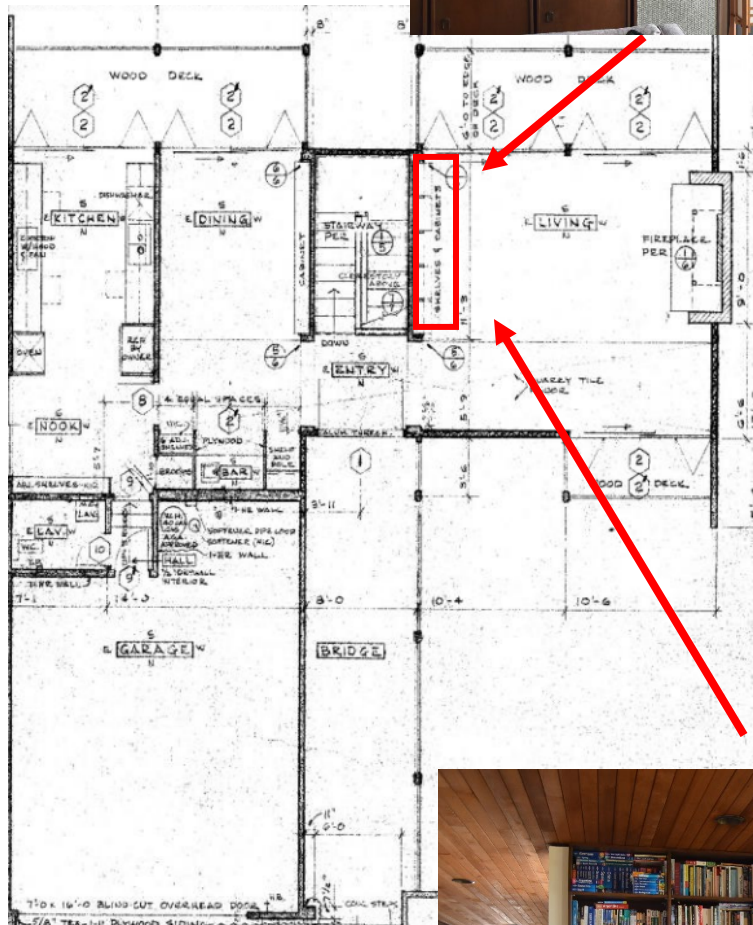


Attachment 2

4976 Quincy floor plan with footprint

For interior features included in the proposed designation

Detail of bookshelves



Living Room Built in Bookshelf and Cabinet