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Via Electronic Mail

October 17, 2025

Kristi Byers, Chairperson
Michael Taylor, Vice Chairperson
Rammy Cortez, 2nd Vice Chairperson
Lisa Cumper, Board Member
Carla Farley, Board Member
Dr. Eva Friedberg, Board Member
David McCullough, Board Member
Joy Miller, Board Member
Dr. Michael Provence, Board Member
Melissa Sofia, Board Member
Melanie Woods, Board Member
Historical Resources Board
City of San Diego
202 C Street, 6th Floor
San Diego, CA 92101

Re: 2660-2666 First Avenue - Opposition to Historical Resource Designation

Dear Chairpersons and Board Members:

Allen Matkins represents San Diego American Indian Health Center, a federally Qualified Health Center and Indian Health Service funded 501(c)(3) nonprofit organization (SDAIHC), the owner of 2660–2666 First Avenue (Property).

We agree with staff's recommendation to deny designation of the Property and urge you to accept their well-reasoned and thoughtful analysis. Toward that end, we want to emphasize the fact that the Property is before the Historical Resources Board (Board) only because community members submitted a nomination *over SDAIHC's objections* despite two prior historic clearances from staff. In fact, staff consistently reached the correct conclusion that the Property does not meet the threshold for designation under any HRB criterion in 2023 and 2024.

To support staff's efforts, SDAIHC engaged the services of Nexus Planning and Research. As you can see in the attached correspondence from Jennifer Ayala, the Property in its current state, and even more importantly, prior to the April 2025 alterations, does not demonstrate significance

Chairpersons and Board Members

October 17, 2025

Page 2

under Criteria C or D. The nomination uses style labels and authorship claims that are not supported by the building itself, by comparative examples, or by the level of architectural clarity seen in designated properties. As originally designed, the Property does not convincingly embody International or Post and Beam. Character defining features are limited and structural expression is subdued. The relationship of wall to window does not reflect the clarity seen in designated exemplars. And, when compared to acknowledged local examples, the Property lacks the distinctive characteristics necessary to convey architectural significance.

Furthermore, authorship by a Master is *not* sufficient to qualify a site for designation. Here, the Property is not representative of notable work within the bodies of work of Lloyd Ruocco or Homer Delawie. The design does not reflect the level of innovation, structural expression, or recognition seen in their designated works. Ms. Ayala's correspondence includes numerous examples of designated works by Ruocco and Delawie that illustrate these conclusions. In addition, the exhibits she provides document storefront conditions and roof equipment screening that differ from the current appearance. City records indicate that these changes were implemented in 1975 and 2003.

In sum, the Property does not exhibit the level of architectural clarity or integrity of design necessary for designation. Therefore, we respectfully request that the Board accept staff's recommendation and not designate the Property under any criterion.

Very truly yours,



Heather S. Riley

HSR:ptl
Attachments

cc: Kelly Stanco, Deputy Director
Suzanne Segur, Senior Planner
Alvin Lin, Associate Planner
Jennifer Ayala, Nexus Planning & Research

MEMORANDUM

Issue Date: October 17, 2025

Building: San Diego American Indian Health Center, 2660 1st Avenue

Author: Ms. Jennifer Ayala RA, LEED AP, Nexus Planning & Research

Purpose: Opinion of Historical Significance for 2660 1st Avenue

1. Introduction

Nexus Planning and Research was asked to prepare a memorandum regarding 2660 1st Avenue's potential historical significance under the City of San Diego's Guidelines for the Application of Historical Resources Board Designation Criteria, specifically Criteria C and D.¹ It is my understanding that Attorney Scott Moomjian and IS Architecture submitted a nomination to list the Property in the City of San Diego Register of Historical Resources. The Property owner and City staff disagree with the evaluation. Staff reviewed the Property in September of 2023 at the Property owner's request and 2024 at Mr. Moomjian's request and found it ineligible under all criteria. At the Property owner's request, Nexus prepared this independent second opinion.

This memorandum evaluates whether the Property qualifies for designation under Criteria C and D and incorporates Staff analysis. To support the analysis, the memorandum includes attachments that illustrate why the Property should not be designated as an historic resource. Each attachment is cited in the text where relevant and compiled at the end of the document.

According to the historical record, the Property was developed in 1958 to 1959. The architects of record are Lloyd Ruocco and Homer Delawie, both recognized as Master Architects in the City.

This memorandum evaluates the Property based on a site visit on October 13, 2025, archive and permit research, the San Diego Modernism context statements for International and Post and Beam, comparison to designated local examples, City Water and Sewer video records from the 1970s, and pre- and post-April 2025 photographs.

2. Background

The nomination asserts eligibility under Criteria C and D, claiming the building is a unique International style work with Post and Beam influence and a notable early collaboration by Ruocco and Delawie. Staff

¹ <https://www.sandiego.gov/sites/default/files/legacy/planning/programs/historical/pdf/201102criteriaguidelines.pdf>

disagrees with that conclusion and recommends that HRB not designate under any of the City's criteria. For Criterion C, Staff finds that the original design used applied ornament and shows limited Post and Beam expression. Alterations, including work done in early 2025 for safety and health purposes, further degraded the Property's design, materials, and workmanship. For Criterion D, Staff finds that the building is not a notable work by Ruocco or Delawie. These are the same conclusions Staff determined in November of 2023 and again in September of 2024. (*See Attachment H*)

3. Findings

Based on the Modernism context criteria, permit records from 1975 and 2003, City Water and Sewer video stills from the 1970s, pre-and post-2025 photographs, site observation, and comparative examples, the Property is not a good example of International or Post and Beam and is not a notable work by either Ruocco or Delawie. I concur with Staff. The Property should not be designated.

The Property was not a good example of either International or Post and Beam in 1958 or in 2023 and 2024 before the 2025 work was completed. The nomination is not supported by physical evidence or by the level of clarity present in comparative designated properties. Research found no awards, no contemporary press, and no architectural journal coverage. Documented alterations between 1975 and 2003 diminish integrity of design, materials, and workmanship, each of which is necessary to convey significance under Criterion C and D.

4. Is the Property a good example of the International style of architecture with Post and Beam influences?

No. Under the Modernism Historic Context, an exemplary International style building with Post and Beam influences is expected to express a flat roof as a cantilevered slab or parapet, avoid applied ornament, and clearly express structure. International style expects continuous horizontal bands of flush steel sash that wrap the corners with continuous frames and mullions. Post and Beam expects direct expression of a wood or steel post-and-beam frame, horizontal massing, flat or shallow-pitched roofs with deep overhangs (or no parapet), minimal solid load-bearing walls, expansive floor-to-ceiling glazing, repetitive modular bay spacing, and a strong interior/exterior connection. (*See Attachment F*)

The Property's structural design is not consistent with these character defining features. The steel frame is largely concealed behind stucco, and the limited exposed structure is not a wood post and beam system, but a combination of steel frame with posts visible only in the parking area and stucco covered beams that do not extend past the posts. The Property does not demonstrate direct expression of a post and beam frame, repetitive modular bay spacing, deep eaves or overhangs associated with flat or shallow pitched roofs, minimal solid load bearing walls, or a strong interior and exterior connection. (*See Attachment D*)

Windows appear banded at a glance (International style), but they are sliders rather than fixed, awning, or casement, and they do not wrap the corners at three of the building's four corners. The fourth corner originally exhibited floor to ceiling glazing wrapping the corner, but it was removed in 2003 to 2004. In good examples of Post and Beam buildings, glazing is expressed as expansive floor to ceiling panes; at the Property, glazing occurs in discrete zones. While stucco is a common finish within the International

style vocabulary, the purported Post and Beam influences at this Property, including wood siding and sunshades, are applied decoration rather than direct structural expression or a primary façade material. Applied wood elements conflict with the no applied ornament requirement of International style, and they are not integral to the building form or structure as reflected in Post and Beam. Accordingly, the Property is not a good representative example of the International style with Post and Beam influences. *(See Attachment C)*

The record shows that both architects were prolific during their careers, with over 138 commissions for Ruocco and over 250 for Delawie. Within their bodies of work, they both have better Modernist examples. *(See Attachment F)* As a result, the Property does not satisfy Criteria C and it should not be designated as historic.

5. Alteration History and Performance - Attachment

City Water and Sewer videos from the 1970s show storefront and roof screening configurations that differ from the conditions documented in 2023. Permit records indicate roof work in 1975, and accessibility and storefront alterations in 2003. These modifications changed the fenestration, roof screening, and storefront detailing and materials. The cumulative effect reduced integrity of design, materials, and workmanship. The Property is not consistent with the level of integrity required for designation under Criteria C and D. *(See Attachments A, B, C, and I)*

6. Criterion D: Significance for association with Lloyd Ruocco and Homer Delawie

The work is not significant as a representation of Ruocco and Delawies' collaboration. Comparative designated examples by Ruocco and Delawie show clearer style expression and recognition than is present at the Property. Rarity of a collaboration does not substitute for being a good example or a notable work, and nothing in the record demonstrates that examples of their collaboration are rare. In fact, historical research indicates that Ruocco and Delawie collaborated on at least 29 projects, and the City of San Diego already recognizes four of their collaborations. Park Garden Apartments in 1960, the Ruth Smith and Louise Neece Duplex in 1960, the Jackson Johnson III House in 1961, and the Robert and Alma Lard House in 1965 are all better representatives of their work together. Additionally, according to the California Historic Resources Inventory Database (CHRID), Delawie has 10 City listed designations from 1958 to 1973. and Ruocco has 9 from 1938 to 1967. There appear to be more examples of their collaboration that are not designated at this time, including the Frivaldsky Residence from 1959 to 1961 and the Senterfit Residence from 1960 *(see Attachments E and F)*

Association with a Master alone is not sufficient to support designation. The building does not exhibit the design clarity, structural expression, or recognition that would place it among notable works within either architect's body of work. Both architects were prolific, with a number of buildings designated as notable examples of their work alone and together; and this Property does not add to an understanding of their careers or contributions. Moreover, there is no evidence of contemporary recognition in newspapers or magazines and no design awards. In contrast, Delawie's Residence No. 1 (Boxcar House, HRB #1441) received an Award of Excellence in 1960, and the pair received an "Award of Fun" for the San Diego Children's Zoo theater, an imaginative geodesic dome structure, in 1959. The Property was not recognized in the 1960 awards and, relative to honored contemporaries, lacks the compositional

clarity and structural expression expected of buildings from that era. Accordingly, the Property is not consistent with Criterion D and it should not be designated. (*See Attachment J*)

7. Conclusion

I concur with staff that the Property lacks the character defining features and integrity required for designation under Criterion C and is not a notable work associated with Lloyd Ruocco or Homer Delawie under Criterion D. Authorship by Ruocco and Delawie is not in dispute. Within CHRID, there are far better examples of both International style and Post and Beam, including far better examples of Ruocco and Delawie's collaborative efforts. The pending nomination overstates the Property's significance and would not address underrepresentation or fill a documented gap in the historical record.

References to permits, code enforcement actions, and title blocks do not establish significance under Criteria C or D. They neither demonstrate the presence of character defining features nor restore lost integrity; they are administrative or compliance records, not evidence of architectural merit. I urge you to accept staff's recommendation and not designate the Property as historic.

8. Attachments

Attachment A.	City Water and Sewer video stills from the 1970s, and 2024 documenting storefront and roof screening configurations that differ from current conditions.
Attachment B.	Permit records showing 1975 roof work and 2003 accessibility and storefront alterations.
Attachment C.	Photographs showing glazing: removal of the former corner wrap condition in 2003 to 2004 and banded windows in sliding, fixed, and jalousie styles.
Attachment D.	Structural photographs show that building framing is concealed behind stucco or under parking area except for posts within in the parking area and exterior stair.
Attachment E.	Images of designated International and Post and Beam examples illustrating character defining features outlined in the San Diego Modernism context statement.
Attachment F.	Excerpts from the San Diego Modernism context statements for International and Post and Beam identifying the character defining features cited in this analysis.
Attachment G.	CHRID summary table of Ruocco and Delawie designations, including four collaborations, and a list of strong but undesigned works.
Attachment H.	Staff preliminary reviews from 2023 and 2024.
Attachment I.	Alterations chronology and integrity impacts to design, materials, and workmanship.
Attachment J.	1960 AIA San Diego Awards, <i>Award of Excellence</i> to Homer Delawie for his Residence I (Boxcar House) and <i>Award of Fun</i> to Lloyd Ruocco and Homer Delawie for their design of the San Diego Children's Zoo Geodesic Dome theater.

End of Memorandum

Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 5 of 35



Attachment A: City Water and Sewer video stills from the 1970s and 2024 documenting storefront and roof screening configurations that differ from current conditions.



Floor-to-ceiling glazing, wrapping corner
No horizontal mullions



2003-2004, new glazing configuration

- No longer wraps corner
- Horizontal mullions at 30" from finished floor and at top of door frame

Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 6 of 35



Attachment B: Permit records showing 1975 roof work and 2003 accessibility and storefront alterations.

City of San Diego Development Services
1222 First Ave., MS-301
San Diego, CA 92101-4154
(619) 446-5000
www.ci.san-diego.ca.us/development-services

General Application

1. Approval Type: ☒ Construction Permit ☐ Structure ☐ Grading ☐ Public Right-of-Way ☐ Electrical ☒ Plumbing/Mechanical
☐ Sign ☐ Subdivision ☐ Demolition/Removal ☐ Development Permit ☐ Neighborhood Use ☐ Coastal ☐ Neighborhood Development ☐ Site Development ☐ Planned Development ☐ Conditional Use ☐ Variance ☐ Other

2. Project Address: Include Building or Suite No. 2660 1st Ave. Project Title: Roof Work Project No. For City Use Only: 101799
Lot No. 2660 Block No. 1 Subdivision Name 1st Ave Unit No. 1 Map No. 1

3. Designer Name: T.I. AND RESTROOMS Address: 12320 Oak Knoll Rd City: San Diego State: CA Zip Code: 92121 Telephone: 619-446-5000 License Number: 300184

4. Applicant Name Please check one: ☒ Contractor ☐ Agent for Contractor ☐ Owner ☐ Agent for Owner ☐ Licensee or Tenant
Name: GUS BAIAS PLUMBING Address: 12320 Oak Knoll Rd City: San Diego State: CA Zip Code: 92121 Telephone: 619-446-5000 License Number: 300184

5. Property Owner/Leaseholder Name Please check one: ☒ Owner ☐ Licensee or Tenant
Name: ROSS NICHOLSON Address: P.O. Box 679 City: San Diego State: CA Zip Code: 92161 Telephone: 619-446-5000 License Number: 300184

6. Contractor Name (not required for development permits): GUS BAIAS PLUMBING Address: 12320 Oak Knoll Rd City: San Diego State: CA Zip Code: 92121 Telephone: 619-446-5000 License Number: 300184

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: Progr. Pines Title: PM Date: 4-27-04

7. Workers' Compensation Declaration: I hereby affirm under penalty of perjury that the following declarations are true:
☒ I have and will maintain a certificate of insurance for workers' compensation as provided by Section 5700 of the Labor Code, for the performance of the work for which this permit is issued.
☒ I have and will maintain workers' compensation, as required by Section 7700 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 Comp. Policy No. 4412193 Expiration Date 9-1-04
☒ I certify that in the performance of the work for which this permit is issued, I did not employ any person in any manner so as to become subject to the Workers' Compensation Law of California, and agree that if I should become subject to the workers' compensation provisions of Section 7700 of the Labor Code, I shall forthwith comply with those provisions.
Signature: Progr. Pines Date: 4-27-04

8. Owner-Builder Declaration: I hereby affirm that I am exempt from the Contractor's License Law for the following reasons (See 7001.6, 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 basis for the alleged exemption. Any violation of Section 7001.6 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 (See 7001.6, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves structure, and who does such work himself or through his own employees, provided that such improvements do not constitute an offer 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 controlling with financial contribution to construct the project (See 7001.6, Business and Professions Code). The Contractor's License Law does not apply to an owner of property who builds or improves structure, and contracts for such projects with contractor(s) licensed pursuant to the Contractor's License Law.
☒ I am exempt under Section 5.01 C for the reason:
Signature: Progr. Pines Date: 4-27-04

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 (See 8007, Civ. Code).
Lender's Name: Progr. Pines Lender's Address: Progr. Pines

10. Applicant's Signature: Progr. Pines Date: 4-27-04

CONTINUED ON REVERSE SIDE
This information is available in alternative formats for persons with disabilities.

General Application

1. Approval Type: ☒ Construction Permit ☐ Structure ☐ Grading ☐ Public Right-of-Way ☐ Electrical ☒ Plumbing/Mechanical
☐ Sign ☐ Subdivision ☐ Demolition/Removal ☐ Development Permit ☐ Neighborhood Use ☐ Coastal ☐ Neighborhood Development ☐ Site Development ☐ Planned Development ☐ Conditional Use ☐ Variance ☐ Other

2. Project Address: Include Building or Suite No. 2660 1st Ave. Project Title: Roof Work Project No. For City Use Only: 59142, 59149, 59159
Lot No. 2660 Block No. 1 Subdivision Name 1st Ave Unit No. 1 Map No. 1

3. Designer Name: T.I. AND RESTROOMS Address: 12320 Oak Knoll Rd City: San Diego State: CA Zip Code: 92121 Telephone: 619-446-5000 License Number: 300184

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☐ Sign ☐ Subdivision ☐ Demolition/Removal ☐ Development Permit ☐ Neighborhood Use ☐ Coastal ☐ Neighborhood Development ☐ Site Development ☐ Planned Development ☐ Conditional Use ☐ Variance ☐ Other

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05-352 (02-01)

Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 7 of 35



Attachment C: Photographs showing glazing: removal of the former corner wrap condition in 2003 to 2004 and banded windows in sliding and jalousie styles



2660 1st Avenue, October 17, 2025

Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 8 of 35



Attachment C: Photographs showing glazing: removal of the former corner wrap condition in 2003 to 2004 and banded windows in sliding, fixed, and jalousie styles

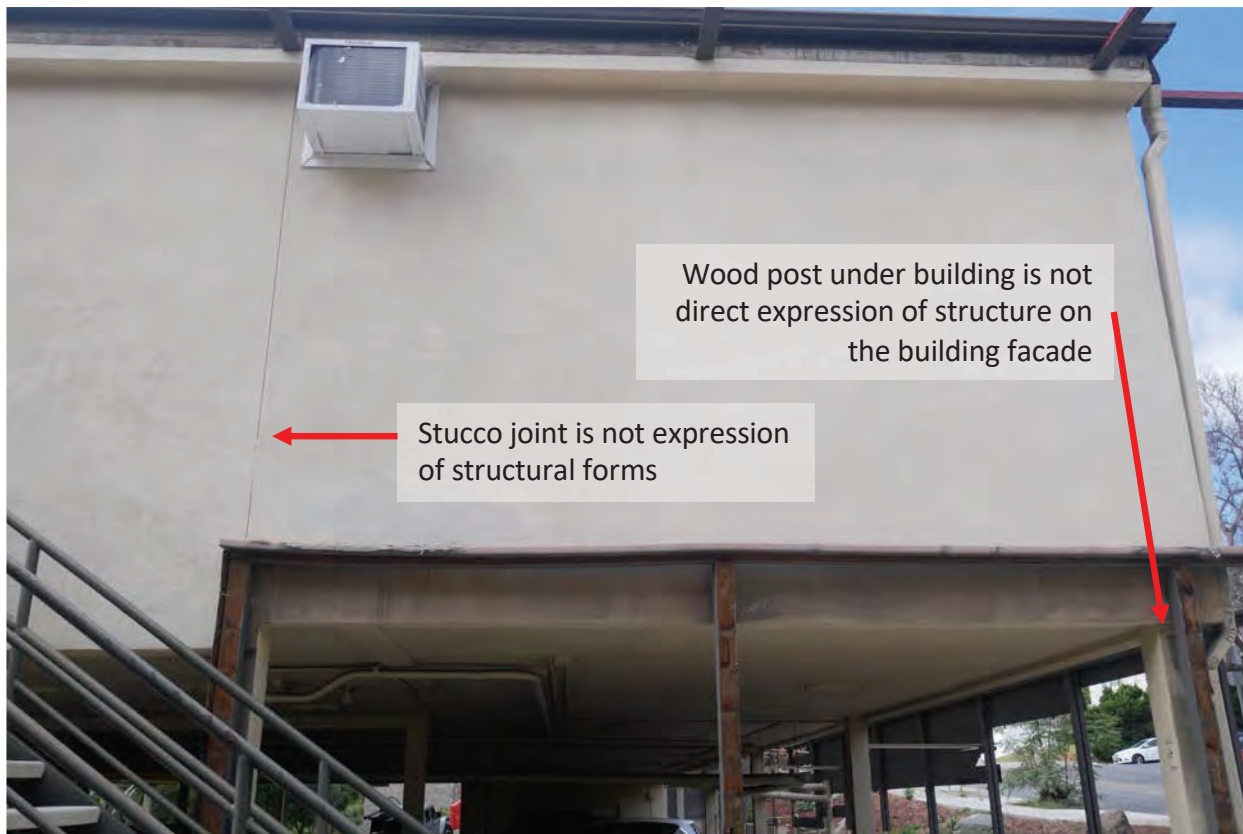


Metal-framed slider style windows
NOT wood-framed or steel-framed casement or awning

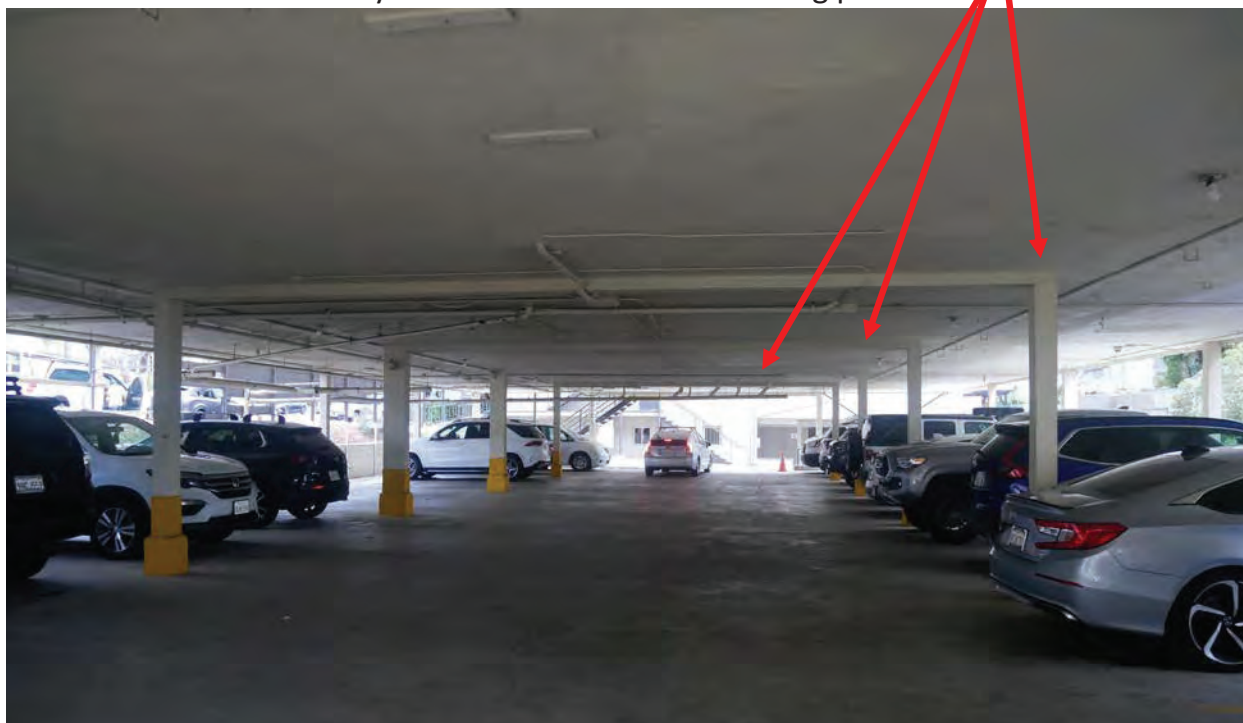
Metal-framed fixed windows
Metal-framed jalousie windows



Attachment D: Structural photographs show that building framing is concealed behind stucco or under parking area except for posts within in the parking area



Exposed beams are limited to parking area and only span between columns. The beams do not extend past the posts to form any cantilevers around the building perimeter



Attachment D: Structural photographs show that building framing is concealed behind stucco or under parking area except for posts within in the parking area and exterior stair.



Large steel frames and girders with concrete pilings are visible under the parking area. This structure is not representative of wood Post & Beam architectural style.



Attachment E: Images of designated International and Post and Beam examples illustrating character defining features outlined in the San Diego Modernism context statement



International Style
Donald and Gladys Clitsome/Lloyd Ruocco House, 1938
Lloyd Ruocco, HRB #1491



International Style
Charles H. Holmstrom, 1936
S. Janet Rental House, HRB #1421

Attachment E: Images of designated International and Post and Beam examples illustrating character defining features outlined in the San Diego Modernism context statement



International Style
San Diego City Library, 1954
William Templeton Johnson, HRB #1491



International Style
Park Prospect Condominiums/Russell Forester Building, 1963
Russell Forester, HRB #992

Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 13 of 35



Attachment E: Images of designated International and Post and Beam examples illustrating character defining features outlined in the San Diego Modernism context statement



Post and Beam

Institute of Geophysics and Planetary Physics Judith and Walter Munk Laboratory, 1963

Lloyd Ruocco, NRHP

Attachment E: Images of designated International and Post and Beam examples illustrating character defining features outlined in the San Diego Modernism context statement



Post and Beam
The Design Center, 1950
Lloyd Ruocco, HRB #434

Attachment E: Images of designated International and Post and Beam examples illustrating character defining features outlined in the San Diego Modernism context statement



Delawie Residence II
1963
Homer Delawie
HRB #905



Delawie Residence II
1973
Homer Delawie
HRB #845

Attachment F: Excerpts from the San Diego Modernism context statements for International and Post and Beam identifying the character defining features

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

INTERNATIONAL: (ca. 1935-1955)



The International style was a major world-wide architectural trend of the 1920s and 30s and reflects the formative decades of Modernism prior to World War II. Although the International style originated in Western Europe, it transcended any national or regional identity because International style architecture made no reference to local vernaculars or traditional building forms. The style quickly migrated to the United States as architects from Europe fled prior to WWII. In Los Angeles, immigrant architects Rudolph Schindler and Richard Neutra were instrumental in popularizing the International style. The emergence of International style architecture in San Diego came later with most examples built after 1935.

The International style is characterized by a radical simplification of form and a complete rejection of ornament. Common features of International style architecture include square and rectangular building footprints, simple cubic or extruded rectangular forms, horizontal bands of windows, and strong right angles. Predominant building materials include concrete, smooth stucco, brick, and glass.



Pueblo Ribera Court, La Jolla, 1923. Original rendering by Rudolph Schindler. Schindler's only project in San Diego and probably the earliest example of International style architecture in the region. The buildings feature exposed board-formed concrete walls and horizontal wood accents.

Attachment F: Excerpts from the San Diego Modernism context statements for International and Post and Beam identifying the character defining features

SAN DIEGO MODERNISM HISTORIC CONTEXT STATEMENT SAN DIEGO MODERNISM SUB-STYLE

Character-Defining Features of International Style

Primary

- Flat roofs (cantilevered slabs or parapets)
- Lack of applied ornament
- Horizontal bands of flush windows
- Asymmetrical facades

Secondary

- Square corners
- Common exterior materials include concrete, brick, and stucco
- Steel sash windows (typically casement)
- Corner windows



Caltrans building in Old Town, designed by C.J. Paderewski in 1953. Note the horizontal bands of windows accented by a plaster surround.

Evaluation Criteria

In San Diego, examples of true International style architecture are rare with no great concentrations occurring in any one area. International style buildings in San Diego generally have commercial or institutional uses, such as schools. Residential examples in San Diego are uncommon, but there are some examples of International-inspired tract homes. They were advertised by Dennstedt builders as "Modern" in the late 1930s, and are located in the Rolando Village area.

Examples of this style in San Diego are limited; therefore retention of good examples is important. Eligible resources should retain the majority of their character defining features, although some impact or loss to character defining features may be acceptable when comparative analysis demonstrates that the resource is a rare example of the type.



The Chamber Building in downtown San Diego, by Palmer & Krisel dates from 1963, and exhibits International style design elements inspired by the PSFS building in Philadelphia.

Location and setting are particularly relevant for International style resources which are institutional and related to a "campus" environment, and the preservation of the surrounding site may be important to the overall significance of the resource.

Typically International style buildings will be significant individually due to their limited number and the rarity of resources gathered in a sufficient concentration to warrant district designation. However, tracts exhibiting an International theme, such as the one in the Rolando Village area, may be eligible for district designation.

Attachment F: Excerpts from the San Diego Modernism context statements for International and Post and Beam identifying the character defining features

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



Education Center in University Heights, designed by Clyde Haufbauer in 1953. Note the horizontal bands of steel sash windows, the strong horizontal roof line, and the use of brick between the concrete frame to accentuate the linear structure.



McKinley Elementary School in North Park, designed by Richard Requa, ca. 1937. Note the stucco façade with brick skirt, the horizontal arrangement of windows, the flat roof, and vertical projection marking the front entry.

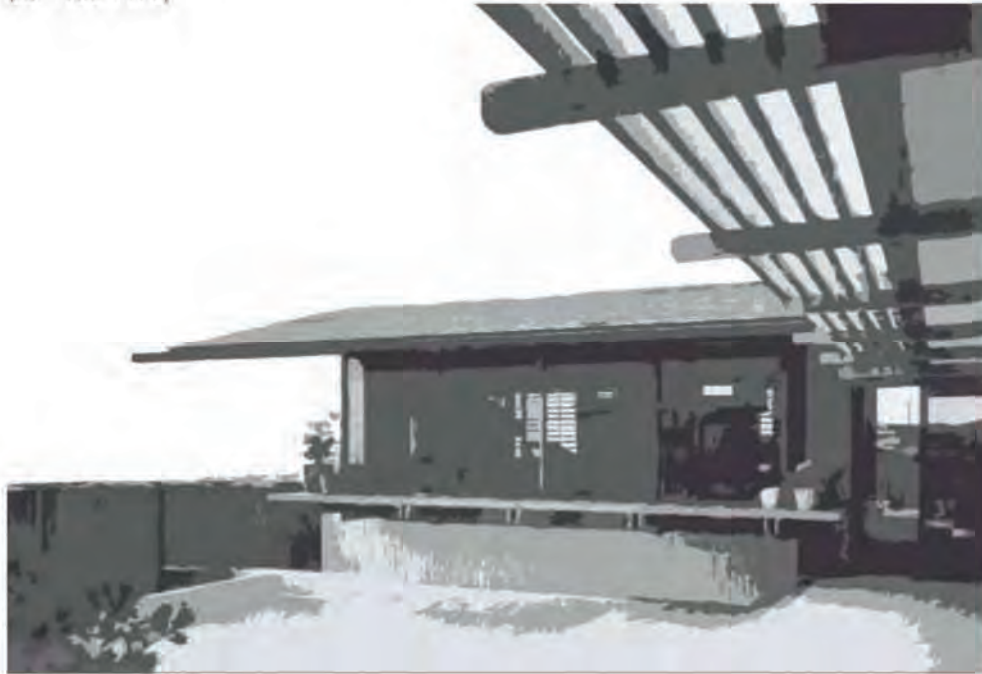


The Clitsome Residence in North Park, designed by Lloyd Ruocco in 1938. This residence was based on Ruocco's exhibit for "Modeltown" at the 1935 Exposition. Note the sun trellis projection and horizontal window arrangement.

Attachment F: Excerpts from the San Diego Modernism context statements for International and Post and Beam identifying the character defining features

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

POST AND BEAM: (ca. 1950-1970)



Post-and-Beam is a method of construction in which the structural framing consists of load bearing beams supported by columns rather than solid bearing walls. This method has been used for centuries in wood-frame and heavy-timber construction. In Modern design, post-and-beam construction was used as a means of limiting the need for solid load-bearing walls, which allowed for expansive use of glass along the perimeter of the building where one would normally find an opaque wall. In fact, extensive use of glass including entire walls of floor-to ceiling glass is a primary characteristic of this style. Simplified aspects of Japanese and Ranch design are frequently seen in Post-and-Beam architecture.

Post-and-Beam Modern Houses are characteristically rectilinear with open floor plans that are grid-like in layout and based on a consistent module or beam length. The roofs are generally flat, although there are some examples of Post-and-Beam Modern construction with gabled roofs. Roof lines frequently include wide overhangs. The structural members may be wood or steel. Used in both residential and commercial design, Post-and-Beam architecture is generally custom designed and involves a high degree of individualization.

Attachment F: Excerpts from the San Diego Modernism context statements for International and Post and Beam identifying the character defining features

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

Character-Defining Features of Post and Beam

Primary

- Direct expression of the structural system, usually wood or steel frames
- Horizontal massing
- Flat or shallow pitch roofs (with deep overhangs or no parapet)
- Floor-to-ceiling glass

Secondary

- Repetitive façade geometry
- Minimal use or solid load bearing walls
- Absence of applied decoration
- Strong interior/exterior connections
- Open interior floor plans
- Exterior finish materials usually include wood, steel, and glass



The Boxcar House in Mission Hills, designed by Homer Delawie in 1958. The 16-foot wide home was built on a steep narrow lot. The lack of roof overhangs (a typical Delawie detail) accentuates the boxy form. Courtesy of Douglas Simmons.

Evaluation Criteria

Residential examples of Post and Beam architecture are located in previously established neighborhoods such as Mission Hills, La Jolla, and Point Loma that offered sloped and canyon "fill" lots which were previously un-built due to the inherent difficulty of developing them. Ironically, it is these very features which give these sites visual interest and challenged the architects to develop innovative and interesting building solutions.



The Mills residence in La Jolla, designed by Dale Naegle in 1957. Note the scissor rafters in the entry foyer and the dramatic full-height glass. The arrangement of the floor plan around a central courtyard and the continuous interior/exterior flooring add to the strong outdoor connection.

Due to the relative rarity of this sub-style and high degree of individualization any extant examples should be considered for historic designation. District designations may also be considered in instances where examples are found grouped in later communities such as Alvarado Estates, Del Cerro, and Mt. Helix, which were developed in the 1950s and 1960s and offered lots for high-end custom residential development.

In evaluating integrity, expression of the structural system through expansive floor-to-ceiling glass and wood or steel framing is critical to conveying the style.

Due to the transparent nature of these glass-walled structures the contextual relationship and landscape setting is of extreme importance to the overall character of these properties. Surrounding landscapes associated with Post-and-Beam architecture should be considered in historical designations and rehabilitation projects. Any intact landscapes, especially those that can be attributed to the architect or a landscape architect, should be retained.

Attachment F: Excerpts from the San Diego Modernism context statements for International and Post and Beam identifying the character defining features

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



The Bobertz residence in the college area, designed by Craig Ellwood in 1953. Note the floor-to-ceiling glass. The exposed wood beams and columns carry the roof load allowing for open walls of glass. Courtesy of Gerry Bobertz.



Frequently looked to as the catalyst for Post and Beam architecture in San Diego, the Design Center on Fifth Avenue was designed by renowned architect Lloyd Ruocco in 1949.



The Institute of Geo-Planetary Physics at the Scripps Institution of Oceanography in La Jolla, designed by Lloyd Ruocco in 1963. The post-and-beam construction allows for continuous floor-to-ceiling glass. The horizontal lines are accentuated by sun trellises and catwalks that encircle the building. The landscape was designed by Harriett Wimmer. Courtesy of the San Diego Historical Society.

Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 22 of 35



Attachment G: CHRID summary table of Ruocco and Delawie designations, including four collaborations, and a list of strong but undesigned works

Historic Register Buildings Attributed to Lloyd Ruocco and/or Homer Delawie

Year Built	HRB#	Resource / HRB Name	Architect	Architectural Style
1938	1491	Donald & Gladys Clitsome/ Lloyd Ruocco House	Lloyd Ruocco	International/Modern Style
1948	911	James Don & Ruth H. Kelleer / Lloyd Ruocco House	Lloyd Ruocco	Contemporary (Modernist)
1950	434	The Lloyd Ruocco Design Center	Lloyd Ruocco	Post & Beam
1958	1340	Ruth Smith and Louise Neece / Lloyd Ruocco and Homer Delawie Duplex	Ruocco and Delawie	Contemporary (Modernist)
1958	1441	Delawie #1/Boxcar House	Homer Delawie	Post & Beam
1960	1271	Park Garden Apartments / Lloyd Ruocco & Homer Delawie Building	Ruocco and Delawie	Contemporary (Modernist)
1961	1228	Jackson Johnson III/ Lloyd Ruocco & Homer Delawie House	Ruocco and Delawie	Contemporary (Modernist)
1962	844	Louis & Bertha Feller/Homer Delawie House	Homer Delawie	Post & Beam
1963	905	Delawie Residence II	Homer Delawie	Post & Beam
1963	NRHP	Institute of Geophysics and Planetary Physics Judith and Walter Munk Laboratory, 1963	Lloyd Ruocco	Post & Beam
1963	1105	Russell and Rosemary Lanthorne/Homer Delawie House	Homer Delawie	Post-and-Beam
1965	1297	Robert & Alma Lard / Hoomer Delawie & Lloyd Ruocco House	Ruocco and Delawie	Contemporary (Modernist)
1966	1494	Jerome and Joyce Shaw/ Lloyd Ruocco House	Lloyd Ruocco	Organic Geometric
1967	1511	Dr. Paul A. Libby / Lloyd Ruocco House	Lloyd Ruocco	Contemporary (Modernist)
1973	845	Delawie Residence III - The Village	Homer Delawie	Post & Beam
15	Total Historic Register buildings			
6	Historic Register (Local and NRHP) Lloyd Ruocco, alone			
5	Historic Register (Local) Homer Delawie, alone			
4	Collaborations			

Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 23 of 35



Attachment H: Staff preliminary reviews from 2023 and 2024.

PRJ-1099623 was
determined on
11/29/2023

2023 Preliminary
Review, but
printed in 2024.

Project Issues Report
PRJ-1099623



19 August 2024 11:46:23 AM
Page 1 of 2

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 2645 01st
San Diego, CA 92103

Project Type Preliminary Review

Primary Contact DBlair@KMA-AE.com

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Preliminary Review Exhibit PRJ-1099623.pdf

DSD-Historic

Alvin Lin
AMLin@sandiego.gov

[Comment 00103 | Sheet T1 | Closed]

The applicant has submitted a preliminary review application for the property located at 2660 01st Av, APN 452-706-0600 and 2602-2630 01st Av, APN 452-706-0900 to determine whether or not the subject property is potentially historically significant and eligible for designation under one or more designation criteria. This preliminary review has been submitted in anticipation of the potential historic resource review required by SDMC Section 143.0212, which directs City staff to determine whether a potentially significant historical resource exists on site before the issuance of a construction permit for any parcel in the City that contains a structure 45 years old or older.

More information regarding this review process can be found in Information Bulletin 580:

<https://www.sandiego.gov/sites/default/files/dsdb580.pdf>

During this review buildings are evaluated for eligibility under local designation criteria. The designation criteria and guidelines for their application can be found on the City's website:

<http://www.sandiego.gov/planning/programs/historical/pdf/hrbcriteriaguidelines.pdf>

If City staff determines after review of these documents that no potentially significant historical resource exists on site, the parcel will be exempt from further historical review for five years from this date unless new information is provided that speaks to the building's eligibility for designation. If Significant (Part 1)

If City staff determines that a potentially significant historical resource exists on the site, all future modifications and additions will be evaluated to determine consistency with the Secretary of the Interior's Standards for Treatment of Historic Properties (Standards). If a future proposed project is consistent with the Standards, the permit process may proceed and the parcel will require additional review for all future modifications.

If a future proposed project is not consistent with the Standards, the applicant may redesign the project or prepare a historic report that evaluates the building's integrity and eligibility under all designation criteria.

[Comment 00104 | Sheet T1 | Closed]

Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 24 of 35



Attachment H: Staff preliminary reviews from 2023 and 2024.

PRJ-1099623 was
determined on
11/29/2023

2023 Preliminary
Review, but
printed in 2024.

Project Issues Report
PRJ-1099623



19 August 2024 11:46:23 AM
Page 2 of 2

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Staff cannot make a determination with the information provided. Please provide the following documents:

Adequate photo documentation of the property has not been provided. Provide a photo survey for all buildings on the property. The photo survey must include a photo key showing all building footprints and the location that each photo was taken from. The survey must provide clear, color photos showing each elevation as well as a view from the street showing street number. Please note, Google or Bing streetview images are not permissible.

A complete copy of the Assessor's Building Record must be provided. This document is available at the County Assessor's Office and includes information such as the date of construction, materials, date of alterations, and a dimensioned footprint of the building and subsequent additions. The owner's written consent is required in order to obtain this document from the County. Please contact ARCCBuildingRecords.FGG@sdcounty.ca.gov. If the Assessor does is unable to provide this document for any reason, please upload a copy of the Assessor's email response stating that the record is unavailable. This will fulfill the submittal requirement for DSD-Historic.

Notice of Completion – this document is typically provided as part of a chain of title search. This item can be obtained at the same location as the building record, County Administration Center, 1600 Pacific Highway, Room 103, San Diego, CA 92101. If a Notice of Completion cannot be located, then add this note to a standalone sheet: "Notice of Completion cannot be located."

Please upload the requested historical review document(s) onto Accela as a single PDF under document type "Historic Resource Information."

[Comment 00105 | Sheet T1 | Closed]

The applicant has submitted the following documentation for staff review: current photos and Assessor's Building Record. Staff also reviewed Sanborn Maps and water and sewer records considered any input received through applicable public noticing and outreach and have made the following determination:

Based on the documentation provided, the property does not meet local designation criteria as an individually significant resource under any adopted HRB Criteria. Therefore, no historical research report required at this time.

This determination is good for 5 years from this date unless new information is provided that speaks to the building's eligibility for designation. Please be aware that additional historic review may be required at any time if the applicant submits a discretionary project application subject to review under the California Environmental Quality Act (CEQA). (Info Only)

Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 25 of 35



Attachment H: Staff preliminary reviews from 2023 and 2024.

New Preliminary Review
submitted to confirm
results of PRJ-1099623

Reissue of
determination in
March 2024

Project Issues Report
PRJ-1112637



20 March 2024 12:55:04 PM
Page 1 of 1

THE CITY OF SAN DIEGO
Development Services Department
1222 1st Avenue, San Diego, CA 92101

Project Address 2660 01st
San Diego, CA

Project Type Building Construction

Primary Contact DBlair@KMA-AE.com

Instructions

<p>The following issues require corrections to the documents submitted.</p>

Scope of Work

LIFE SCIENCE - Tier 2

Building Construction Plans PRJ-1112637.pdf

DSD-Historic

Megan Walker
mewalker@sanidiego.gov

[Comment 00020 | Sheet G001 | Closed]

The property at 2660 01st Ave was previously reviewed on 11/29/2023 in accordance with SDMC Section 143.0212 under PRJ # 1099623 and was determined not eligible for designation under any HRB criteria. That determination is good for 5 years from the 11/29/2023 review date unless new information is provided that speaks to the building's eligibility for designation. No new information has been provided and the property is not subject to Historic review at this time.

Attachment H: Staff preliminary reviews from 2023 and 2024.

7/17/20024 Email from Staff summarizing reviews to date. 3rd determination that the Property is not significant after review.

Lin, Alvin

From: Lin, Alvin
Sent: Wednesday, July 17, 2024 4:02 PM
To: Heather Gordon
Cc: Segur, Suzanne
Subject: RE: [EXTERNAL] Ruocco & Delawie Re: 2660/2666 First Ave

Hello Heather,

The property located 2660 1st Av, APN 452-706-0600, was previously reviewed under SDMC 143.0212 through a preliminary review in November of 2023. As required by Information Bulletin 580, staff reviewed the building records and photographic survey and made a determination regarding the property's eligibility for individual designation on the San Diego Register under all HRB designation Criteria. Specifically, staff evaluated the property under HRB Criterion C and found that it did not rise to the level of significance to be eligible for individual designation.

On July 3rd 2024, we received new information that the subject property at 2660 1st Av, also known as 2666 1st Av, was designed by the firm of Ruocco & Delawie in 1958-1959. Both Lloyd Ruocco and Homer Delawie are established Master Architects; therefore, staff conducted additional research and evaluation for the building's eligibility under Criterion D. After reviewing the new information, staff determined that the property is not representative of a notable work of Ruocco & Delawie, and thus the property is not eligible for individual designation under HRB Criterion D.

Thank you,

Alvin Lin
Associate Planner
Heritage Preservation
City of San Diego
City Planning Department
T 619-446-5163
SanDiego.gov

CONFIDENTIAL COMMUNICATION

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From: Heather Gordon <heather.gordon@gmail.com>
Sent: Tuesday, July 9, 2024 9:16 PM
To: Lin, Alvin <AMLin@sandiego.gov>
Cc: Segur, Suzanne <SSegur@sandiego.gov>
Subject: Re: [EXTERNAL] Ruocco & Delawie Re: 2660/2666 First Ave



Attachment I: Alterations chronology and integrity impacts to design, materials, and workmanship.

Date	Event
1958	Dental office building built
1975	Rooftop screen shielding mechanical equipment from view removed
2003-2004	\$200,000 remodel completed to front entry (\$345,000 in 2025 dollars)
November 2023	Property owner requested preliminary review—city staff determines the building is not historic
Early 2024	Property owner submitted development project to city, relying on this finding
September 2024	Preliminary review submitted by Mr. Scott Moomjian seeking historical determination of significance under Criterion C and D. City staff disagreed, upheld 2023 decision
October 2024	Nomination submitted to city staff, project halted because HRB must hear the nomination
April 2025	Property owner removes wood members that are rotting and falling off the building
August 2025	City determines removal of decorative elements did not require a permit
October 2025	HRB Hearing

Attachment I: Alterations chronology and integrity impacts to design, materials, and workmanship.

Guidelines for the Application of Historical Resources Board Designation Criteria

Adopted
August 27, 2009

A single property can be significant within one or more historic contexts, and if possible, all of these should be identified. A property is only required, however, to be documented as significant in one context. In the development of a context related to archaeological resources, the ability of the resource to answer important research questions must be addressed.

Applying the Criteria

Once the context is established, one must evaluate the resource's history to determine whether it is associated with the historic context in any important way by applying the HRB Criteria. Application of the HRB Criteria is discussed in great detail, beginning on page 8 of this document. Please note that the examples of designated resources provided for each criterion may not address all aspects of the resource's significance. For example, a resource given as an example of a resource eligible under Criterion B may also have been designated under Criterion C, which will not necessarily be addressed in the example. Please review the designation file for complete information regarding the significance of the resource.

Understanding Integrity

Integrity is the authenticity of a historical resource's physical identity clearly indicated by the retention of characteristics that existed during the resource's period of significance. Historical resources eligible for designation by the HRB must meet one or more of the designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their historical significance. It is important to note that integrity is not the same as condition. Integrity relates to the presence or absence of historic materials and character defining features. Condition relates to the relative state of physical deterioration of the resource. Integrity is generally more relevant to the significance of a resource than condition. However, if a resource is in such poor condition that original materials and features may no longer be salvageable, then the resource's integrity may be adversely impacted.

The California and National Registers recognize location, design, setting, materials, workmanship, feelings, 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, the evaluator must show that the property retains enough physical and design characteristics to reflect the property's significance. The seven aspects of historical integrity are:

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

Removing and replacing front entry, floor-to-ceiling glazing without horizontal mullions affects Design, Materials and Workmanship aspects of Integrity

Attachment I: Alterations chronology and integrity impacts to design, materials, and workmanship.

Guidelines for the Application of Historical Resources Board Designation Criteria

Adopted
August 27, 2009

Example:

HRB Site #14e, Casa de Machado-Silvas



The Casa de Machado is an adobe house built in 1832 by Jose Manuel Machado as a wedding present for his daughter. The foundation is constructed of field stone laid in adobe mortar. The walls consist of sun dried adobe brick laid in adobe mortar, plastered on both sides with adobe mortar and white washed.

The wood frame roof is boarded and shingled.

*It should be noted that this site was designated under a previous set of designation criteria. If this resource were designated today, it would be eligible under HRB Criterion C.



ADDITIONAL DOCUMENTATION

- Provide a written narrative discussing design description and relationship to indigenous materials, craftsmanship, unorthodox use of materials or experimental approach to design and construction, including graphic documentation as necessary, and;
- Interior design proposals shall include documentation establishing the original design and introduction of furnishings, and;
- Provide documentation establishing an era and design association with a particular style or technology.
- In instances where intact interiors which embody the distinctive characteristics of style, type, period, or method of construction or the use of indigenous materials or craftsmanship are present, the interior elements must be documented in the report and tied to the context and significance. If the property owner wishes to include those interior elements in the designation, that information should be included as well.

SIGNIFICANT ASPECTS OF INTEGRITY RELATED TO CRITERION C

- | | | |
|-------------------|----------------------|----------------------|
| • <i>Location</i> | • <i>Materials</i> | • <i>Association</i> |
| • <i>Design</i> | • <i>Workmanship</i> | |
| • <i>Setting</i> | • <i>Feeling</i> | |

Retention of design, workmanship, and materials will usually be more important than location, setting, feeling, and association. Location and setting will be important; however, for those properties whose design is a reflection of their immediate environment.

All aspects of Integrity are
important under Criterion C

Attachment I: Alterations chronology and integrity impacts to design, materials, and workmanship.

Guidelines for the Application of Historical Resources Board Designation Criteria

Adopted
August 27, 2009

- Provide samples of other works by the Master with specific identification of features that match stylistic characteristics of this Master's development. (Not applicable when a resource is determined to have an anonymous builder/designer, etc. and is of exceptional value.)
- Interior designation of resources shall address interior features of the resource including the designer's philosophy and intent, physical description and condition, floor plans, and photographs of interior spaces and features.
- In instances where intact interiors retaining integrity which represent a notable work of a Master are present, the interior elements must be documented in the report and tied to the context and significance. If the property owner wishes to include those interior elements in the designation, that information should be included as well.

SIGNIFICANT ASPECTS OF INTEGRITY RELATED TO CRITERION D

- | | | |
|-------------------|----------------------|----------------------|
| • <i>Location</i> | • <i>Materials</i> | • <i>Association</i> |
| • <i>Design</i> | • <i>Workmanship</i> | |
| • <i>Setting</i> | • <i>Feeling</i> | |

A property important as a representative example of the work of a Master must retain most of the physical features and design quality attributable to the Master. A property that has lost some historic materials or details can be eligible if it retains the majority of the features that illustrate its style in terms of the massing, spatial relationships, proportion, pattern of windows and doors, texture of materials, and ornamentation. The property is not eligible, however, if it retains some basic features conveying massing but has lost the majority of the features that once characterized its style and identified it as the work of a Master.

All aspects of Integrity are
important under Criterion D

Attachment I: Alterations chronology and integrity impacts to design, materials, and workmanship.

Integrity	
Location	YES
Design	NO: 1975 – Rooftop wood screen shielding roof top equipment was removed 2003/2004 - Front entry storefront was removed and replaced with new materials and style, removing corner mullion and adding horizontal mullions
Setting	Partial
Materials	NO: 1975 and 2003 changes removed original materials
Workmanship	NO: 1975 and 2003 changes removed original workmanship
Feeling	NO: Rooftop equipment dominates street elevation and corner entry is contemporary glazing design
Association	Yes: Ruocco and Delawie were architects of record

Attachment J: 1960 AIA San Diego Awards, *Award of Excellence* to Homer Delawie for his Residence I (Boxcar House) and *Award of Fun* to Lloyd Ruocco and Homer Delawie for their design of the San Diego Children's Zoo Geodesic Dome theater.

ARCHITECTURE

... the Example

by JOHN R. MOCK

PRESENTED ON the following pages are a variety of examples of fine architecture. I feel, as the 1960 San Diego Chapter AIA Honor Awards Jury felt, that each example indicates an awareness of the principles of architecture within its architect creator. Even as each architect has given his own expression to these principles, beyond the fact of dissimilarity of building types, common relationships between each are apparent.

These relationships can be stated as follows:

1. Attention to local climate involving the basic conception of the building.
2. Attention to space surrounding the building, as well as space within the building, to create harmony between building and site.
3. Superior development of functional planning to serve the purpose for which the building was intended.
4. Experiment with structure not as an end in itself, but in response to a specific architectural need.

5. Simplified construction process through better integration of building elements.

6. Application of the concept of surprise and delight by appealing to the senses, use of light and shadow, silhouette, suggestion.

7. Materials logically used to permit structure—form—space.

We may now proceed with the examples, with comment on each written by William G. Quinn, Southern California Editor of 'Pacific Architect and Builder.' But before examining the examples, we must realize that the photographs can only record these buildings statically, as seen from a single view point, that of the camera. To fully comprehend the value of architecture and of relations stated, these buildings and their spaces must become part of the viewers' experience and thus must be walked through or around, preferably both.

Town House on 24 ft. lot

Architect: Homer Delawie, AIA

Owners: Mr. & Mrs. Homer Delawie

Contractor: Bach Construction

Interiors: Design Center

Photos: Douglas Simmonds

Comments: Superb performance of orientation problems. Handsome qualities of light and space. The Architect handled his use of a small lot under limitations of a primitive zoning law in the best way possible. The Architect exercised environmental controls with imagination. Here he has proven the architect can meet and overcome the challenge of a difficult site.



Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 33 of 35



Attachment J: 1960 AIA San Diego Awards, *Award of Excellence* to Homer Delawie for his Residence I (Boxcar House) and *Award of Fun* to Lloyd Ruocco and Homer Delawie for their design of the San Diego Children's Zoo Geodesic Dome theater.



<https://www.usmodernist.org/AIASANDIEGO/AIASANDIEGO-1962-04.pdf>

Attachment J: 1960 AIA San Diego Awards, *Award of Excellence* to Homer Delawie for his Residence I (Boxcar House) and *Award of Fun* to Lloyd Ruocco and Homer Delawie for their design of the San Diego Children's Zoo Geodesic Dome theater.



Regional Center Study, City of San Diego
Architects: Frank L. Hope & Associates
Photo: Busco-Nestor

Comments: The Jury felt it should recognize this effort to solve downtown City problems. The study also shows the Architect's rightful place in community planning.



Children's Zoo
Architects: Ruocco & Delawie, AIA
Geodesic Dome Design and Construction: Jeffrey Lindsay
Contractor: Callahan Bros.
Photo: Ernest Braun

Comments: Highly commendable effort to bring children in contact with animals and nature. A successful collaborative effort of client and Architect. The idea of a Children's Zoo itself is a refreshing and worth-while City project of which San Diego should be very proud.

Historical Evaluation: City of San Diego Criterion C and D

Property Name: 2660 1st Avenue

Page 35 of 35



Attachment J: 1960 AIA San Diego Awards, *Award of Excellence* to Homer Delawie for his Residence I (Boxcar House) and *Award of Fun* to Lloyd Ruocco and Homer Delawie for their design of the San Diego Children's Zoo Geodesic Dome theater.



Photo credits: Getty Images, Fox Photos

"Award of Fun" 1960
Ruocco and Delawie
San Diego Children's Zoo,
Henry B. Clark Theater,
geodesic dome



Photo credits: **Peter Csanadi** about.me/petercsanadi·Graphic designer, avid photographer; Disneyland, SeaWorld and San Diego Zoo passholder for years