

*HISTORICAL RESOURCE RESEARCH REPORT
FOR THE
6051 FOLSOM DRIVE RESIDENCE
LA JOLLA, CALIFORNIA 92037*

Project Number 667334

Submitted To:

The City of San Diego

Historical Resources Board (HRB)

1222 First Avenue, Fifth Floor

San Diego, California 92101

Prepared For:

Irwin Pfister

5944 Bellevue Avenue

La Jolla, California 92037

Prepared By:

Scott A. Moomjian

Attorney at Law

5173 Waring Road, #145

San Diego, California 92120

(619) 230-1770

August 2020

"At-a-Glance" Report Summary

Property Information & Applicable Criteria



Resource Address: 6051 Folsom Drive, La Jolla, CA 92037 APN: 357-182-07-00

Resource Name (per HRB naming policy): 6051 Folsom Drive

Resource Type: Single-Family Residential Will you be Submitting a Mills Act Application
Following Designation? Y ☐ N ☒

Date of Construction: 1950 Architect/Builder: Lloyd Ruocco/Hazard-Slaughter

Prior Resource Address (if relocated): N/A

Date of Relocation: N/A

Applicant's Name: Scott A. Moomjian Owner's Name: Foit/Bobin-Foit Family Trust

Address: 5173 Waring Road, #145 Address: 6051 Folsom Drive

San Diego, CA 92120 La Jolla, CA 92037

Phone #: (619) 230-1770 Phone #: _____

Email: smoomjian@earthlink.net Email: _____

The resource is being nominated for designation as a historical resource under:

- ☐ HRB Criterion A as a special element of the City's, a community's or a neighborhood's
- ☐ historical development ☐ archaeological development ☐ cultural development
 - ☐ social development ☐ economic development ☐ political development ☐ aesthetic development
 - ☐ engineering development ☐ landscaping development ☐ architectural development

for the following reason(s): _____

☐ HRB Criterion B for its association with _____ who/which is significant in
local, state or national history for the following reason(s): _____

☐ HRB Criterion C as a good/excellent example of _____.

☐ HRB Criterion D as a notable work of _____, a Master _____

☐ Previously established as a Master ☐ Proposed as a Master

☐ HRB Criterion E as a property which 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.

☐ HRB Criterion F as a contributing resource to the _____ Historical District.

Are interior elements/features included in the nomination and proposed for designation? ☐ Yes ☒ No

If Yes, list elements and location: _____

Report Copies

Department of Parks and Recreation Forms

Attachment A

Attachment B

Attachment C

Attachment D

Attachment E

Y	N	Criterion A Documentation
Y	N	Criterion B Documentation
Y	N	Criterion C Documentation
Y	N	Criterion D Documentation
Y	N	Criterion E Documentation
Y	N	Criterion F Documentation

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

PRIMARY RECORD

Primary #: _____

HRI #: _____

Trinomial: _____

NRHP Status Code: 6Z

Other Listings: _____

Review Code: _____ Reviewer: _____ Date: _____

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Resource Name or #: 6051 Folsom Drive

P1. Other Identifier:

P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County: San Diego and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad: La Jolla Date: 2018

c. Address: 6051 Folsom Drive City: La Jolla

Zip: 92037

d. UTM:

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

Lot 16, Block 34, La Jolla Hermosa Unit No. 2, Map 2055, APN 357-182-07-00

P3a. Description:

The 6051 Folsom Drive property largely consists of a one-story, Modern Post and Beam style single-family residence with an attached garage along the northwest elevation. The parcel upon which the home is located sits above Folsom Drive and consists of approximately 12,500 total square feet (0.286 acres). When originally constructed in 1950, the home was rectangular in shape and featured a projecting carport along the north elevation, flanked by two side porches at the northwest and southeast elevations. At some unknown date, the southeast porch was removed, and in 2002, the garage was built, and the northwest porch and carport were both in-filled. The home includes a living room, dining room, family room, three bedrooms, laundry room, kitchen, and three bathrooms. Overall, it consists of approximately 2,728 total square feet of living space.

P3b. Resource Attributes (List attributes and codes): HP2—Single Family Property

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

P5a. Photograph or Drawing



P5b. Description of Photo: _____

P6. Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both

1950

Notice of Completion

P7. Owner and Address:

Foit/Bobin-Foit Family Trust

6051 Folsom Drive

La Jolla, California 92037

P8. Recorded by:

Scott A. Moomjian, Esq.

5173 Waring Road, #145

San Diego, CA 92120

P9. Date Recorded: August 2020

P10. Survey Type (Describe):

Intensive

P11. Report Citation: Historical Resource Research Report For 6051 Folsom Drive Residence, La Jolla, California 92037

Attachments: ☐ NONE ☐ Location Map ☐ Sketch 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):

State of California — The
Resources Agency
DEPARTMENT OF PARKS AND
RECREATION
**BUILDING, STRUCTURE,
AND OBJECT RECORD**

Primary #: _____
Trinomial: _____

NRHP Status Code: 6Z

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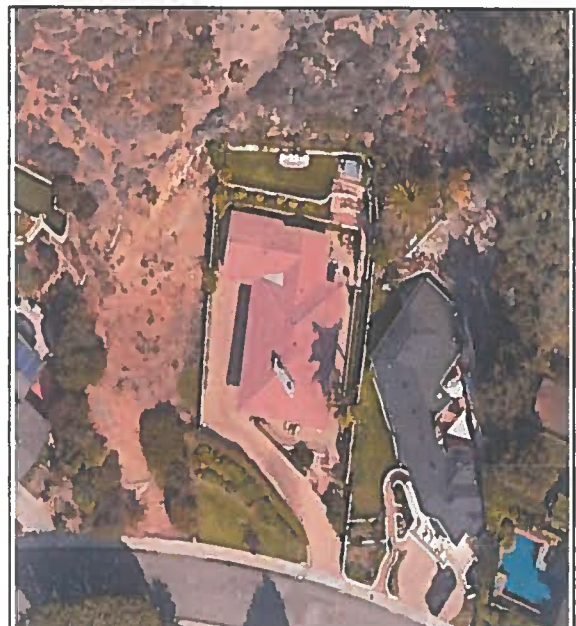
Resource Name or #: 6051 Folsom Drive

- B1. Historic Name:
- B2. Common Name:
- B3. Original Use: Residential
- B4. Present Use: Residential
- B5. **Architectural Style:** Modern Post and Beam
- B6. **Construction History:** Constructed in 1950. Modifications and alterations in 2002: Construction of a new garage along the northwest elevation; the in-filling of the carport along the north elevation; the enclosure of a porch along the west elevation; the removal and replacement of the front door and the installation of tile along the front steps at the west elevation; the removal of brick and replacement with white stone along the south elevation; the installation of a new concrete deck with metal railing along
- B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** _____ **Original Location:** _____
- B8. **Related Features:**
- B9a. Architect: Lloyd Ruocco b. Builder: Hazard-Slaughter, Inc.
- B10. **Significance: Theme:** N/A **Area:** La Jolla
Period of Significance: N/A **Property Type:** Residential **Applicable Criteria:** N/A

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

The 6051 Folsom Drive residence is located in San Diego's La Jolla community. The village of La Jolla began in the 1880s during the "boom" period of San Diego's history as a small coastal community. Prior to 1887, there was no development on land which is now referred to as La Jolla, an area known as a popular picnic and bathing attraction for residents and visitors of San Diego. One of the first land tracts in the area was La Jolla Park, which was developed in 1887. Between 1902-1920, the community of La Jolla began to experience sophisticated growth. In 1902, La Jolla held its first election. In 1907, La Jolla's first bank, the Southern Trust Savings Bank, was established. In 1908, the "Red Devil" train, a gas engine, began serving La Jolla, and in 1909, natural gas was made available. Pioneering members of the community included Ellen Browning Scripps and other local entrepreneurs.

- B11. Additional Resource Attributes: (List attributes and codes)
- B12. **References:** Moomjian, Scott A., *Historical Resource Research Report For The 6051 Folsom Drive Residence, La Jolla, California 92037*, August 2020
- B13. Remarks: Property substantially modified and altered, primarily in 2002, resulting in a lack of original integrity
- B14. **Evaluator:** Scott A. Moomjian, Esq.
- B15. **Date of Evaluation:** August 2020



P3a. Description:

Of standard wood-frame construction, the home is set on a concrete foundation with concrete floor. The roof is moderate in pitch with non-original composition shingles. According to the Residential Building Record, these shingles replaced wood shake. A chimney is located toward the south elevation. Originally, this chimney was formed with brick. However, in 2002, it was replaced with white stone (as was the fireplace). The main roof section is hipped with exposed beams and wide eave overhang. The exterior largely consists of wall sections composed of stucco or floor to ceiling fixed panes of glass or sliding glass doors (with screens). Although the Residential Building Record describes these "sliding" windows as metal, they are composed of wood, and as such, may in fact be replacements. In two areas, fixed glass panes have been removed and replaced with either stucco in-fill or converted into a door with sidelights (southeast and south elevations). Along the south elevation, the exterior formerly included a brick base section that was replaced with white stone in 2002. Adjacent to this, a concrete deck with metal railing was installed at the same time.

The main entry to the residence is located along the west elevation, underneath the roof overhang. It is composed of a non-original glass door that was installed in 2002 along with non-original tile added to the steps in this area. The property also includes a number of other hardscape and landscape improvements which also occurred in this year (i.e. the installation of retaining walls, new concrete, fencing, terracing, spa, grass, and other plantings). Overall, the home appears to be in good condition.

B6. Construction History:

the south elevation; the removal of a large fixed glass pane and installation of a door with sidelights along the south elevation; the removal of chimney brick and replacement with white stone; the installation of a new driveway; and hardscaping and landscaping improvements, including the installation of terraces, spa, and the removal of concrete block retaining walls topped with grape stake and replacement with Keystone block retaining walls. Other changes to the property which occurred at an unknown date include the removal of a large fixed glass pane and stucco in-fill along the southeast elevation, and the removal of a porch along the northeast elevation.

B.10. Significance:

In 1910, despite all of this change, La Jolla was still a community of dirt roads without electricity (electricity was made available in c.1911). La Jolla's population at this time was approximately 850, more than double its 1900 figure. In 1912, motion pictures were shown in La Jolla for the first time, and in 1913, the *La Jolla Journal* (later renamed the *La Jolla Light*), came into existence. In 1918, the first paving of La Jolla occurred on Prospect Street. Paving the road from La Jolla to San Diego was ultimately completed in 1920.

After the First World War, the San Diego economy began to experience further growth and development. La Jolla real estate increased in demand and value from 1920 until the unpredicted real estate bust between 1925-1926. Nonetheless, La Jolla continued to grow and expand as a community. Numerous speculative real estate tracts were laid out in the general La Jolla area.

These included La Jolla Hermosa and the Barber Tract in the south, the Muirlands on the western slopes of Mt. Soledad, and the northeastern La Jolla Shores tract.

The stock market crash of 1929 ushered in the Great Depression of the 1930s and few speculative ventures succeeded during this time. Little construction took place in the La Jolla area during these difficult years. Those individuals whose investments had not been devalued by the nation's crisis, however, were able to afford building projects. Federal government assistance and low material costs encouraged some people to venture out and risk investing in construction during the Depression. The country was brought out of the Depression by the development of the economy during the Second World War and the subsequent post-war prosperity. When the war ended, many war-time servicemen and workers relocated to La Jolla.

Between 1946-1955, new subdivisions in La Jolla sprang up. At the end of the 1940s, the population of La Jolla was approximately 8,500. Expansion was directed south toward Pacific Beach, east up the La Jolla Hills, and north to the La Jolla Shores area. Keeping pace with the economy, the development of La Jolla continued to grow, slowly but steadily. New highways began to crisscross the area, allowing greater business connections with the coastal community and the larger San Diego business infrastructure. These new highways drew traffic away from the coastal sections, leaving them quiet, peaceful and ultimately more desirable as residential areas.

La Jolla Hermosa Subdivision

The history of the La Jolla Hermosa subdivision is well-documented (for more detailed information related to the subdivision see Thomas A. Jamison's "La Jolla Hermosa A Subdivision Triumph," *The Journal of San Diego History*, Summer 1985). In May 1923, La Jolla Properties, Inc. filed Articles of Incorporation with the State of California. Eleven local businessmen and developers, including Frank Turnbull, President of the Balfour Company and expert on high-class residential development, became members of the Board of Directors. Each director purchased one share of stock at \$100 and proceeded to buy, develop, and sell real estate in La Jolla. In June 1923, La Jolla Properties, Inc. announced the opening of the new La Jolla Hermosa subdivision. The Balfour Company became the exclusive sales firm for the tract and the owners designated Frank Turnbull President and Tract Manager.

By the end of 1923, La Jolla Properties, Inc. had already begun to develop and improve the La Jolla Hermosa subdivision from the shoreline bordered by Bird Rock at the south, Via Del Norte to the north, and La Jolla Boulevard to the east. Spurred on by the success of John D. Spreckels' 1923 Mission Beach development and the resurgence of real estate sales, La Jolla Hermosa lots ranged from 75 to 80 feet, extending some 150 feet in depth. Ocean-front lots sold for approximately \$2,000. All lot prices included public utility access, paved streets, curbs, sidewalks, and alleys. Hermosa lot owners had to comply with building and other restrictions and all plans had to be approved by the tract architect.

With the critical success of the Casa de Manana resort hotel, the Tract Architect chosen for La Jolla Hermosa was Edgar V. Ullrich. The duties of the tract architect included presenting the lot buyers with possible designs, attempting to satisfy the architectural demands of the tract owners and whims of the lot owners, and approving all designs of architects prior to construction in the tract. Ullrich himself designed the first homes built in La Jolla Hermosa and landscaped much of

the tract development. His attention to detail on homes in the area include an emphasis on random tile roofing with noticeable mortar, distinctive chimneys, grilled windows, and wooden shutters with pegs. As Tract Manager, Frank Turnbull oversaw the improvement installation plan (paved streets, sidewalks, and hookups for public utilities). In April 1924, a contract for 416,000 square feet of 4-inch concrete made headlines as the largest paving contract for one job in San Diego history. As a final touch, Turnbull planted palm trees along the newly paved streets of the subdivision. Tract improvements reached completion in November 1924 and totaled \$250,000.

La Jolla Hermosa officially opened on October 4, 1924. Ultimately, Ullrich designed more than 15 homes in La Jolla Hermosa. His homes followed “Spanish Mediterranean” and “French Normandy” styles, or a combination of both. He favored the Normandy influence and successfully “sold” this style to his clients. Other important architects followed the lead of Ullrich, including Thomas Shepherd, Herbert Mann, Cliff May, and Herbert Palmer. All of these men have been acknowledged and accepted by the City of San Diego as “master architects.” The financial success of the subdivision became apparent as early as March 1926. Two months later, the subdivision represented the largest finished residential project in San Diego. By the end of the year, there were few lots available for sale.

In January 1927, after an aggressive advertising campaign which targeted the wealthy, La Jolla Properties announced the opening of the second Hermosa unit. Located across La Jolla Boulevard, and bordered by Via Del Norte to the north, Camino de la Costa to the south, and the base of Mount Soledad to the east, the subdivision was as popular as its predecessor. By October 1929, financial hardships wrought by the Depression greatly affected real estate in San Diego and La Jolla Hermosa. However, the establishment of the subdivision generated great profits for La Jolla Properties, Inc. As a successful endeavor, the subdivision was, and is still today, a textbook example of business acumen and understanding.

Property History

As an initial matter, the 6051 Folsom Drive property was not identified in any historic survey or historical resource inventory of the La Jolla community. Historical research indicates that the property on which the 6051 Folsom Drive residence is today located, Lot 16, Block 34 of La Jolla Hermosa Unit No. 2, was acquired by the Southern Title & Trust Company from La Jolla Hermosa Company in May 1940. In December 1945, the property was deeded to the Security Trust & Savings Bank of San Diego. Several months later, it was acquired by Alice J. Ewing who conveyed the Lot to Clarence and Madge Graham in July 1948. In December 1949, the Grahams sold the property to Mitchell J. Lange and Marian E. Lange.

Historical research indicates that the 6051 Folsom Drive residence was designed by architect Lloyd Ruocco and built by the firm of Hazard-Slaughter, Inc. for original owners, Mitchell and Marian Lange in 1950. A 1950 date of construction is supported by the Residential Building Record which indicates that a City Building Permit was issued in June 1950 for the construction of a residence and carport valued at approximately \$13,900. A Notice of Completion indicates that Hazard-Slaughter, Inc. completed construction for the Langes in December 1950. The design of the home for the “M.J. Lange family,” was attributed to Lloyd Ruocco per an article in the *San Diego Union*

in May 1953. Further, San Diego water and sewer connection records indicate that service was provided to the property in late 1949 and mid-1950, respectively, for Mitchell Lange.

Lloyd Pietrantonio Ruocco

Architect Lloyd Ruocco has been called, after Irving Gill, the most significant Modernist in San Diego architectural history during the 1940s-1960s. Not to be compared with Gill in terms of their design styles which were different, Ruocco like Gill, is today recognized by the City of San Diego as a "master architect." His "Design Center" (1950), located at 3601-3635 Fifth Avenue was designated in 2000 by the City of San Diego, Historical Resources Board (HRB) as Site #434 on the basis of its Modern Architecture (Criterion C) and as the notable work of Ruocco as a master architect (Criterion D). A second of Ruocco's designs, that of the "James Don & Rita H. Keller/Lloyd Ruocco House" (1948), located at 1433 Puterbaugh Street was designated in 2009 by the City's HRB as Site #911 on the basis of its Modern Contemporary architecture (Criterion C) as the notable work of Ruocco as a master architect (Criterion D). Subsequently, four more buildings designed by Ruocco and his business partner, master architect Homer Delawie, have been designated by the City of San Diego (two homes, one apartment building, and one duplex). A proponent of the Modern International Style, who influenced generations of architects, Ruocco was both talented and radical, one of the most innovative and community-minded architects that San Diego ever produced. He is considered San Diego's "No. 1 designer and thinker" during the 1950s and 1960s.

Lloyd Ruocco was born in 1907 to an Italian father and English mother in Portland, Maine. While Ruocco was still a baby, his parents moved to Canada, and later to Manitoba, Alberta, and Victoria B.C. In 1923, when the family heard that Los Angeles was "experiencing a big boom," they moved to that city. Moving from Victoria to Los Angeles, however, was "quite a shock," so much so, that the Ruoccos stayed for only two days before moving south to Long Beach. Unimpressed by that city, the family moved to San Diego soon thereafter. Once in San Diego, Ruocco enrolled in San Diego High School. Feeling "somewhat of a misfit in his new environment," and "kind of an orphan," Ruocco joined an architectural drawing class, where he made maps of the school building's floor plans for the Freshman's guidebook.

While in high school, Ruocco entered a public contest run by architect Richard Requa, under the sponsorship of the *San Diego Union*—it was an original home design which offered two cash prizes. The sketch, which Ruocco submitted, was considered so odd that he was awarded an extra \$25 "special" third prize and got to meet Requa. After high school graduation, Ruocco enrolled at San Diego State College for one term, but soon quit. Thereafter, he got a job with the office of Requa and Jackson. In this capacity, he worked as a young draftsman, and was known to have worked with Lillian Rice when she joined the firm and developed designs for the Rancho Santa Fe Land Company. Due to perhaps his father's influence and advice from Rice, Ruocco saved enough money to attend the University of California at Berkeley. While at Berkeley from 1923-1933, Ruocco was exposed to the Beaux Arts tradition, but appears to have largely rejected the whole structure of Beaux Arts in favor of Le Corbusier, Walter Gropius, Mies van der Rohe, and Frank Lloyd Wright. In short, according to those who knew him, Ruocco appears to have decidedly embraced an ideology which manifested itself at Berkeley which began with the elimination of the applique. According to architect C.J. Paderewski, FAIAE (deceased), a fellow student at

Berkeley, "... we had to study the classics, and the top men in architecture all have had a foundation in the classics. Lloyd thought we wasted too much time on them. He was always trying to do something toward the modern Lloyd sticks strictly to the modern." Ruocco was said to have considered Wright "the undisputed genius of the architectural world with his poetic and somewhat mystical sense of design," but also believed that for everyday living "the trend of architecture generated by Le Corbusier, with its functional eclecticism, imagination and classical proportion, and the intellectual abstemiousness in the work of Mies Van der Rohe, is more practical."

In 1933, Ruocco graduated with honors from Berkeley with a B.A. in Architecture and returned to San Diego. By this time, the depression had cast a considerable cloud over his artistic prospects, so he went into business with his father, bootlegging wine and raising turkeys on a ranch in Santee. In 1934, Ruocco was one of 35 draftsmen who worked on the Civic Center of San Diego building (today the County Administration Building). When the California Pacific International Exposition came to San Diego in 1935, Ruocco returned to work for Richard Requa, who had been selected as the chief architect. In this capacity, Ruocco worked on a model town exhibit for the Exposition and created a number of Spanish reminiscences.

During the Second World War, Ruocco worked under the chief draftsman for the 11th Naval District in the United States Public Works Office where he honed his engineering and theoretical calculation skills. In this capacity, he was instrumental in designing the large, two-story building and pier at the foot of E Street. He also designed a battery at Fort Rosecrans. After the war, he married Ilse Hamman.

Between 1942-1957, Ruocco designed many Modern-style residences throughout San Diego County. For a partial list of homes and buildings designed by Ruocco during this period see Scott A. Moomjian, *Historical Assessment Of The Design Center* (August 2000) and www.modernsandiego.com. In 1957, Ruocco designed additions to the Lemon Avenue Elementary school, including classrooms, a multi-purpose ball, administration, and kindergarten rooms. Also beginning in 1957 and in 1961 (with Homer Delawie), Ruocco designed the Children's Zoo and Geodesic Dome at the San Diego Zoo in Balboa Park.

In 1958, Ruocco and architect Homer Delawie formed a partnership whose work complimented one another. Together, they designed residences, apartments, industrial, and commercial buildings. In later years, from 1963-1967, Ruocco designed or oversaw the completed of a variety of other religious, commercial, and institutional buildings. In 1974, he was elected to the College of Fellows of the American Institute of Architects. During the late 1970s, Ruocco developed Alzheimer's disease, and later died in May 1981.

Although best remembered for his architecture, over the course of his life, Ruocco was a passionate advocate for social change. In 1961, he founded the Citizen's Coordinate for Century 3, an organization which has played an active role in San Diego planning and environmental issues over the years. Ruocco was also a founding member of the San Diego County Creativity Research Committee and a member of the San Diego City Urban Renewal Commission.

In terms of his architecture, Ruocco stressed economy, purity of form, and a full understanding of the sensual aspects of being human. He embraced both site and climate in his designs. To Ruocco,

"[g]ood architecture should call for the minimum use of materials for the most interesting and functional enclosure of space....I want simplicity, so that the building doesn't impinge on the landscape." Characteristics indicative of Ruocco's architecture include the lavish use of glass to create the visual effect of transparency; simple wood beams; the inclusion of small, private places with lighting, nooks, window seats; floor-to-ceiling cabinetry of fine wood; walls and ceilings made from redwood and masonite floors; intricate landscape relationships; sliding panels; and flat or very low-pitched roofs with wide eave overhangs.

Hazard-Slaughter, Inc.

The building firm of Hazard-Slaughter, Inc. appears to have been short-lived and functioned from approximately the late 1940s through the early 1950s. It was composed of Roscoe Elwood (R.E.) Hazard, Jr., and James Conrad Slaughter. Both men were themselves sons of active, local contractors—Roscoe Elwood “Pappy” Hazard, Sr. and James Christopher Slaughter.

R.E. Hazard, Jr. was born in San Diego in May 1922 and graduated from Point Loma High School. He attended the University of California, Berkeley until his studies were interrupted by World War II. He served in the U.S. Army and returned to San Diego after the war, where he then independently engaged in the building trade. Although Hazard was born into a building family, his older brother, Bruce, who joined the company in 1935, was responsible for expanding the enterprise in later years.

James Slaughter was born in September 1924 and studied at the University of California, Berkeley as well. After the war, he joined Hazard to form Hazard-Slaughter, Inc. where he served as President. After the firm dissolved, R. E. Hazard, Jr. went on to form R.E. Hazard Jr. Inc., which built banks, shopping centers, and other commercial buildings. Hazard retired in mid-1990s and died in December 2010. Slaughter later went on to own and operate the Shelter Island Yacht Ways for twenty-two years (from the 1950s-1970s). He passed away in January 1975.

Historical research indicates that Mitchell Lange, the proprietor of an automobile service station (“Mitchell’s Station”), and his wife, Marian, owned and occupied the 6051 Folsom Drive residence from the time it was completed until it was sold to Dr. Richard H. Jernigan, and his wife, Mary Beth, in December 1970. Prior to this, in October 1970, a *San Diego Union* advertisement listing the home for sale described the property as a “La Jolla Fixer-Upper.” Problems associated with the structure dating to this period include the radiant floor-heating system, which according to the San Diego County Assessor was not “effective,” causing the house to become “damp all the time.” Review of a 1949 Sanborn Fire Insurance Map fails to depict the presence of the structure during this year (as it had not yet been built). However, a 1965 Sanborn Map depicts the building as one-story in height and rectangular in shape, with two porches along the northwest and southeast elevations, and a projecting, rectangular automobile garage (carport) along the north elevation.

Dr. Richard Jernigan and Mary Beth Jernigan owned and occupied the 6051 Folsom Drive residence until Dr. Jernigan’s death in September 1989. Born in June 1939, Richard Jernigan was a graduate of Pomona College and the USC Dental School, and served as a captain in the U.S. Army Dental Corps. He practiced dentistry in La Jolla for more than twenty years until his death while scuba diving off Bird Rock. Thereafter, Mrs. Jernigan continued to live in the home until it

was sold to Gerald M. Rudick in December 2000. In July 2002, the property was sold to Delbert F. Foit, Jr. and Cynthia A. Bobin-Foit. In January 2015, the property was transferred to the current owner, the Foit & Bobin-Foit Family Trust.

At the time the 6051 Folsom Drive residence was owned by Gerald M. Rudick (late 2000-mid-2002), it appears to have served as a rental property. Over this period, the property underwent substantial modification and alteration. Changes to the property include the construction of a new garage along the northwest elevation; the in-filling of the carport along the north elevation; the enclosure of a porch along the west elevation; the removal and replacement of the front door and the installation of tile along the front steps at the west elevation; the removal of brick and replacement with white stone along the south elevation; the installation of a new concrete deck with metal railing along the south elevation; the removal of a large fixed glass pane and installation of a door with sidelights along the south elevation; the removal of chimney brick and replacement with white stone; the installation of a new driveway; and hardscaping and landscaping improvements, including the installation of terraces, spa, and the removal of concrete block retaining walls topped with grape stake and replacement with Keystone block retaining walls. Other changes to the property which occurred at an unknown date include the removal of a large fixed glass pane and stucco in-fill along the southeast elevation; and the removal of a porch along the northeast elevation.

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

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

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

"Special Elements of Development"

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

No historical evidence was identified which would support the contention that the 6051 Folsom Drive residence exemplifies or reflects special elements of San Diego's, La Jolla's, La Jolla Hermosa Unit No. 2's, or Folsom Drive's historical, archaeological, cultural, social, economic,

political, aesthetic, engineering, landscaping, or architectural development. The building in no way exemplifies or reflect “special elements” of City, community, or neighborhood development any more than other existing structures (new or old) along Folsom Drive or within the La Jolla Hermosa Unit No. 2 subdivision.

Under the *Guidelines for the Application of the Historical Resources Board Designation Criteria*, the 6051 Folsom Drive residence does not possess special elements of *development* which are distinct among others of its kind or that surpass the usual in significance. The structure was merely constructed as a Modern Post and Beam home in a style that was both convenient and popular at the time. The building does not possess any *special or unique development-related elements* which would elevate it to a level above other Modern Post and Beam residences built during the 1950s. As specified under the *Guidelines*, it is not enough for a resource to simply reflect an aspect of development as all buildings do. In addition, the structure has been substantially modified and altered from that of its original design/construction to the extent that it has lost original integrity. Similarly, the building does not reflect an aspect of La Jolla development any more than other structures which were also built in the area. Finally, the building does not reflect an element of development which maintains an established precedent, nor was it the model of development within the La Jolla Hermosa Unit No. 2 subdivision which was established in 1927 (approximately 23 years before the home was built).

Historical Development—In order to be significant for Historical Development, a resource 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.

No historical evidence was identified which would support the contention that the 6051 Folsom Drive residence exemplifies or reflects a special or unique aspect of the City’s general historical development; or exemplifies or reflects a unique aspect of the City’s history. The building, therefore, is not significant with respect to any form of historical development.

Archaeological Development—In order to be significant for Archaeological Development, a resource shall be prehistoric or historic in nature but must exemplify archaeological development through subsurface deposits and may include associated surface features.

The 6051 Folsom Drive residence is not a prehistoric or historic archaeological resource and, therefore, the building is not significant with respect to any form of archaeological development.

Cultural Development—In order to be significant for Cultural Development, a resource shall exemplify or reflect development that is associated with a group of people linked together by shared values, beliefs, and historical associations, or are properties associated with significant achievement in the visual and fine arts, (painting, sculpture, architecture, theater, dance, music,) literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry.

No historical evidence was identified which would support the contention that the 6051 Folsom Drive residence exemplifies or reflects an association with a group of people linked together by

shared values, beliefs, and historical associations, or is associated with significant achievement in the visual and fine arts, literature, philosophy, religion, science, mathematics, the social studies, or any of the disciplines that are commonly associated with public and private institutions of higher learning and/or academic inquiry. The building, therefore, is not significant with respect to any form of cultural development.

Social Development—In order to be significant for Social Development, a resource shall exemplify or reflect development that is associated with relations and interactions with others.

No historical evidence was identified which would support the contention that the 6051 Folsom Drive residence exemplifies or reflects development associated with relations and interactions with others. The building, therefore, is not significant with respect to any form of social development.

Economic Development—In order to be significant for Economic Development, a resource shall exemplify or reflect development associated with the local, regional, state or national economy or economics, including manufacturing, labor and agriculture, maritime and transportation industries.

No historical evidence was identified which would support the contention that the 6051 Folsom Drive residence exemplifies or reflects development associated with economics or economic industries. The building, therefore, is not significant with respect to any form of economic development.

Political Development—In order to be significant for Political Development, a resource shall exemplify or reflect development associated with politics or the political atmosphere, including women's suffrage, neighborhood activism, labor organizations and the Civil Rights Movement associated with ethnic and gay/lesbian issues.

No historical evidence was identified which would support the contention that the 6051 Folsom Drive residence exemplifies or reflects development associated with politics or the political atmosphere/environment. The building, therefore, is not significant with respect to any form of political development.

Aesthetic Development—In order to be significant for Aesthetic Development, a resource shall exemplify or reflect development associated with an artistic arrangement in theory or practice.

No historical evidence was identified which would support the contention that the 6051 Folsom Drive residence exemplifies or reflects development associated with artistic arrangement in theory or practice. The building, therefore, is not significant with respect to any form of aesthetic development.

Engineering Development—In order to be significant for Engineering Development, a resource shall exemplify or reflect development associated with engineering. Engineering development may include professionally applied standards or design ingenuity within engineering disciplines.

Engineering solutions may be applied within individual buildings, structures and objects, or be associated with large scale infrastructure development like ports, railroads, roads and freeways, dams and flood control, electrical transmission and water systems.

No historical evidence was identified which would support the contention that the 6051 Folsom Drive residence exemplifies or reflects development associated engineering, including professional engineering standards, engineering design ingenuity, or engineering disciplines. The building, therefore, is not significant with respect to any form of engineering development.

Landscape Development—*In order to be significant for Landscape Development, a resource shall exemplify or reflect development associated with garden and park design, subdivision design, or ecosystem/habitat restoration and may include professionally applied standards or design ingenuity within landscape disciplines.*

No historical evidence was identified which would support the contention that the 6051 Folsom Drive residence exemplifies or reflects development associated with garden and park design, subdivision design, ecosystem/habitat restoration, or professional landscaping standards, or design ingenuity within landscape disciplines. The building, therefore, is not significant with respect to any form of landscape development.

Architectural Development—*In order to be significant for Architectural Development, a resource 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.*

No historical evidence was identified which would support the contention that the 6051 Folsom Drive residence exemplifies or reflects development associated with the City's built environment, including architecture designed and constructed by non-architects, real estate developers, contractors, speculators, homeowners, and others associated with the building industry. The building, therefore, is not significant with respect to any form of architectural development. Therefore, based upon the above analysis, the property does not qualify under any aspect of HRB Criterion A (Community Development).

Criterion B—*Is identified with persons or events significant in local, state, or national history.*

According to the HRB Designation Guidelines, resources associated with individuals whose specific contributions to history can be identified and documented may qualify under Criterion B for persons significant in history. Persons significant in our past refers to individuals associated with San Diego whose activities, achievements and contributions are demonstrably important within the City, state, or nation.

Eligibility under Criterion B for significant person(s) involves (1) first determining the importance of the individual, (2) second ascertaining the length and nature of the individual's association with the resource under study and comparison to other resources associated with the individual, and (3) third determining if the resource is significant under HRB Criterion B as a resource that is best identified with a person(s) significant in local, state, or national history.

A person would not be considered historically significant simply by virtue of position/title, association, affiliation, race, gender, ethnicity or religion. Criterion B is generally restricted to those properties that are associated with a person's important achievements, rather than those that are associated with their birth or retirement, or that are commemorative in nature. The person must have made demonstrable achievements and contributions to the history of San Diego, the state, or the nation. In addition, the resource must be associated with the person during the period that the person's significant achievements and contributions occurred.

If the resource is not associated with the historical person during the person's significant period, research other resources associated with the person in order to identify those that best represent the person's historic contributions. Determine the status of the associative properties as demolished, extant, or out of the locality and length of time associated with the person. The best representatives are properties associated with the person's productive life. Properties associated with the person's formative or later years may also qualify if it can be demonstrated that the person's activities during this period were historically significant or if no properties from the person's productive years survive elsewhere.

No historical evidence was found which would suggest that the 6051 Folsom Drive residence was ever associated with any persons or events significant in local, state, or national history. None of the persons identified with the property, performed any activities, achievements or contributions which were demonstrably important within the City, state, or nation. Consequently, the property does not qualify under HRB Criterion B (Historic Person).

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

According to the HRB Designation Guidelines, this Criterion applies to resources significant for their physical design or method of construction. To embody the distinctive characteristics of a style, type, period or method of construction refers to the way in which a property was conceived, designed, or fabricated by an individual, a group of people, or a culture. Distinctive characteristics are those physical features or traits that commonly recur in individual styles, types, periods or methods of construction.

In order to qualify under this Criterion, a resource must embody distinctive characteristics of an architectural style, a type of construction, a recognized construction period, or an identifiable method of construction, as established through accepted bodies of scholarly and professional work. Comparison to other resources of the same style, type, period, or method of construction is not required unless scholarly work has not been done on a particular property type or unless surviving examples of a property type are extremely rare. In these instances, where it has not been determined what physical features a property must possess in order for it to reflect the significance of a historic context, comparison with similar properties should be undertaken. It is important to note that Criterion C states that a resource embody the distinctive characteristics of a style, type, period or method of construction; it does not state that the resource must be a unique or distinguished example of a style, type, period or method of construction. Resources which do not

embody the distinctive characteristics of a style, type, period or method of construction as supported by established sources do not qualify.

In October 2007, the City of San Diego developed and implemented the “San Diego Modernism Historic Context Statement” (“Modernism Context Statement”). The stated purpose of the Modernism Context Statement is to “assist in the identification, evaluation and preservation of significant historic buildings, districts, sites and structures associated with the Modernism movement in San Diego from 1935 to 1970” and was created to better understand “Modern era resources and the types of resources that are significant to the history and development of San Diego.” The City of San Diego utilizes the Modernism Context Statement in conjunction with the evaluation of potential historical resources constructed within the Modern era from 1935-1970.

Under the Modernism Context Statement, the 6051 Folsom Drive residence was designed and constructed in the Modern Post and Beam style in 1950. An examination of the property under the Modernism Context Statement indicates that the building does not embody the distinctive characteristics of a style, type, period, or method of Modern Post and Beam construction to be eligible for designation under HRB Criterion C (Architecture). Further, the building is not considered to be a valuable example of the use of indigenous materials or craftsmanship.

The Post and Beam Style

Post and Beam is a method of construction which existed in San Diego from approximately 1950-1970. It is a method of construction in which the structural framing consists of load bearing beams supported by columns rather than solid load-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.

General Characteristics

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. It has been noted that examples of Post and Beam construction have been found grouped in “later communities” which “developed in the 1950s and 1960s and offered lots for high-end custom residential development.”

The 6051 Folsom Drive residence features only several general characteristics indicative of Post and Beam construction, including its wide eave overhang; custom (architect) design; 1950s date of construction; and premier coastal lot. The home lacks a flat roof (it is primarily hipped and

moderately pitched), and has been substantially modified and altered, with its formerly rectilinear, open floor plan, in-filled or divided as part of the remodeling effort which occurred in 2002.

Primary Character-Defining Features

The Modernism Context Statement has identified four (4) “Primary” Character-Defining Features of Post and Beam construction. These features have been evaluated in relation to the 6051 Folsom Drive residence, accordingly:

- *A direct expression of the structural system, usually wood or steel frames;*

The structural system used in the 6051 Folsom Drive residence is no longer directly expressed by its wood frame. Although the home features projecting wood beams that extend outward, several sections have been modified or in-filled, including those along the entire north elevation, and sections along the south elevation, and southeast elevation. The building, therefore, does not possess this Primary character-defining feature of Post and Beam construction.

- *Horizontal massing;*

The mass of the 6051 Folsom Drive residence extends parallel along its parcel, in a wide, horizontal manner. The building, therefore, possesses this Primary character-defining feature of Post and Beam construction.

- *Flat or shallow pitch roofs, with deep overhangs or no parapet; and*

The 6051 Folsom Drive residence has a moderately pitched, hipped or gabled roof with deep overhang and no parapet. The building, therefore, does not possess this Primary character-defining feature of Post and Beam construction.

- *Floor-to-ceiling glass.*

The 6051 Folsom Drive residence features floor-to-ceiling glass primarily along its west and south elevations. In addition, some floor-to-ceiling glass sections are located on the east elevation. The building, therefore, possesses this Primary character-defining feature of Post and Beam construction.

Based upon the foregoing, the 6051 Folsom Drive residence possesses two of the four Primary character-defining features of Post and Beam construction as expressed in the Modernism Context Statement.

Secondary Character-Defining Features

The Modernism Context Statement has identified six (6) “Secondary” Character-Defining features of Post and Beam construction. These features have been evaluated in relation to the 6051 Folsom Drive residence, accordingly:

•*Repetitive façade geometry;*

The 6051 Folsom Drive residence no longer features complete, repetitive façade geometry, including its rhythm of wooden beams, posts, modules, and window placements. This is due to the substantial modifications and alterations which have affected the structure over the years. The building, therefore, does not possess this Secondary character-defining feature of Post and Beam construction.

•*Minimal use of solid load bearing walls;*

The 6051 Folsom Drive residence features the minimal use of solid load bearing walls, particularly along the west and south elevations, which are largely composed of glass windows and doors. The building, therefore, possesses this Secondary character-defining feature of Post and Beam construction.

•*An absence of applied decoration;*

The 6051 Folsom Drive residence does not feature any applied decorative material. The building, therefore, possesses this Secondary character-defining feature of Post and Beam construction.

•*Strong interior/exterior connections;*

The 6051 Folsom Drive residence no longer features original, free-flowing connections between interior spaces and exterior areas. This is due to the substantial modifications and alterations which have affected the structure and property over the years, including the removal of the two porches, the carport enclosure, window/door changes, and the installation of new site improvements and features. The building, therefore, does not possess this Secondary character-defining feature of Post and Beam construction.

•*Open interior floor plans; and*

The interior floor plan of the 6051 Folsom Drive residence is no longer open and free-flowing. The building, therefore, does not possess this Secondary character-defining feature of Post and Beam construction.

•*Exterior finish materials usually wood, steel, and glass.*

The exterior finishes which exist on the 6051 Folsom Drive residence include stucco, large glass panes and sliding doors, and white, non-original stone. The building, therefore, does not possess this Secondary character-defining feature of Post and Beam construction.

Based upon the foregoing, the 6051 Folsom Drive residence possesses two of the six Secondary character-defining features of Post and Beam construction as expressed in the Modernism Context Statement.

Evaluation Criteria

The Modernism Context Statement has identified several criteria which need to be considered in evaluating Post and Beam buildings structures. These criteria have been evaluated in relation to the 6051 Folsom Drive residence, accordingly:

• *“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 6051 Folsom Drive residence is located on a sloped, coastal lot within La Jolla Hermosa Unit No. 2, a subdivision established in 1927. The residence was built in 1950, approximately 23 years after the subdivision was developed. In terms of its location, age, and overall visual interest, the residence meets this eligibility requirement.

• *“Due to the relative rarity of this sub-style and high degree of individualization any extant examples should be considered for historic designation.”*

The 6051 Folsom Drive residence is a substantially modified and altered example of Post and Beam architecture. The building is not intact and does not retain any degree of individualization reminiscent of its original design construction. As such, the residence does not meet this eligibility requirement.

• *“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.”*

The 6051 Folsom Drive residence is not located within a potential or actual historic district formed by Post and Beam architectural examples. As such, the residence does not meet this eligibility requirement.

• *“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.”*

The structural system in the 6051 Folsom Drive residence, which includes floor-to-ceiling glass and wood framing, has been compromised by numerous modifications and alterations, as well as the in-fill and/or removal of its original carport, and porches. The property, therefore, lacks original integrity and does not meet this eligibility requirement.

• *“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.”*

The 6051 Folsom Drive residence is located on a parcel which has been substantially modified and altered over the years, including the installation of new hardscaping and landscaping. The original concrete block retaining walls with grape stake fencing has been removed, and new terraces, spa, and Keystone concrete block retaining walls have been added. Thus, the original landscape is no longer intact, and as such, the residence does not meet this eligibility requirement.

Based upon the foregoing, the 6051 Folsom Drive residence does not possess the eligibility requirements for Post and Beam construction as expressed in the Modernism Context Statement. The residence does not embody the distinctive characteristics of a style, type, period, and method of Post and Beam construction. Consequently, the property does not qualify under HRB Criterion C (Architecture). In addition, since no indigenous materials went into the construction of the building, the property is not a valuable example of the use of indigenous materials or craftsmanship.

Although the 6051 Folsom Drive residence was designed in a Modern Post and Beam architectural style, the structure was also analyzed for potential significance as an example of Modern Contemporary architecture under the Modernism Context Statement as well.

Modernism Context Statement—General Characteristics Of The Modern Contemporary Style

According to the Modernism Context Statement, Modern Contemporary style homes were generally constructed between 1955-1965. 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. Some also included upgrades to basic model units, allowing a homeowner to customize their properties. In addition to residential construction, Modern Contemporary buildings also included commercial structures 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.

The 6051 Folsom Drive residence has only a couple, limited and general characteristics associated with the Modern Contemporary architectural style. These include its angular massing and sliding glass doors. The attached garage is not original, and the home lacks aluminum framed windows, an interior courtyard, an unusual roof form, and a varied use of exterior building materials (the exterior consists of stucco with glass, as well as non-original white stone). Based upon the foregoing, therefore, the residence does not possess an abundance of general characteristics indicative of Modern Contemporary construction as detailed in the Modernism Context Statement.

Modernism Context Statement—Primary-Character Defining Features

According to the Modernism Context Statement, there are three (3) “Primary” Character-Defining features of Modern Contemporary construction. The following Primary character-defining features noted in the Modernism Context Statement have been specifically applied to the Property, accordingly:

- 1. Strong roof forms, including flat, gabled, shed or butterfly, typically with deep overhangs.*

The 6051 Folsom Drive residence has a moderately pitched, hipped and gabled roof, with deep eave overhangs. Therefore, the building does not possess this Primary Character-Defining feature of Modern Contemporary construction.

2. Large windows, often aluminum framed.

The 6051 Folsom Drive residence contains large windows, however, none of them are aluminum framed. Therefore, the building does not possess this Primary Character-Defining feature of the Modern Contemporary construction.

3. Non-traditional exterior finishes, including vertical wood siding, concrete block, stucco, flagstone and mullion-free glass.

The 6051 Folsom Drive residence features an exterior composed of stucco, large glass windows, sliding doors, and non-original white stone. Therefore, the building possesses this Primary Character-Defining feature of Modern Contemporary construction.

Summary: Of the three Primary Character-Defining features of Modern Contemporary construction expressed in the Modernism Context Statement, the Property possesses just one of these features.

Modernism Context Statement—Secondary Character-Defining Features

According to the Modernism Context Statement, there are eight (8) “Secondary” Character-Defining features of Modern Contemporary construction. The following Secondary character-defining features noted in the Modernism Context Statement have been specifically applied to the Property, accordingly:

1. Angular massing.

The 6051 Folsom Drive residence features one-story, angular massing. Therefore, the building possesses this Secondary Character-Defining feature of Modern Contemporary construction.

2. Sunshades, screens or shadow block accents.

The 6051 Folsom Drive residence does not feature any sunshades, screens, or shadow block accents. Therefore, the building does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

3. Attached garages or carports for homes.

The 6051 Folsom Drive residence features an attached garage. However, this feature is not original. Further, the original carport has been enclosed and is no longer in existence. Therefore, the building does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

4. Split-level design, especially on sloped residential sites.

The 6051 Folsom Drive residence is located on a sloped residential site. However, it does not feature a split-level design. The home is one-story in height. Therefore, the building does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

5. Horizontally oriented commercial buildings.

The 6051 Folsom Drive residence is not a commercial building. Therefore, the building does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

6. Distinctive triangular, parabolic or arched forms.

The 6051 Folsom Drive residence does not feature any triangular, parabolic or arched forms. Therefore, the building does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

7. “Eyebrow” overhangs on commercial buildings; and

The 6051 Folsom Drive residence is not a commercial building and does not have any “eyebrow” overhangs. Therefore, the building does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

8. Integrated, stylized signage on commercial buildings.

The 6051 Folsom Drive residence is not a commercial building. Therefore, the building does not possess this Secondary Character-Defining feature of Modern Contemporary construction.

Summary: Of the five applicable Primary Character-Defining features of Modern Contemporary construction expressed in the Modernism Context Statement, the Property possesses only just one of these features.

Modernism Context Statement—Evaluation Criteria

In evaluating the potential significance and eligibility for designation of Modern Contemporary buildings, the Modernism Context Statement notes the following:

• *“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.”*

The 6051 Folsom Drive residence is located within the La Jolla community. This community contains an abundance of original, Modern Contemporary homes, many of which are fully intact, and some which have been extensively remodeled and modified.

•“...Houses [buildings] may still poses [sic. possess] significance due to their association with a potential master architect.”

The 6051 Folsom Drive residence is associated with Lloyd Ruocco, an individual who has been established by the City of San Diego as a “master architect.”

•“Good examples of this style that retain a high degree of integrity should therefore be considered for individual designation, especially if...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.”

Although the 6051 Folsom Drive residence is associated with a significant architect, it does not possess a sufficient degree of original integrity and lacks the vast majority of character-defining features of the Modern Contemporary architectural style.

•“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....Signage for Contemporary commercial buildings that is original to the structure should be considered as part of the resource.”

The 6051 Folsom Drive property is a single-family residence and not a commercial building. It is not located on a major street or boulevard typically associated with Modern Contemporary commercial buildings.

In summary, the 6051 Folsom Drive residence does not possess the General, Primary, or Secondary character-defining features of Modern Contemporary construction to be considered a true, representative example which is significant under the Modernism Context Statement. The home does not meet the potential significance and eligibility criteria for designation under the Modernism Context Statement. As such, the residence does not embody the distinctive characteristics of a style, type, period, or method of Modern Contemporary construction. The building is not architecturally significant. In addition, due to the fact that no indigenous materials went into the construction of the home means that it is not a valuable example of the use of indigenous materials or craftsmanship. The property does not qualify under HRB Criterion C (Architecture).

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

Historical research indicates that the 6051 Folsom Drive residence was built by the firm of Hazard-Slaughter, Inc. in 1950. This firm was composed of principals Roscoe Elwood (R.E.) Hazard, Jr. and James Conrad Slaughter. The company was short-lived and only in existence from approximately the late 1940s through the early 1950s. Consequently, very little is known of the firm's overall body of work. Neither R.E. Hazard, Jr. or James Slaughter as individuals, nor their firm, Hazard-Slaughter, Inc., have been established by the City of San Diego as "master" builders, designers, architects, or engineers. Moreover, neither Hazard, Slaughter, nor their firm is identified in the Modernism Context Statement as "Contributing Designers Of Modern San Diego." In addition, Hazard, Slaughter, and their firm are not recognized for their greatness in the field of architecture, and an examination of the 6051 Folsom Drive residence does not display any "notable" physical characteristics which would warrant such recognition. Further, the structure has been substantially modified and altered from that of its original design/construction and does not retain original integrity. Consequently, the structure does not represent the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The property does not qualify under HRB Criterion D (Notable Work of a Master).

Historical research indicates that the 6051 Folsom Drive residence was designed by architect Lloyd Ruocco in 1950. Ruocco was afforded "master architect" status by the City of San Diego in 2000 by virtue of the historic designation of the "Design Center," (Site #434), which he designed in the Modern Post and Beam style in 1950. A second example of his work, the "James Don & Rita H. Keller/Lloyd Ruocco House" (Site #911) was designated in 2009. Ruocco designed this home in the Modern Contemporary style in 1948. Subsequently, four (4) other examples of Ruocco's work have been designated by the City of San Diego in conjunction with his business partner, master architect Homer Delawie. These include the (1) "Ruth Smith and Louise Neece/Lloyd Ruocco and Homer Delawie Duplex" (Site #1340), located at 8015-8017 El Paseo Grande, La Jolla, built in a Modern Contemporary style in 1960, considered important as a "rare" duplex example with minimal alterations; (2) the "Park Garden Apartments/Lloyd Ruocco and Homer Delawie Building" (Site #1271), located at 1740 Upas Street, San Diego, built in a Modern Contemporary style in 1960, considered a "rare" example of their work as a "multifamily" residence with minimal alterations; (3) the "Jackson Johnson III/Lloyd Ruocco & Homer Delawie House" (Site #1228), located at 8272 El Paseo Grande, La Jolla, built in a Modern Contemporary style in 1961 with limited modifications; and (4) the "Robert and Alma Lard/Homer Delawie and Lloyd Ruocco House" (Site #1297), located at 2218 Vallecitos, La Jolla, built in a Modern Contemporary style in 1965 with few changes.

Although the 6051 Folsom Drive residence displays *some* physical features indicative of Ruocco's greatness in the field of architecture, including the use of floor-to-ceiling glass; simple wood beams; sliding panels (glass); and a roof with wide eave overhangs, the home does not include other "signature" Ruocco elements such as small, private places with lighting, nooks, window seats; floor-to-ceiling cabinetry of fine wood; walls and ceilings made from redwood and masonite floors; intricate landscape relationships; and a flat or very low-pitched roof. Perhaps more importantly, over course of its existence, the home has sustained several, substantial modifications and alterations from that of its original 1950 design. Most of these changes occurred in 2002 and include the construction of a new garage along the northwest elevation; the in-filling of the carport along the north elevation; the enclosure of a porch along the west elevation; the removal and replacement of the front door and the installation of tile along the front steps at the west elevation;

the removal of brick and replacement with white stone along the south elevation; the installation of a new concrete deck with metal railing along the south elevation; the removal of a large fixed glass pane and installation of a door with sidelights along the south elevation; the removal of chimney brick and replacement with white stone; the installation of a new driveway; and hardscaping and landscaping improvements, including the installation of terraces, spa, and the removal of concrete block retaining walls topped with grape stake and replacement with Keystone block retaining walls. Other changes to the property which occurred at an unknown date include the removal of a large fixed glass pane and stucco in-fill along the southeast elevation, and the removal of a porch along the northeast elevation. Given the documented changes to building, the home does not retain its original integrity. Consequently, the property does not represent the notable work of Lloyd Ruocco as a master architect, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman. The property does not qualify under HRB Criterion D (Work of a Master).

Criterion E--Is listed on or has been determined eligible by the National Park Service for listing on the National Register of Historic Places or is listed or has been determined eligible by the State Historical Preservation Office for listing on the State Register of Historical Resources.

The 6051 Folsom Drive residence is not listed on either the National Register of Historic Places or the California Register of Historical Resources. Moreover, the building 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).

Criterion F--Is a finite group of resources related to one another in a clearly distinguishable way or is a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value or which represent one or more architectural periods or styles in the history and development of the City.

No historic district exists within San Diego's La Jolla community and the 6051 Folsom Drive residence has never been deemed a contributor to any potential historic district. As a result, the property does not qualify as a contributor to any established or proposed historic district. Further, the property is not a finite group of resources related together in a clearly distinguishable way, nor is it related together in a geographically definable area or neighborhood containing improvements which have a special character, historical interest or aesthetic value, nor does it represent one or more architectural periods or styles in the history and development of San Diego. The property does not qualify under HRB Criterion F (Historic District).

Integrity Evaluation

In addition to determining the significance of a property under HRB criteria, a property must possess integrity. Integrity is defined by the HRB *Guidelines for the Application of Historical Resources Board Designation Criteria* as "the authenticity of a historical resource's physical identity clearly indicated by the retention of characteristics that existed during the resource's period of significance." Further, integrity relates "to the presence or absence of historic materials and character defining features" of a resource. Historical resources eligible for designation by the

HRB must meet one or more of the designation criteria and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their historical significance. The HRB recognizes seven aspects of integrity—location, design, setting, materials, workmanship, feeling, and association.

Location

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

The 6051 Folsom Drive residence was completed in 1950 and has remained in its original location throughout its existence. As such, the property retains its location element for integrity purposes.

Design

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

The 6051 Folsom Drive residence has been substantially modified and altered over the years to the extent that the original form, plan, space, and structure of the property has been changed and/or compromised. Most of these changes occurred in 2002 and include the construction of a new garage along the northwest elevation; the in-filling of the carport along the north elevation; the enclosure of a porch along the west elevation; the removal and replacement of the front door and the installation of tile along the front steps at the west elevation; the removal of brick and replacement with white stone along the south elevation; the installation of a new concrete deck with metal railing along the south elevation; the removal of a large fixed glass pane and installation of a door with sidelights along the south elevation; the removal of chimney brick and replacement with white stone; the installation of a new driveway; and hardscaping and landscaping improvements, including the installation of terraces, spa, and the removal of concrete block retaining walls topped with grape stake and replacement with Keystone block retaining walls. Other changes to the property which occurred at an unknown date include the removal of a large fixed glass pane and stucco in-fill along the southeast elevation, and the removal of a porch along the northeast elevation. Consequently, the property does not retain its design element for integrity purposes.

Setting

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

The 6051 Folsom Drive residence has been sited on the same lot since its original construction in 1950. Inspection of the surrounding residential neighborhood today indicates that many of the original single-family homes in the immediate area have been substantially modified and/or altered to the extent that the original, overall physical environment has been compromised. As a result, the property does not retain its original setting for integrity purposes.

Materials

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

The majority of materials which have gone into the construction of the 6051 Folsom Drive residence are not original. As such, the property does not retain its materials element for integrity purposes.

Workmanship

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

As with the materials discussion above, the majority of workmanship which has gone into the construction of the 6051 Folsom Drive residence is not original. Thus, the property does not retain its workmanship element for integrity purposes.

Feeling

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

Due to the modifications and alterations which have affected the 6051 Folsom Drive residence over the years, the property does not impart and/or evoke an aesthetic sense of early Modern Post and Beam construction. As a result, the property does not retain its feeling element for integrity purposes.

Association

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

The 6051 Folsom Drive residence is not directly linked to any important historic events or persons. As a result, the property does not possess, nor has it ever possessed, an associative element for integrity purposes.

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Historical Resources Board

October 6, 2020

Foit/Bobin-Foit Family Trust 12-18-14
6051 Folsom Drive
La Jolla, CA 92037

Dear Homeowner:

Subject: Historical Resources Board Hearing of 9/24/2020

The City of San Diego Historical Resources Board held a noticed public hearing on 9/24/2020 to consider the historical site designation for the following property:

6051 FOLSOM DRIVE, LA JOLLA, CA 92037
ASSESSOR PARCEL NUMBER: 357-182-07-00

At the hearing the Board voted not to designate this property as a historical resource. In arriving at their decision, the Board considered the information submitted including the historical report prepared by the applicant, the staff report and recommendation, and all other materials submitted prior to and at the public hearing, including public testimony. Additionally, the members of the Board voting on the designation personally inspected the property prior to the hearing. **The action of the Board is final and is not subject to appeal.** If you have any questions, please feel free to call me at (619) 321-3227, or email me at santoss@sanidiego.gov.

Sincerely,



Sheila Santos
Interim Historical Resources Board Secretary

cc: Consultant
Council District
File