

Development Services Department

# Historical Resources Board

October 26, 2017

## ITEM 5

Suzanne Segur, Associate Planner

# Park Garden Apartments/Lloyd Ruocco and Homer Delawie Building



# Project Summary

**Description:**

Consider the designation of the Park Garden Apartments/Lloyd Ruocco and Homer Delawie Building located at 1740 Upas Street as a historical resource.

**Staff****Recommendation:**

Designate the Park Garden Apartments/Lloyd Ruocco and Homer Delawie Building located at 1740 Upas Street as a historical resource with a period of significance of 1960 under HRB Criterion D.

# Property Information

**Location:** 1740 Upas Street

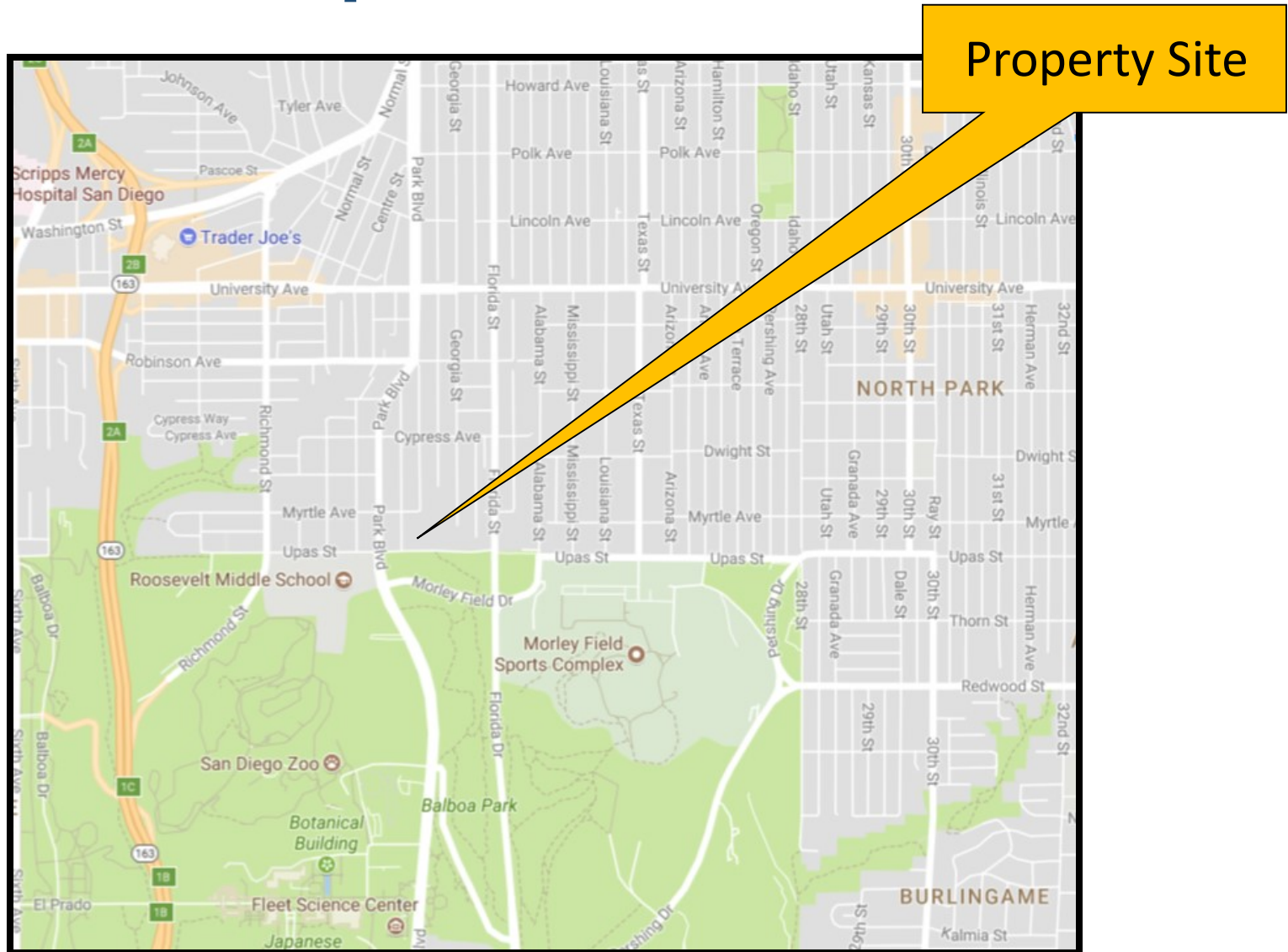
**APN(S):** 452-482-16-01–  
452-482-16-25

**Community:** North Park

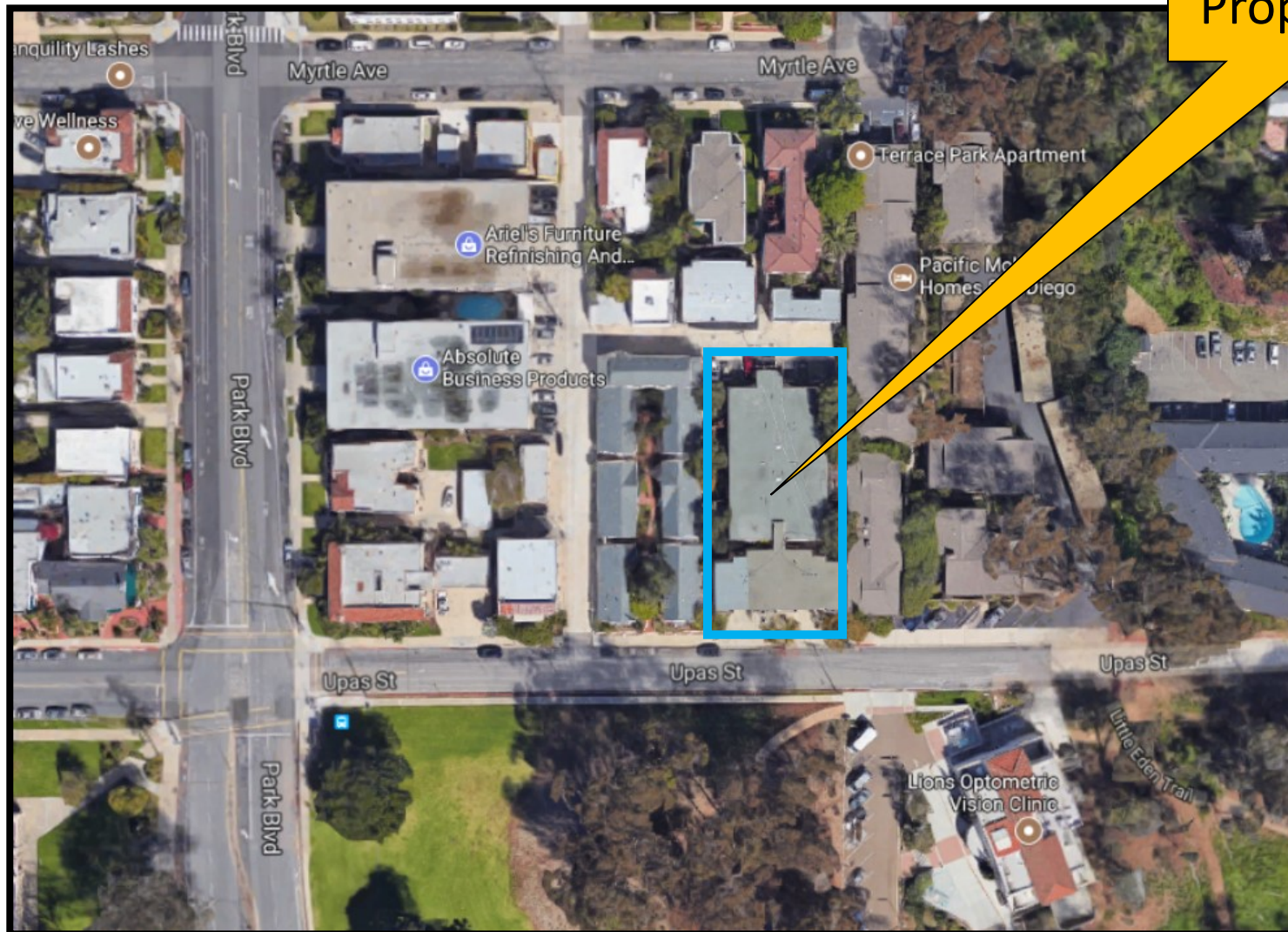
**Council District:** 3



# Location Map



# Aerial Photograph



Property Site

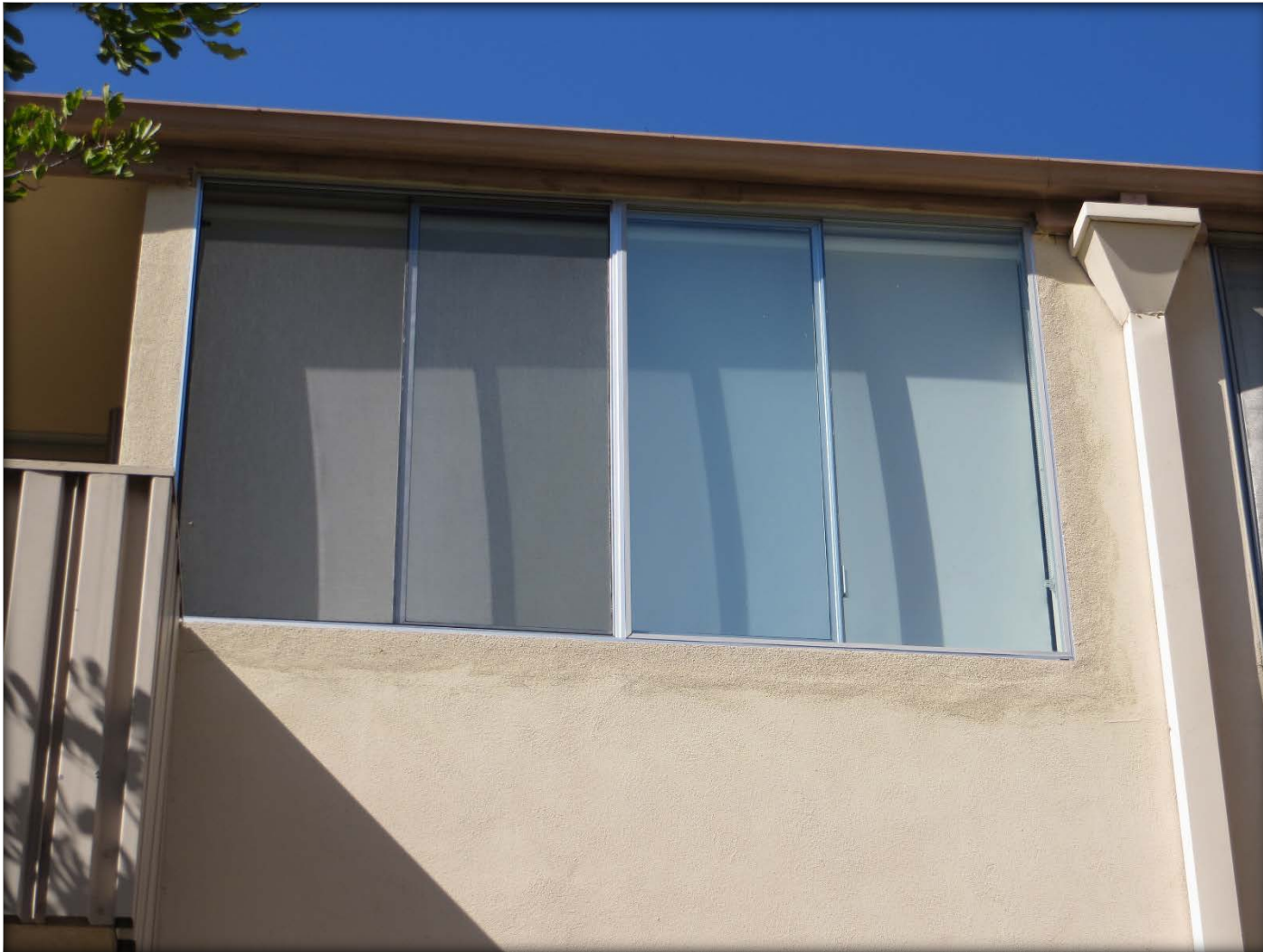


# Property Photos



Street Façade

# Property Photos



Window Detail, Street Façade



# Property Photos



Balcony Detail, Street Façade

# Property Photos



Entry Detail



# Property Photos



Courtyard Detail



# Property Photos



Street Façade

## Criterion A

Staff is not recommending  
designation under HRB  
Criterion A.

## Criterion B

Staff is not recommending  
designation under HRB  
Criterion B.



# Criterion C

## **Post and Beam – Not Recommending**

- Does Not Directly Express Structural System
- Does Not Feature Floor to Ceiling Glass Panels
- Uses Load Bearing Exterior Walls

# Criterion C

## **International – Not Recommending**

- Recessed Balconies Detract from Flushness of Bands of Windows
- Not Asymmetrical

# Criterion C

## **Contemporary – Not Recommending**

- Large Windows are Not Focal Point
- Notable Details are in Obscured Locations



# Criterion D

## **Lloyd Ruocco and Homer Delawie**

- Partners 1959-1961
- Rare Example of a Multifamily Residence

# Staff Recommendation

Designate the Park Garden Apartments/  
Lloyd Ruocco and Homer Delawie  
Building located at 1740 Upas Street as  
a historical resource with a period of  
significance of 1960 under HRB  
Criterion D.

# Park Garden Apartments/Lloyd Ruocco and Homer Delawie Building

