



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: June 14, 2018 REPORT NO. HRB-18-032

HEARING DATE: June 28, 2018

SUBJECT: **ITEM #11 – Norman and Toba Rubin House**

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

APPLICANT: Eli and Jaclyn Owre represented by IS Architecture

LOCATION: 3950 La Cresta Drive, 92107, Peninsula Community, Council District 2
APN 449-320-13-00

DESCRIPTION: Consider the designation of the Norman and Toba Rubin House located at 3950 La Cresta Drive as a historical resource.

STAFF RECOMMENDATION

Designate the Norman and Toba Rubin House located at 3950 La Cresta Drive as a historical resource with a period of significance of 1971 under HRB Criterion C. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character-defining features of Post and Beam style and retains a good level of architectural integrity from its 1971 period of significance. Specifically, the resource retains the direct expression of the structural system, horizontal massing, shallow pitched roof, floor to ceiling glass, stucco exterior walls, and an interior and exterior skylight.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The property is in the Point Loma area in the Sefton Park Subdivision. The neighborhood is predominantly single-family.

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

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

ANALYSIS

A Historical Resource Research Report was prepared by IS Architecture, which concludes that the resource is significant under HRB Criterion C and Staff concurs. This determination is consistent with the [Guidelines for the Application of Historical Resources Board Designation Criteria](#), as follows.

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

Constructed in 1971, the house is located on a raised slope well above the street level. The house is two stories and designed in the Post and Beam style. The house features an asymmetrical façade with a low-pitched gable roof, sheathed with asphalt shingles. The exterior of the house is comprised of glass walls and stucco façades. The roof features an open ribbed skylight on the south side of the building.

The southern portion of the house is composed of large, plate-glass windows covered by the main roof form. A square skylight pierces the eave off-center. At the southernmost end of the elevation is a recessed glass wall. The roof extends south at the gable end with three large exposed beams. The center section extends forward creating a recessed front entry. A protruding, second floor, stuccoed balcony extends beyond the first-floor front entry porch with the main roof form covering the balcony. The balcony is partially enclosed with a glazing unit. The northernmost section of the front façade contains a two-story stucco protrusion, a large aluminum window on the first floor and a smaller window at the roof line.

The southeast façade of the house displays the relationship between the interior and the exterior through the roof skylight, walls of plate glass windows and multiple access points. The house form creates a courtyard at the southeast corner. The interior wall of the U, ringing three sides of the courtyard, are composed of post and beam structure with plate glass glazing. The glazing wraps the corner of the end walls of the U and terminates at solid stucco walls; the offset post and beam structure allows for floating corners. The courtyard proper is surrounded by a low stucco wall.

The southwest elevation is divided into three sections with a southernmost section of plate glass windows, a middle section with a recessed entry and the northern end with an attached carport.

The northwest elevation features a window system at the apex of the gable that extends down to the second story floor line.

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

The subject property is representative of the Post and Beam style and features many of the primary character defining features such as direct expression of the structural system, usually wood or steel frames; horizontal massing; flat or shallow pitch roofs (with deep overhangs or no parapet); and floor to ceiling glass. The secondary character-defining features of the Post and Beam style found on this house area geometric forms, minimal use of the load bearing wall and no applied decoration; and exterior finishes of stucco, wood and glass.


Significance Statement: The house continues to convey the historic significance of the Post and Beam style by embodying the historic characteristics associated with the style; including the direct expression of the structural system, horizontal massing, shallow pitched roof, floor to ceiling glass, stucco walls, and an interior and exterior skylight. Therefore, staff recommends designation under HRB Criterion C.

OTHER CONSIDERATIONS

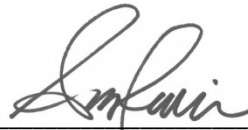
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility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

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Norman and Toba Rubin House located at 3950 La Cresta Drive be designated with a period of significance of 1971 under HRB Criterion C as a good example of a Post and Beam style house.



Jodie Brown, AICP
Senior Planner



Sonnier Francisco
Senior Planner/ HRB Liaison

JB/sf

Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 6/28/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/28/2018, to consider the historical designation of the **Norman and Toba Rubin House** (owned by Eli and Jaclyn Owre, 3950 La Cresta Drive, San Diego, CA 92107) located at **3950 La Cresta Drive, San Diego, CA 92107**, APN: **449-320-13-00**, further described as LOT 5 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the Norman and Toba Rubin House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of Post and Beam style and retains a good level of architectural integrity from its 1971 period of significance. Specifically, the resource retains the direct expression of the structural system, horizontal massing, shallow pitched roof, floor to ceiling glass, stucco exterior walls, and an interior and exterior skylight. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote: N/A

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
JEREMY JUNG,
Deputy City Attorney