



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: July 12, 2018 REPORT NO. HRB-18-034

HEARING DATE: July 26, 2018

SUBJECT: **ITEM #6 – Del Prado/ William Krisel Condominiums**

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

APPLICANT: 666 Upas Street HOA represented by Marie Burke Lia

LOCATION: 666 Upas Street, Uptown Community, Council District 3
APNs 452-430-27-01 – 452-430-27-66

DESCRIPTION: Consider the designation of the Del Prado/ William Krisel Condominiums located at 666 Upas Street as a historical resource.

STAFF RECOMMENDATION

Designate the Del Prado/ William Krisel Condominiums located at 666 Upas Street as a historical resource with a period of significance of 1973 under HRB Criteria C and D. This recommendation is based on the following findings:

1. The resource embodies the distinctive characteristics through the retention of character-defining features of the International style with Contemporary style elements and retains a good level of architectural integrity from its 1973 period of significance. Specifically, the resource retains International style features such as simple cubic and extruded rectangular forms, strong right angles, and an interplay of the expression of horizontal and vertical elements; and retains Contemporary style elements such as large aluminum framed windows, a deep-set entry eyebrow overhang, concrete screens, and bands of custom textured masonry moldings.
2. The resource is representative of a notable work of proposed Master Architect William Krisel, a prominent and accomplished architect responsible for the design of many quality houses, shopping centers, apartment buildings, religious buildings, schools, industrial centers, hotels, and restaurants in the City of San Diego, and retains sufficient integrity as it relates to the original design. Specifically, the resource represents the architect's use of Modernist design language incorporating International and Contemporary styles in a high-rise residential building.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a preliminary review application to determine whether or not the building is historically significant. The resource is a multi-family, residential building that faces south onto Upas Street at the northwest corner of the intersection at Seventh Avenue. The 17-story building overlooks Balboa Park to the east and to the south.

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 Del Prado/William Krisel Condominiums has been identified consistent with the Board's adopted naming policy, reflecting the original name of the condominium building at the time of its construction (Del Prado), and William Krisel, the proposed Master Architect who designed the building.

ANALYSIS

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

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

The subject property was constructed in 1973 as a multi-family high-rise residential building in the International Style with Contemporary elements. Rectangular overall in shape, the building consists of residential units that are arranged in a tower structure set atop a two-story podium base that houses a lobby area and upper-level parking garage. The building is entered at the south elevation, marked by a central projecting eyebrow overhang that emerges from the recessed lobby entrance. Featured at the end of the overhang is stylized signage that reads, "Six Hundred Sixty-Six" to convey the building address. A continuous, horizontal band of textured masonry highlights the lobby ceiling. Extruded concrete rectangular tubes form a continuous concrete grill that provides screening to vehicle parking at the podium. Each floor above the podium is visually expressed by extending beyond the exterior walls, forming ribs that wrap around the building on all sides. Fenestration consists of floor-to-ceiling anodized bronze windows, and each bay is defined by columns that pierce the ribs. The columns, themselves, are also composed of a rectangular extruded form – the pairs of thin, rectangular columns are joined by recessed centers. The outer bays of the south elevation are wider and feature balconies with simple metal railing. The east and west elevations are centrally capped by solid stucco walls, and the extruded rectangular motif is utilized again to punctuate these walls with narrow set-back windows.

The property has undergone few alterations since its 1973 construction, and alterations are relatively invisible from the street view, being generally limited to penthouse and rooftop. Rooftop additions include utility cabinets; window washing equipment (1991); and antennas (1998, 2000-2002, 2011, and 2013). Alterations to the penthouse include an addition to the penthouse condo unit (1991); replacement and extension of guardrail (1991); construction of a trellis with Lexan inserts (2010); and one window replacement (2010). These noted modifications do not significantly impair integrity of design, materials, workmanship, feeling or association and the building retains integrity as it relates to architectural significance.

The use of the International style was a major world-wide architectural trend that originated in Western Europe in the 1920s and 30s, and became a dominant architectural style through the 1970s. Its spread across national and regional identity was due in part that it made no reference to local vernaculars or traditional building forms. In the United States, the style gained in popularity as architects from Europe fled to the US prior to WWII. The International style is characterized by a radical simplification of form and a complete rejection of ornament. Common features of International style architecture include square and rectangular building footprints, simple cubic or extruded rectangular forms, horizontal bands of windows, and strong right angles. Predominant building materials include concrete, smooth stucco, brick, and glass.

In addition to its use as a style for tract housing, the Contemporary style was ubiquitous in San Diego during the 1950s and 1960s as a style for commercial buildings and streetscapes. Primary character-defining features of the Contemporary style include large, often aluminum-framed windows, exterior finishes such as vertical wood siding, concrete block, stucco, flagstone, and mullion-free glass. Secondary character-defining features of the Contemporary style include eyebrow overhangs; integrated, stylized signage; sun shades, screens or shadow block accents; and horizontal orientation.

Significance Statement: The building continues to convey the historic significance of the International style by embodying the historic characteristics associated with the style; including simple cubic and extruded rectangular forms, strong right angles, and the expression of horizontal and vertical elements; and conveys Contemporary style incorporated elements such as large aluminum framed windows, an eyebrow overhang at the building entry, use of concrete screens, and bands of custom textured masonry moldings. Therefore, staff recommends designation of the subject property under HRB Criterion C.

CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

The resource is representative of the notable work of proposed Master Architect, William Krisel, and retains integrity as it relates to the original design. Krisel was among some of the most influential Modernist architects from the 1950s onward, well-known for designing single-family tract homes that were popular with both home-buyers and developers in southern California. In addition to having built over 40,000 housing units of his design, Krisel also designed shopping centers, high- and low-rise office and apartment buildings, religious buildings, schools, industrial centers, hotels, and restaurants.

Krisel began his studies in architecture at the University of Southern California at the age of 16, however shortly after joined the military at the onset of World War II. He worked in Army Intelligence, serving as a Chinese language interpreter for General Stillwell, and earned a Bronze Star for valorous service. Following the war, he was able to resume his studies at USC with aid from the GI Bill, graduating in 1949. He partnered with architect Dan Palmer in 1949-1966 under the Office of Palmer and Krisel; then broke off onto his own until 1969; partnered again until 1981 as Krisel/Shapiro & Associates; and in 1980 onward worked independently as William Krisel, AIA. Krisel's work has been featured in a number of publications including the *LA Times*, *SF Times*, *Sunset*, *Dwell*, and *San Diego Magazine*. He has also received a number of awards and distinctions including an AIA Lifetime Achievement and a Palm Springs Lifetime Achievement award.

Currently, none of Krisel's works have been designated in the City of San Diego. Common among Krisel's home designs was Contemporary style architecture, a standard system of modular post and beam construction in combination with variations of orientation and roofline, integration of indoor and outdoor living, and careful use of standardized building elements to make designed modernist features more affordable. Krisel also often designed buildings in the International style, as he did in his design of the Chamber building (1962).

While Krisel was responsible for the design of several thousand single family residences during the span of his career, his body of work in high-rise residential buildings is much more limited, and the property at 666 Upas Street remains as one of his best examples of this resource type. Repetition of extruded rectangular shells was a common design feature Krisel used to introduce function and visual interest to buildings without relying on applied ornament. Examples of this feature were used in the design of the windows at his other projects such as Bankers Hill Apartments (1962), Point Loma Towers (1963-1964), and Shore Point Apartments (1967). Whereas he typically employed this design feature in creating framed, shaded window openings, at 666 Upas Street he created a continuous system of the concrete rectangular tubes and incorporated them into a major design feature to provide ventilation and screening for the building's prominently located parking garage. Also characteristic of Krisel's modern designs is a balance of massing achieved by juxtaposing large expanses of void and solid, and combining verticality with horizontality. At the subject property, Krisel achieves balance between the more transparent soaring tower and its more solid, horizontally-oriented podium base

Significance Statement: The resource retains good integrity and continues to reflect William Krisel's original design, intent and aesthetic. Specifically, the resource is representative of Krisel's notable work incorporating International and Contemporary styles toward a multi-family residential high-rise building. Therefore, staff recommends the establishment of William Krisel as a Master Architect and designation of the subject property under HRB Criterion D.

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 Del Prado/ William Krisel Condominiums located at 666 Upas Street be designated with a period of significance of 1973 under HRB Criteria C and D.



Sonnier Francisco
Senior Planner/ HRB Liaison

SF/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 7/26/2018

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 7/26/2018, to consider the historical designation of the **Del Prado/ William Krisel Condominiums** (with various property owners as identified in the table below) located at **666 Upas Street, San Diego, CA 92104**, as identified in the table below; in the City of San Diego, County of San Diego, State of California; and

| HRB Site # | St # | St Name | APN | Legal Description | Owned By |
|------------|------|-----------------------|---------------|--|---|
| XX | 666 | Upas Street, Unit 401 | 452-430-27-01 | LOT 3 US 401 PER DOC 72-0216496 IN LOTS 1 THRU | Parachini Thomas G & Donati Donna J 666 Upas Street, Unit 401 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 402 | 452-430-27-02 | LOT 3 US 402 PER DOC 72-0216496 IN LOTS 1 THRU | Schlange Jane A B Living Trust 12-17-13 666 Upas Street, Unit 402 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 404 | 452-430-27-03 | LOT 3 US 404 PER DOC 72-0216496 IN LOTS 1 THRU | Clarkin Sandra 5161 Renaissance Ave #B San Diego, CA 92122 |
| XX | 666 | Upas Street, Unit 405 | 452-430-27-04 | LOT 3 US 405 PER DOC 72-0216496 IN LOTS 1 THRU | Shangkuan Patricia C 666 Upas Street, Unit 405 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 403 | 452-430-27-05 | LOT 3 US 403 PER DOC 72-0216496 IN LOTS 1 THRU | Brodfehrer Gordon J 1999 Trust 11-18-99 666 Upas Street, Unit 403 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 501 | 452-430-27-06 | LOT 3 US 501 PER DOC 72-0216496 IN LOTS 1 THRU | Kaloustian Ara & Susan H Trust 07-14-86 666 Upas Street, Unit 501 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 502 | 452-430-27-07 | LOT 3 US 502 PER DOC 72-0216496 IN LOTS 1 THRU | Menzel Rainer Revocable Family Marital Trust 11-17-95 666 Upas Street, Unit 502 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 504 | 452-430-27-08 | LOT 3 US 504 PER DOC 72-0216496 IN LOTS 1 THRU | Londeen Jon D 333 E 53rd Street #10P New York, NY 10022 |
| XX | 666 | Upas Street, Unit 505 | 452-430-27-09 | LOT 3 US 505 PER DOC 72-0216496 IN LOTS 1 THRU | Salb Jack B & Joan G Trust 09-20-02 666 Upas Street, Unit 505 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 503 | 452-430-27-10 | LOT 3 US 503 PER DOC 72-0216496 IN LOTS 1 THRU | Altman Peter J and Pauline C Revocable Living Trust 05-28-92 666 Upas Street, Unit 503 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 601 | 452-430-27-11 | LOT 3 US 601 PER DOC 72-0216496 IN LOTS 1 THRU | Alfaro Revocable Trust 05-02-00 666 Upas Street, Unit 601 San Diego, CA 92103 |

| HRB Site # | St # | St Name | APN | Legal Description | Owned By |
|------------|------|-----------------------|---------------|--|--|
| XX | 666 | Upas Street, Unit 602 | 452-430-27-12 | LOT 3 US 602 PER DOC 72-0216496 IN LOTS 1 THRU | Opp Joseph G Trust 03-28-13 666 Upas Street, Unit 602 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 604 | 452-430-27-13 | LOT 3 US 604 PER DOC 72-0216496 IN LOTS 1 THRU | Ellis Family Trust 02-28-14 666 Upas Street, Unit 604 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 605 | 452-430-27-14 | LOT 3 US 605 PER DOC 72-0216496 IN LOTS 1 THRU | Daly Erica Trust 10-17-14 666 Upas Street, Unit 605 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 603 | 452-430-27-15 | LOT 3 US 603 PER DOC 72-0216496 IN LOTS 1 THRU | Kaswick Jon Revocable Trust 01-22-88 10240 Mossy Rock Circle Los Angeles, CA 90077 |
| XX | 666 | Upas Street, Unit 701 | 452-430-27-16 | LOT 3 US 701 PER DOC 72-0216496 IN LOTS 1 THRU | David and Janice Trust 02-09-17 666 Upas Street, Unit 701 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 702 | 452-430-27-17 | LOT 3 US 702 PER DOC 72-0216496 IN LOTS 1 THRU | Lynch H Joseph Jr Trust 08-02-89 666 Upas Street, Unit 702 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 704 | 452-430-27-18 | LOT 3 US 704 PER DOC 72-0216496 IN LOTS 1 THRU | Toia Trust 05-30-86, Kirby Living Trust 03-21-05 666 Upas Street, Unit 704 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 705 | 452-430-27-19 | LOT 3 US 705 PER DOC 72-0216496 IN LOTS 1 THRU | Rice Family Living Trust 01-03-01 666 Upas Street, Unit 705 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 703 | 452-430-27-20 | LOT 3 US 703 PER DOC 72-0216496 IN LOTS 1 THRU | Pollock Harry N Jr & Arlene TRS 666 Upas Street, Unit 703 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 801 | 452-430-27-21 | LOT 3 US 801 PER DOC 72-0216496 IN LOTS 1 THRU | Rosen Stanley M Living Trust 04-03-86 1565 Via Corsica Laguna Beach, CA 92651 |
| XX | 666 | Upas Street, Unit 802 | 452-430-27-22 | LOT 3 US 802 PER DOC 72-0216496 IN LOTS 1 THRU | Claus Laurence P 666 Upas Street, Unit 802 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 804 | 452-430-27-23 | LOT 3 US 804 PER DOC 72-0216496 IN LOTS 1 THRU | Kline-Casey Family Trust 02-20-04 666 Upas Street, Unit 804 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 805 | 452-430-27-24 | LOT 3 US 805 PER DOC 72-0216496 IN LOTS 1 THRU | Welch Michael J & Brass-Welch Trudy Trust 04-15-08 666 Upas Street, Unit 805 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 803 | 452-430-27-25 | LOT 3 US 803 PER DOC 72-0216496 IN LOTS 1 THRU | Sandler David G 666 Upas Street, Unit 803 San Diego, CA 92103 |

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| XX | 666 | Upas Street, Unit 901 | 452-430-27-26 | LOT 3 US 901 PER DOC 72-0216496 IN LOTS 1 THRU | Scott Thomas R & Bonnie K Trust A 12-10-02 666 Upas Street, Unit 901 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 902 | 452-430-27-27 | LOT 3 US 902 PER DOC 72-0216496 IN LOTS 1 THRU | Young-Sharin Family Trust 10-13-15 666 Upas Street, Unit 902 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 904 | 452-430-27-28 | LOT 3 US 904 PER DOC 72-0216496 IN LOTS 1 THRU | 666 Upas St No 904 LLC 1001 B Avenue #200 Coronado, CA 92118 |
| XX | 666 | Upas Street, Unit 905 | 452-430-27-29 | LOT 3 US 905 PER DOC 72-0216496 IN LOTS 1 THRU | Bentley John R TR 666 Upas Street, Unit 905 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 903 | 452-430-27-30 | LOT 3 US 903 PER DOC 72-0216496 IN LOTS 1 THRU | Cohen Living Trust 08-20-15 666 Upas Street, Unit 903 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1001 | 452-430-27-31 | LOT 3 US 1001 PER DOC 72-0216496 IN LOTS 1 THRU | Hill Michael R S, Mongeon Luc R 121 W Franklin Avenue Minneapolis, MN 55404 |
| XX | 666 | Upas Street, Unit 1002 | 452-430-27-32 | LOT 3 US 1002 PER DOC 72-0216496 IN LOTS 1 THRU | Brown David & Carol Family 2015 Trust, Herbert-Brown Family 2009 Trust 1525 28th Street San Diego, CA 92102 |
| XX | 666 | Upas Street, Unit 1004 | 452-430-27-33 | LOT 3 US 1004 PER DOC 72-0216496 IN LOTS 1 THRU | Rush John & Bonnie Trust 04-12-99 666 Upas Street, Unit 1004 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1005 | 452-430-27-34 | LOT 3 US 1005 PER DOC 72-0216496 IN LOTS 1 THRU | Henry Timothy W, Gibson Gary L 9701 E La Posada Circle Scottsdale, AZ 85255 |
| XX | 666 | Upas Street, Unit 1003 | 452-430-27-35 | LOT 3 US 1003 PER DOC 72-0216496 IN LOTS 1 THRU | Xuereb Bobbie Trust 09-10-04 666 Upas Street, Unit 1003 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1101 | 452-430-27-36 | LOT 3 US 1101 PER DOC 72-0216496 IN LOTS 1 THRU | Smillie Family Trust 06-09-88 666 Upas Street, Unit 1101 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1102 | 452-430-27-37 | LOT 3 US 1102 PER DOC 72-0216496 IN LOTS 1 THRU | Frost Patrick D 666 Upas Street, Unit 1102 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1104 | 452-430-27-38 | LOT 3 US 1104 PER DOC 72-0216496 IN LOTS 1 THRU | Reichbart Stephen D Living Trust 03-14-07 6285 Caminito Plata San Diego, CA 92120 |

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| XX | 666 | Upas Street, Unit 1105 | 452-430-27-39 | LOT 3 US 1105 PER DOC 72-0216496 IN LOTS 1 THRU | Getchey Ronald D 666 Upas Street, Unit 1105 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1103 | 452-430-27-40 | LOT 3 US 1103 PER DOC 72-0216496 IN LOTS 1 THRU | Allgaier Scott A Revocable Trust 07-18-11 666 Upas Street, Unit 1103 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1201 | 452-430-27-41 | LOT 3 US 1201 PER DOC 72-0216496 IN LOTS 1 THRU | Gibbs Nancy G Family Trust 06-20-00 666 Upas Street, Unit 1201 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1202 | 452-430-27-42 | LOT 3 US 1202 PER DOC 72-0216496 IN LOTS 1 THRU | Bukszpan Galiah Revocable Trust 10-23-13 666 Upas Street, Unit 1202 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1204 | 452-430-27-43 | LOT 3 US 1204 PER DOC 72-0216496 IN LOTS 1 THRU | Slonaker Charles & Esther 2010 Survivors Trust 12-03-10 633 Rambleton Drive Vacaville, CA 95688 |
| XX | 666 | Upas Street, Unit 1205 | 452-430-27-44 | LOT 3 US 1205 PER DOC 72-0216496 IN LOTS 1 THRU | Boone George F Living Trust 12-20-74 666 Upas Street, Unit 1205 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1203 | 452-430-27-45 | LOT 3 US 1203 PER DOC 72-0216496 IN LOTS 1 THRU | Phillips Bestow Trust 11-25-03 666 Upas Street, Unit 1203 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1401 | 452-430-27-46 | LOT 3 US 1401 PER DOC 72-0216496 IN LOTS 1 THRU | Henderson Eric 666 Upas Street, Unit 1401 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1402 | 452-430-27-47 | LOT 3 US 1402 PER DOC 72-0216496 IN LOTS 1 THRU | Galindo Family Trust 09-11-08 666 Upas Street, Unit 1402 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1404 | 452-430-27-48 | LOT 3 US 1404 PER DOC 72-0216496 IN LOTS 1 THRU | Wheeler Family Trust 09-16-96 18 Valley VW Irvine, CA 92612 |
| XX | 666 | Upas Street, Unit 1405 | 452-430-27-49 | LOT 3 US 1405 PER DOC 72-0216496 IN LOTS 1 THRU | Levinsky & Frank Family Trust 07-26-13 666 Upas Street, Unit 1405 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1403 | 452-430-27-50 | LOT 3 US 1403 PER DOC 72-0216496 IN LOTS 1 THRU | Lisker Family Revocable Living Trust 10-10-00 666 Upas Street, Unit 1403 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1501 | 452-430-27-51 | LOT 3 US 1501 PER DOC 72-0216496 IN LOTS 1 THRU | Adler Louise D C Separate Property Trust 01-02-02 c/o Wells Fargo Bank N.A. 666 Upas Street, Unit 1501 San Diego, CA 92103 |

| HRB Site # | St # | St Name | APN | Legal Description | Owned By |
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| XX | 666 | Upas Street, Unit 1502 | 452-430-27-52 | LOT 3 US 1502 PER DOC 72-0216496 IN LOTS 1 THRU | Adler Louise D C Separate Property Trust 01-02-02 c/o Wells Fargo Bank 666 Upas Street, Unit 1501 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1504 | 452-430-27-53 | LOT 3 US 1504 PER DOC 72-0216496 IN LOTS 1 THRU | San Diego Upas 710 Stafford Place San Diego, CA 92107 |
| XX | 666 | Upas Street, Unit 1505 | 452-430-27-54 | LOT 3 US 1505 PER DOC 72-0216496 IN LOTS 1 THRU | Nevada B H Management Inc 3065 Rosecrans Place #204 San Diego, CA 92110 |
| XX | 666 | Upas Street, Unit 1503 | 452-430-27-55 | LOT 3 US 1503 PER DOC 72-0216496 IN LOTS 1 THRU | Workman David E Trust 06-05-08 666 Upas Street, Unit 1503 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1601 | 452-430-27-56 | LOT 3 US 1601 PER DOC 72-0216496 IN LOTS 1 THRU | Falicov Surviving Spouses Trust 07-27-83 666 Upas Street, Unit 1601 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1602 | 452-430-27-57 | LOT 3 US 1602 PER DOC 72-0216496 IN LOTS 1 THRU | Thayne Timothy L, Thayne Kelwan K, Thayne Kyle M 111 Citrus Avenue Imperial Beach, CA 91932 |
| XX | 666 | Upas Street, Unit 1604 | 452-430-27-58 | LOT 3 US 1604 PER DOC 72-0216496 IN LOTS 1 THRU | Koutz Family Trust A 04-20-60, Koutz Family Trust B 04-20-60 666 Upas Street, Unit 1604 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1605 | 452-430-27-59 | LOT 3 US 1605 PER DOC 72-0216496 IN LOTS 1 THRU | Denenberg Trust 10-30-86 666 Upas Street, Unit 1605 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1603 | 452-430-27-60 | LOT 3 US 1603 PER DOC 72-0216496 IN LOTS 1 THRU | Ewan Revocable Family Trust 01-30-98 666 Upas Street, Unit 1603 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1701 | 452-430-27-61 | LOT 3 US 1701 PER DOC 72-0216496 IN LOTS 1 THRU | Dennis William E & Betty A 666 Upas Street, Unit 1701 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1702 | 452-430-27-62 | LOT 3 US 1702 PER DOC 72-0216496 IN LOTS 1 THRU | Debethizy Richard A 666 Upas Street, Unit 1702 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1704 | 452-430-27-63 | LOT 3 US 1704 PER DOC 72-0216496 IN LOTS 1 THRU | Greenfield Family Trust 09-23-16, Greenfield Daniel 10612 Amberglades Lane San Diego, CA 92130 |
| XX | 666 | Upas Street, Unit 1705 | 452-430-27-64 | LOT 3 US 1705 PER DOC 72-0216496 IN LOTS 1 THRU | Sada Family Trust 09-21-09 2347 Via Munera San Diego, CA 92037 |

| HRB Site # | St # | St Name | APN | Legal Description | Owned By |
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| XX | 666 | Upas Street, Unit 1703 | 452-430-27-65 | LOT 3 US 1703 PER DOC 72-0216496 IN LOTS 1 THRU | Ratner Audrey S Trust 03-19-87 666 Upas Street, Unit 1703 San Diego, CA 92103 |
| XX | 666 | Upas Street, Unit 1801 | 452-430-27-66 | LOT 3 US 1801 PER DOC 72-0216496 IN LOTS 1 THRU | Sachs Family 1983 Trust 666 Upas Street, Unit 1800 San Diego, CA 92103 |

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 Del Prado/ William Krisel Condominiums 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 the International Style with Contemporary Style elements and retains a good level of architectural integrity from its 1973 period of significance. Specifically, the resource retains International style features such as simple cubic and extruded rectangular forms, strong right angles, and an interplay of the expression of horizontal and vertical elements; and retains Contemporary style elements such as large aluminum framed windows, a deep-set entry eyebrow overhang, concrete screens, and bands of custom textured masonry moldings. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION D as a notable work of proposed Master Architect William Krisel, a prominent and accomplished architect responsible for the design of many quality houses, shopping centers, apartment buildings, religious buildings, schools, industrial centers, hotels, and restaurants in the City of San Diego, and retains sufficient integrity as it relates to the original design. Specifically, the resource represents the architect's use of Modernist design language incorporating International and Contemporary styles in a high-rise residential building. 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 against each unit within the property, 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

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____

Jeremy Jung,
Deputy City Attorney

DRAFT