



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: April 11, 2019 REPORT NO. HRB-19-014

HEARING DATE: April 25, 2019

SUBJECT: **ITEM #9 – Nate and Beverly Rosenberg House**

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

APPLICANT: Gregory V. Mauro, represented by Marie Burke Lia

LOCATION: 742 Armada Terrace, Peninsula Community, Council District 2
APN 532-240-0900

DESCRIPTION: Consider the designation of the Nate and Beverly Rosenberg House located at 742 Armada Terrace as a historical resource.

STAFF RECOMMENDATION

Designate the Nate and Beverly Rosenberg House located at 742 Armada Terrace as a historical resource with a period of significance of 1961 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 Contemporary style and retains a good level of architectural integrity from its 1961 period of significance. Specifically, the resource exhibits a flat roof with deep overhanging boxed eaves; angular massing; varied exterior finishes such as brick, stucco and vertical wood siding; recessed entry; large metal windows and sliding glass doors which showcase views of the surrounding environment; attached garage; terrazzo patios and brise soleil.

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 contains a one-story, single family residence on a steep lot overlooking San Diego Bay in the Cuesta Loma area of the Peninsula Community.

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 Nate and Beverly Rosenberg House, has been identified consistent with the Board's adopted naming policy and reflects the name of Nate and Beverly Rosenberg, who constructed the house as their personal residence.

ANALYSIS

A Historical Resource Research Report was prepared by Delores Mellon/ Office of Marie Burke Lia, which concludes that the resource is significant under HRB Criteria A and C. Staff concurs that the site is a significant historical resource under HRB Criterion C but not HRB Criterion A. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows.

CRITERION A - Exemplifies or reflects special elements of the City's, a community's or a neighborhood's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development.

The Historical Resource Research Report argues that the property is significant under HRB Criterion A reflecting special elements of social and architectural development of the Point Loma community as an excellent example of an architect-designed, Modern, single-family residence constructed as part of the community's overall mid-century development. This mid-century phase of development was spurred by the development of technology that allowed previously inaccessible hillside lots to be developed. Architect-designed residences are not unique to the neighborhood of Point Loma in the context of residential development overall within the City of San Diego, and there is insufficient data and analysis to attribute individual significance of the property on this basis. Additionally, the mid-century development of hillside lots occurred all over the country and is not unique to Point Loma or San Diego. Therefore, staff does not recommend designation under HRB Criterion A.

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 resource contains a one-story, single family house constructed in 1961 in the Contemporary style. The house is constructed on a sloping lot overlooking San Diego Bay and is approached by a steeply pitched driveway which wraps around the structure. The house displays an angular plan and flat roof with deep overhanging boxed eaves. The main entry is located on the west façade of the house which faces away from the bay. An oversized door with frosted sidelights is recessed behind a terrazzo covered porch. To the left of the entrance is an open-air terrarium which is enclosed by a brise soleil and to the right is an attached garage. This façade features a brick exterior surrounding the entry and vertical wood siding on the garage while the other facades are clad in stucco. The east façade of the structure exhibits a strong indoor/outdoor connection and features many metal clad windows and sliding glass doors that take advantage of views of the San Diego Bay. A pool is centrally located on this side of the house and is surrounded by a terrazzo patio.

Minimal alterations have been made to the property since its construction in 1961. A corrugated plastic roof above the trash can enclosure was added at an unknown date. This modification does not significantly impair integrity of design, materials, workmanship or feeling.

Unlike earlier styles which are generally defined by exterior decorative details, the Contemporary style focused on interior spaces and their relation to the outdoors. Emphasis was placed on integrating the indoors with the outdoors by utilizing windows and exterior living areas such as balconies and courtyards. The style was popular in San Diego in the 1950's and 1960's largely because it could be easily adapted to hillside lots. Character defining features include strong roof forms with deep overhangs and exposed beams; large, aluminum framed windows; non-traditional exterior finishes including vertical wood siding, concrete block, stucco and flagstone; sun shades, screen or shadow block accents; broad masonry chimneys; and distinctive triangular, parabolic or arched forms. Contemporary houses often incorporate angular massing; attached carports or garages; courtyards or balconies; obscured or recessed entries; and split-level designs.

Significance Statement: The house conveys the historic significance of the Contemporary style and retains integrity from its 1961 period of significance. Specifically, the resource exhibits a flat roof with deep overhanging boxed eaves, angular massing; varied exterior finishes such as brick, stucco and vertical wood siding; recessed entry; large metal windows and sliding glass doors which showcase views of the surrounding environment; attached garage; terrazzo patios and brise soleil. 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.

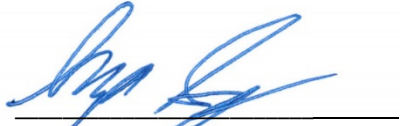
The subject property at 742 Armada Terrace was designed by William Stephenson. William Stephenson has not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate him as such at this time. Therefore, staff does not recommend designation 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 Nate and Beverly Rosenberg House located at 742 Armada Terrace be designated with a period of significance of 1961 under HRB Criterion C as a good example of the Contemporary style.



Suzanne Segur
Senior Planner

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 4/25/2019

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/25/2019, to consider the historical designation of the **Nate and Beverly Rosenberg House** (owned by Gregory V Mauro, 620 Congress Avenue #200, Austin, TX, 78701) located at **742 Armada Terrace, San Diego, CA 92106**, APN: **532-240-09-00**, further described as LOT 173 ELY 142 FT OF E 1/2 OF SLY 1/2 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 Nate and Beverly Rosenberg 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 Contemporary style and retains a good level of architectural integrity from its 1961 period of significance. Specifically, the resource exhibits a flat roof with deep overhanging boxed eaves; angular massing, varied exterior finishes such as brick, stucco and vertical wood siding; recessed entry; large metal windows and sliding glass doors which showcase views of the surrounding environment; attached garage; terrazzo patios and brise soleil. 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:

BY: _____
DAVID MCCULLOUGH, Chair
Historical Resources Board

APPROVED: MARA W. ELLIOTT,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney