



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: August 14, 2014 REPORT NO. HRB-14-054
ATTENTION: Historical Resources Board
Agenda of August 28, 2014
SUBJECT: **ITEM #10 – James and Doris Byerly/Russell Forester House**
APPLICANT: Michael and Keri Rinley Family Trust represented by Jennifer Luce
LOCATION: 1949 Paseo Dorado, La Jolla Community, Council District 1
DESCRIPTION: Consider the designation of the James and Doris Byerly/Russell Forester House located at 1949 Paseo Dorado as a historical resource.

STAFF RECOMMENDATION

Designate the James and Doris Byerly/Russell Forester House located at 1949 Paseo Dorado as a historical resource with a period of significance of 1968 under HRB Criterion D. The designation excludes the 230 square foot rear addition constructed in 1990. This recommendation is based on the following finding:

The resource is representative of a notable work of Master Architect Russell Forester and retains integrity as it relates to the original design. Specifically, the resource reflects a unique attempt to blend traditional, regional design elements – those of Spanish Revival architecture – with Modern aesthetic and contemporary materials. The resulting building, while not stylistically pure or easily described, reflects a unique, experimental design of this highly artful Master Architect during the midpoint of his career.

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 subject property is a one and two story single family home located on APN 346-461-03-00, in the La Jolla Shores subdivision of Beach Club Terrace. The property has not been identified in any historic surveys, likely due to the age of the structure, which was built in 1968 and has just recently reached the age of 45 years.

The historic name of the resource, the James and Doris Byerly/Russell Forester House, has been identified consistent with the Board's adopted naming policy and reflects the name of the original owners, who constructed the house as their personal residence, and the name of Russell Forester, an established Master Architect.

ANALYSIS

A Historical Resource Research Report was prepared by Luce et Studio, which concludes that the resource is significant under HRB Criterion D, and staff concurs. 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.

Research into the history of the property located at 1949 Paseo Dorado did not reveal an information to indicate that the property exemplifies or reflects special elements of the City's or Peninsula's historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development. Therefore, staff does not recommend designation under HRB Criterion A.

CRITERION B - Is identified with persons or events significant in local, state or national history.

Research into the owners and tenants of the property at 1949 Paseo Dorado did not reveal any individuals who could be considered historically significant in local, state or national history. Furthermore, no events of local, state or national significance are known to have occurred at the subject property. Therefore, the property is not eligible for designation under HRB Criterion B.

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 located at 1949 Paseo Dorado is a one and two story single family home constructed in 1968 in the Modernist style, and features a generally square floor plan with a central courtyard; a side gable roof with tile, overhanging eaves and exposed structural rafters along the Paseo Dorado frontage, and a flat asphalt roof along the side and rear wings; stucco over wood frame construction and a concrete foundation. The house appears as two stories from the front elevation. The entry is roughly centered on the façade, with a large, carved arched wood door. To the right is a series of three window bays, each with a fixed single pane of glass over single-lite aluminum sliding windows at the second floor and single-lite aluminum sliding windows at the ground floor. To the immediate left of the entry is a large fixed glass window, and to the far left is a recessed arched balcony over the dual-bay garage. Fenestration at the sides and rear is limited and simple, as these facades recede into the slope and abut the adjacent neighbors. The interior courtyard features an arcade with arched openings. Non-historic wood French doors in the original openings are present throughout the house, leading to the courtyard.

Modifications include the construction of a small 230 square foot addition at the rear, which enclosed the courtyard more fully; the aforementioned door replacements along the interior arcade; and the modification of one aluminum sliding window on the first floor of the main façade, which was replaced with two smaller fixed windows. All modifications occurred in the 1990s.

As discussed in the applicant's Research Report, the property reflects an amalgam of stylistic influences, and although Modernist, does not fit neatly into any defined substyle of Modernism. In addition, the heavy use of arches, interior arcades, tile roofing and stucco all reference the Spanish Revival architecture of the region in an unconventional, Modernist manner. Therefore, because the building does not embody the distinctive characteristics of any defined substyle of Modernism, staff does not recommend designation 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.

Russell Forester began his architectural career in the mid-1940s as a draftsman in the Army Corps of Engineers, where he worked for Lloyd Ruocco. In 1948, Mr. Forester opened his own establishment as a freelance architectural designer. In 1950, Mr. Forester was inspired by Lloyd Ruocco to begin his formal study of architecture at the Institute of Design in Chicago, where he was mentored by Mies Van Der Rohe. Forester opened his first office at 633 Pearl Street at the time his Rushville Street home was chosen by a distinguished jury as one of the top residences in the United States for *Progressive Architecture* magazine. Forester's second home on Hillside Drive was displayed in an international architecture exhibit at the Museum of Modern Art in Sao Paulo, Brazil in 1952. By the time he obtained his architectural license in 1960, Forester had already completed a wealth of modernist structures. Known for not compromising his designs for clients, he was among the first wave of practicing architects to push Mies Van Der Rohe's brand of steel & glass modernism on commercial and residential clients across San Diego. From his La Jolla practice Forester is credited with many high profile commissions for individuals such as Bob Peterson, for whom he designed the first Jack-in-the-Box.

In 1976, Forester's lifelong passion for art became his full-time career, and he became a distinguished painter and sculptor in Europe and the United States. Russell Forester's career melding art and architecture was honored by his unusual FAIA recognition. Rather than his career of progressive building designs being honored, he was recognized by his AIA colleagues for his contribution to art and architecture aesthetics. His architectural designs varied in material and style over the decades while always retaining central design principles – the problems the client needed solving; and how the whole project was vastly more than the sum of its parts. Forester was established as a Master Architect in 2002 with the designation of HRB Site #528, Custom Ranch home. Since then, an additional five sites have been designated reflecting his work in the Organic Geometric, International and Post-and-Beam styles.

Significance Statement: The subject property represents a unique mid-period of Forester's work and career, where he experimented with styles and stylistic influences. His earlier work is much more Ranch in character, which referenced a more traditional aesthetic. His later work was very Modern and forward-looking, with little reference to traditional residential design aesthetic. The subject property reflects a unique attempt to blend traditional, regional design elements – those of Spanish Revival architecture – with Modern aesthetic and contemporary materials. The resulting building, while not stylistically pure or easily described, reflects a unique, experimental design of this highly artful Master Architect. Therefore, staff recommends designation under HRB Criterion C.

CRITERION E - Is listed 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 property at 1949 Paseo Dorado has not been listed on or determined eligible for listing on the State or National Registers. Therefore, the property is not eligible for designation under HRB Criterion E.

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.

The property at 1949 Paseo Dorado is not located within a designated historic district, and is therefore not eligible for designation under HRB Criterion F.

OTHER CONSIDERATIONS

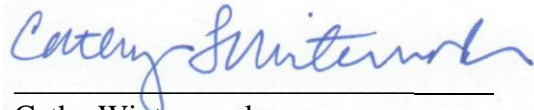
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the James and Doris Byerly/Russell Forester House located at 1949 Paseo Dorado be designated with a period of significance of 1968 under HRB Criterion D as a resource that is representative of the notable work of Master Architect Russell Forester. The designation excludes the 230 square foot rear addition constructed in 1990. 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.



Kelley Stanco
Senior Planner



Cathy Winterrowd
Deputy Director/HRB Liaison

KS/cw

Attachments:

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

RESOLUTION NUMBER N/A
ADOPTED ON 8/28/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 8/28/2014, to consider the historical designation of the **James and Doris Byerly/Russell Forester House** (owned by Michael and Keri Rinley Family Trust, 1949 Paseo Dorado, San Diego, CA 92037) located at **1949 Paseo Dorado, San Diego, CA 92037**, APN: **346-461-03-00**, further described as LOT 1 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 James and Doris Byerly/Russell Forester House on the following findings:

(1) The property is historically significant under CRITERION D as a property that is representative of the notable work of Master Architect Russell Forester and retains integrity to its 1968 date of construction and period of significance. Specifically, the resource reflects a unique attempt to blend traditional, regional design elements – those of Spanish Revival architecture – with Modern aesthetic and contemporary materials. The resulting building, while not stylistically pure or easily described, reflects a unique, experimental design of this highly artful Master Architect during the midpoint of his career. 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 designation shall exclude the 230 square foot rear addition constructed in 1990.

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: _____
JOHN LEMMO, Chair
Historical Resources Board

APPROVED AS TO FORM AND
LEGALITY: JAN I. GOLDSMITH,
CITY ATTORNEY

BY: _____
CORRINE NEUFFER,
Deputy City Attorney