



THE CITY OF SAN DIEGO
Historical Resources Board

DATE ISSUED: March 20, 2014 REPORT NO. HRB-14-020

ATTENTION: Historical Resources Board
Agenda of March 27, 2014

SUBJECT: **ITEM #8 – Robert Aston House**

APPLICANT: Whalen Family Community Property Trust represented by Scott A. Moomjian

LOCATION: 953 Braemar Lane, Pacific Beach Community, Council District 2

DESCRIPTION: Consider the designation of the Robert Aston House located at 953 Braemar Lane as a historical resource.

STAFF RECOMMENDATION

Designate the Robert Aston House located at 953 Braemar Lane as a historical resource with a period of significance of 1966 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 International style architecture and retains an excellent level of architectural integrity from its period of significance. Specifically, the resource, which features a one and two story massing, flat roofs, pre-cast concrete panels with an exposed aggregate finish, concrete block, wood framing, wood siding and plaster, tall pre-cast concrete umbrella columns, and fenestration consisting of wood frame fixed, single pane aluminum sliding and jalousie windows; exhibits both the three founding principles of the International style and the primary and secondary character defining features of the International style identified in the Modernism Context Statement.

BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with a proposed building modification or demolition of a structure of 45 years or more, consistent with San Diego Municipal Code Section 143.0212. The subject property is a two story single family home located in the Braemar Extension subdivision of Pacific Beach. The building is located on APN 423-330-10-00, and has two public frontages. The front of the building fronts onto Braemar Lane, and the rear of the property fronts onto the pedestrian right-of-way along Mission Bay. The property has not been identified in any historic surveys, as the subject area has not been previously surveyed.

Planning, Neighborhoods & Economic Development Department
1222 First Avenue, MS 413 • San Diego, CA 92101-4155
Tel (619) 235-5200 Fax (619) 446-5499

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

ANALYSIS

A Historical Resource Research Report was prepared by Scott A. Moomjian, which concludes that the resource is not eligible for designation under any HRB Criteria. Based on review and analysis of the Research Report and available information as documented in the staff analysis included in Attachment 2, staff disagrees with the conclusion of the Research Report and finds that the site is a significant historical resource under HRB Criterion C. 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.

There is no information provided to illustrate that the subject property exemplifies or reflects special elements of the historical, archaeological, cultural, social, economic, political, aesthetic, engineering, landscaping or architectural development of the City or Pacific Beach. 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.

Chain of Title and City Directory research revealed past owners and tenants of the subject building, none of which appear to be historically significant individuals. Therefore, staff does not recommend 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, designed and constructed in the International style beginning in 1964 and completed 1966, features a one and two story massing; flat roofs; a mixture of construction materials including pre-cast concrete panels with an exposed aggregate finish, concrete block, wood framing, wood siding and plaster; and a concrete foundation. The exterior walls consist primarily of pre-cast concrete panels with an exposed aggregate finish. Wood frame construction with vertical wood siding can be found where windows and doors are present. The Braemar Lane façade features a three-car garage with individual bays and tilt-up wood doors. Tall, pre-cast concrete umbrella columns run across the front façade, framing each bay, then across the entry walkway and back down the walkway, leading to the main entry set on the side façade. The walkway below features concrete paving with alternating panels of exposed aggregate and broom-finish concrete. The main entry, set approximately two-thirds down the west side façade, is recessed back and accessed via a set of paired doors. Consistent with the indoor-outdoor philosophy of Modernist construction, each bedroom has a small outdoor courtyard, either private or shared, which is partially open to the sky. The rear façade, which fronts onto Mission Bay, is highly visible and features extensive floor-to-ceiling windows and glass doors at the first and second floors. A second floor deck spans the width of the façade. Five umbrella columns extend up through the deck to the top of the second floor, providing shade to the deck below.

Fenestration on the house consists of wood frame fixed, single pane aluminum sliding and jalousie windows.

Modifications are limited. The original plans indicate a rooftop terrace on the north side of the second floor that included a railing. This element is not present now. It is not clear whether this element was removed, or never constructed. A wrought iron gate has been added at the front walkway leading to the entry at an unknown date. No other modifications were noted in the applicant's report or by staff during the site visit.

Although the International style originated in Western Europe, it transcended any national or regional identity because International style architecture made no reference to local vernaculars or traditional building forms. As a result, it became a significant world-wide architectural trend during the 1920s and 1930s. The emergence of International style architecture in San Diego came later with most examples built after 1935.

The Board has considered the designation of several properties which exhibit the International style of architecture, including HRB Site #992 located 800 Prospect Street and HRB Site #1054 located 9438 La Jolla Farms Road, as documented in Attachment 2. Although not designated under HRB Criterion C, it was the nomination for HRB Site #1054 that first presented to the Board the three founding principles of the International style that are expressed in the building's form and aesthetic. The subject building located at 953 Braemar Lane embodies these three founding principles. In regard to "Architecture as Volume", the house provides an expansive, well arranged living space enclosed within a straight-forward shell utilizing primarily pre-cast concrete panels with exposed aggregate. In regard to "Concerning Regularity" (or honest expression of the structure), the construction materials are in plain view and expressed in a straightforward manner without embellishment. Lastly, in regard to "Avoidance of Applied Decoration" there is nothing of pure aesthetic value to be found, and all elements of the subject building contribute to the basic function of the house and comfort of its residents.

In addition to the principles discussed above, the San Diego Modernism Context Statement identifies the primary and secondary character defining features of the International style, which can be found in the subject building. These include flat roofs at the first and second floors; lack of applied ornament; horizontal bands of windows and sliding doors located at the first and second floors of the rear façade where views of the bay can be enjoyed; asymmetrical facades; squared corners; exterior finish materials that include pre-cast concrete panels as well as limited plaster work, as shown on the plans; windows constructed of wood and aluminum (not steel, but metal nonetheless); and corner windows found at the dining room, living room, master bedroom and den, as well as windows set near the corners throughout the house. The Modernism Context Statement notes that "Examples of this style in San Diego are limited; therefore retention of good examples is important." Although the Context Statement dates International style architecture in San Diego primarily from 1935-1955, this is rough span noting peak popularity. Any given style may extend beyond its most popular period. The subject building clearly exhibits the primary and secondary character defining features of International style architecture, despite being designed 9 years after the period identified in the Context Statement.

The subject house continues to convey the historic significance of the International style by embodying both the founding principles of International style design and the primary and secondary character defining features of the style, as detailed in the San Diego Modernism Context Statement. Therefore,

staff recommends designation of the Robert Aston House located at 953 Baemar Lane under HRB Criterion C as a resource that embodies the distinctive characteristics of the International style.

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 was designed by architect Fred Livingstone and constructed by the Callahan Brothers. Neither Livingstone nor the Callahan Brothers have been designated as Masters by the Board, nor were they identified in the Modernist Context Statement as contributing designers of Modern San Diego. The website ModernSanDiego.com does provide a brief biography of Livingstone, which is included in the applicant's report, and a list of five properties he is known to have designed, three of which are in the City of San Diego. The subject property is among them. Although Livingstone's designs do appear to be of substantial quality, there is insufficient understanding of his overall body of work and documentation at this time to support his establishment as a Master Architect. Additionally, no information is available to support the establishment of the Callahan Brothers as Master Builders. Therefore, staff recommends against designation under HRB Criterion D.

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 has not been listed on or determined eligible for listing on the State or National Registers, and is therefore 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 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.

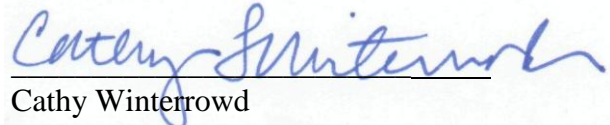
CONCLUSION

Based on the information submitted and staff's analysis and field check, it is recommended that the Robert Aston House located at 953 Braemar Lane be designated under HRB Criterion C as a resource that embodies the distinctive characteristics through the retention of character defining features of International style architecture and retains an excellent level of architectural integrity from its 1966 period of significance. 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. Continuation Sheet with staff analysis
3. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A
ADOPTED ON 3/27/2014

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 3/27/2014, to consider the historical designation of the **Robert Aston House** (owned by Whalen Family Community Property Trust 01-18-12, 953 Braemar Lane, San Diego, CA 92109) located at **953 Braemar Lane, San Diego, CA 92109**, APN: **423-330-10-00**, further described as LOT B W 60 FT OF E 123 FT 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 Robert Aston House on the following finding:

(1) The property is historically significant under CRITERION C as a resource that embodies the distinctive characteristics through the retention of character defining features of International style architecture and retains an excellent level of architectural integrity from its 1966 period of significance. Specifically, the resource, which features a one and two story massing, flat roofs, pre-cast concrete panels with an exposed aggregate finish, concrete block, wood framing, wood siding and plaster, tall pre-cast concrete umbrella columns, and fenestration consisting of wood frame fixed, single pane aluminum sliding and jalousie windows; exhibits both the three founding principles of the International style and the primary and secondary character defining features of the International style identified in the Modernism Context Statement. 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: _____
JOHN LEMMO, Chair
Historical Resources Board

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

BY: _____
CORRINE NEUFFER,
Deputy City Attorney

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI#
Trinomial

Page 1 of 2

*Resource Name or # (Assigned by recorder) Robert Aston House, 953 Braemar Lane 92109

*Recorded by: City of San Diego Historic Resources Staff

*Date: 3/14/2014

☐ Continuation

☒ Update

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

The subject property was designed and constructed between 1964 and 1966 in the International style and features a one and two story massing; flat roofs; a mixture of construction materials including pre-cast concrete panels with an exposed aggregate finish, concrete block, wood framing, wood siding and plaster; and a concrete foundation. The exterior walls consist primarily of pre-cast concrete panels with an exposed aggregate finish. Wood frame construction with vertical wood siding can be found where windows and doors are present. The Braemar Lane façade features a three-car garage with individual bays and tilt-up wood doors. Tall, pre-cast concrete umbrella columns run across the front façade, framing each bay, then across the entry walkway and back down the walkway, leading to the main entry set on the side façade. The walkway below features concrete paving with altering panels of exposed aggregate and broom-finish concrete. The four bedrooms and maid's room are located toward the front of the house, directly behind the garage. Consistent with the indoor-outdoor philosophy of Modernist construction, each bedroom has a small outdoor courtyard, either private or shared, which is partially open to the sky. Fenestration on the house consists of wood frame fixed, single pane aluminum sliding and jalousie windows.

The main entry, set approximately two-thirds down the west side façade, is recessed back and accessed via a set of paired doors. The entry leads to the kitchen, living and dining areas at the rear of the house. The second floor consists of a master bedroom suite and den. The rear façade, which fronts onto Mission Bay, is highly visible and features extensive floor-to-ceiling windows and glass doors at the first and second floors. A second floor deck spans the width of the façade. Five umbrella columns extend up through the deck to the top of the second floor, providing shade to the deck below.

B1. Historic Name: Robert Aston House

***B5. Architectural Style:** International Style

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Modifications are limited. The original plans indicate a rooftop terrace on the north side of the second floor that included a railing. This element is not present now. It is not clear whether this element was removed, or never constructed. A wrought iron gate has been added at the front walkway leading to the entry at an unknown date. No other modifications were noted in the applicant's report or by staff during the site visit.

***B10. Significance:** Theme: Architecture, International Style

Area: San Diego

Period of Significance: 1966

Property Type: Residential

Applicable Criteria: HRB Criterion C

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Although the International style originated in Western Europe, it transcended any national or regional identity because International style architecture made no reference to local vernaculars or traditional building forms. As a result, it became a significant world-wide architectural trend during the 1920s and 1930s. The style quickly migrated to the United States as architects from Europe fled to America prior to WWII. The emergence of International style architecture in San Diego came later with most examples built after 1935.

The Board has considered the designation of several properties which exhibit the International style of architecture. In 2011, the Board designated the Park Prospect Condominiums located at 800 Prospect Street under HRB Criterion C as a resource that exhibits the character defining features of the International style, and HRB Criterion D as the work of Master Architect Russell Forester. The building, constructed in 1963, exhibits clean horizontal lines with concrete masonry and stucco exterior walls; floor-to-ceiling gray anodized aluminum windows and exterior doors combined with open balconies to create a sense of expanded space; and black vertical, non-structural standards that arch at the roof line (Attachment 2). These arching standards are reminiscent of the bolder, pre-cast concrete umbrella columns present on the subject building. In 2012, the Board designated the Jacob Bronowski House located at 9438 La Jolla Farms Road under HRB Criterion B only (Attachment 3). Although the building did exhibit some elements of the International style, the consultant concluded – and staff and the Board concurred – that the building was not reflective of good International style design.

*Recorded by: City of San Diego Historic Resources Staff

*Date: 3/14/2014

☐ Continuation

☒ Update

It was the Bronowski nomination that first presented to the Board the founding principles of the International style (Attachment 4). There are three founding principles of International style that are expressed in the building's form and aesthetic. First, "Architecture as Volume" – the architecture is most importantly the volume created, rather than the physical forms that enclose the volume. Second, "Concerning Regularity" – honest expression of structure, presenting structural elements in their structural location and configuration in proportion to the forces acting upon them without finishes or stylistic elements, is the most common area where regularity is needed. Third, "Avoidance of Applied Decoration" – the language of the style must transcend local application of styles and decoration.

The subject building located at 953 Braemar Lane embodies these three founding principles. In regard to "Architecture as Volume", the house provides an expansive, well arranged living space, with common areas set at the back where the view of the bay is most enjoyed. Bedrooms on the ground floor share modest outdoor courtyards where the indoors and outdoors converge on a private, individual level; while the master bedroom and den are located on the second floor, affording unobscured views of the bay. This is all enclosed within a straight-forward shell utilizing primarily pre-cast concrete panels with exposed aggregate. In regard to "Concerning Regularity", or honest expression of the structure, the construction materials - noted previously as pre-cast concrete panels with an exposed aggregate finish, concrete block, wood framing, wood siding and plaster – are in plain view and expressed in a straightforward manner without embellishment.

Lastly, in regard to "Avoidance of Applied Decoration" there is nothing of pure aesthetic value to be found. Unlike decorative features which may be found on Victorian, Craftsman and Spanish era homes, all elements of the subject building contribute to the basic function of the house and comfort of its residents. In contrast to the Bronowski residence, where thin wood arches were tacked onto the exterior walls, the umbrella columns at the garage, entry walkway and rear deck are substantial pre-cast concrete structures which serve a purpose to shelter the residents and visitors from elements such as sun and rain. The large umbrella shape at the top is designed to catch and funnel rain water, as detailed on the plans, and provide shade along the entry walkway and the second floor balcony, which has a southern exposure.

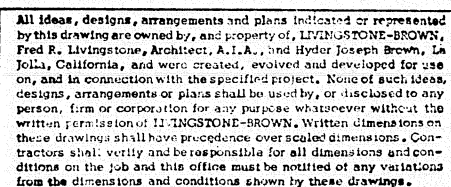
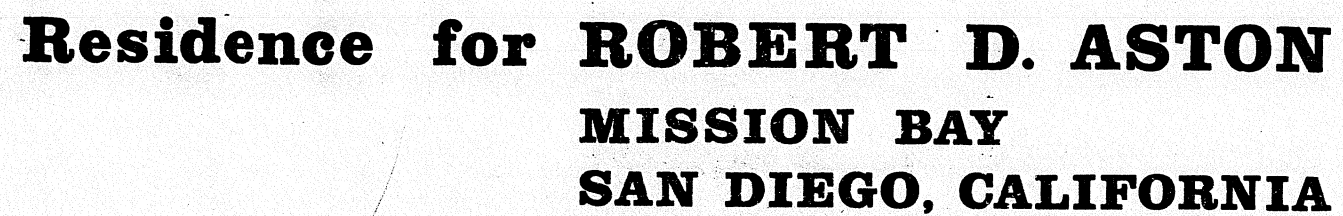
In addition to the principles discussed above, the San Diego Modernism Context Statement identifies the primary and secondary character defining features of the International style. Primary features include flat roofs; lack of applied ornament; horizontal bands of flush windows; and asymmetrical facades. Secondary features include square corners; concrete, brick and stucco exteriors; steel sash windows (typically casement); and corner windows.

These primary and secondary features can be found in the subject building. The roof at the first and second floors is flat. As discussed above, the building lacks applied ornament, with all elements contributing to the function of the house. Horizontal bands of windows and sliding doors are located at the first and second floors of the rear façade, where views of the bay can be enjoyed. All facades are asymmetrical, as illustrated by the building footprint shown on the original plans. The building is squared at every corner. Exterior finish materials include pre-cast concrete panels as well as limited plaster work, as shown on the plans. Windows are constructed of wood and aluminum, not steel, but metal nonetheless. Lastly, corner windows can be found at the dining room, living room, master bedroom and den. Windows set near the corners are found throughout the house. The Modernism Context Statement notes that "Examples of this style in San Diego are limited; therefore retention of good examples is important." Although the Context Statement dates International style architecture in San Diego primarily from 1935-1955, this is rough span noting peak popularity. Any given style may extend beyond its most popular period. The subject building clearly exhibits the primary and secondary character defining features of International style architecture, despite being designed 9 years after the period identified in the Context Statement.

The subject house conveys the historic significance of the International style by embodying both the founding principles of International style design and the primary and secondary character defining features of the style, as detailed in the San Diego Modernism Context Statement. In addition, the building, which has experienced only a minor alteration since its design and construction, retains integrity of design, materials, workmanship, location, setting and feeling dating to the 1966 period of construction. Therefore, the Robert Aston House located at 953 Braemar Lane is eligible for designation under HRB Criterion C as a resource that embodies the distinctive characteristics of the International style.

Attachments:

1. Original Plans (In Part)
2. City of San Diego Local Designation Information for 800 Prospect Street
3. City of San Diego Local Designation Information for 9438 La Jolla Farms Road
4. Excerpt from the Nomination for 9438 La Jolla Farms Road

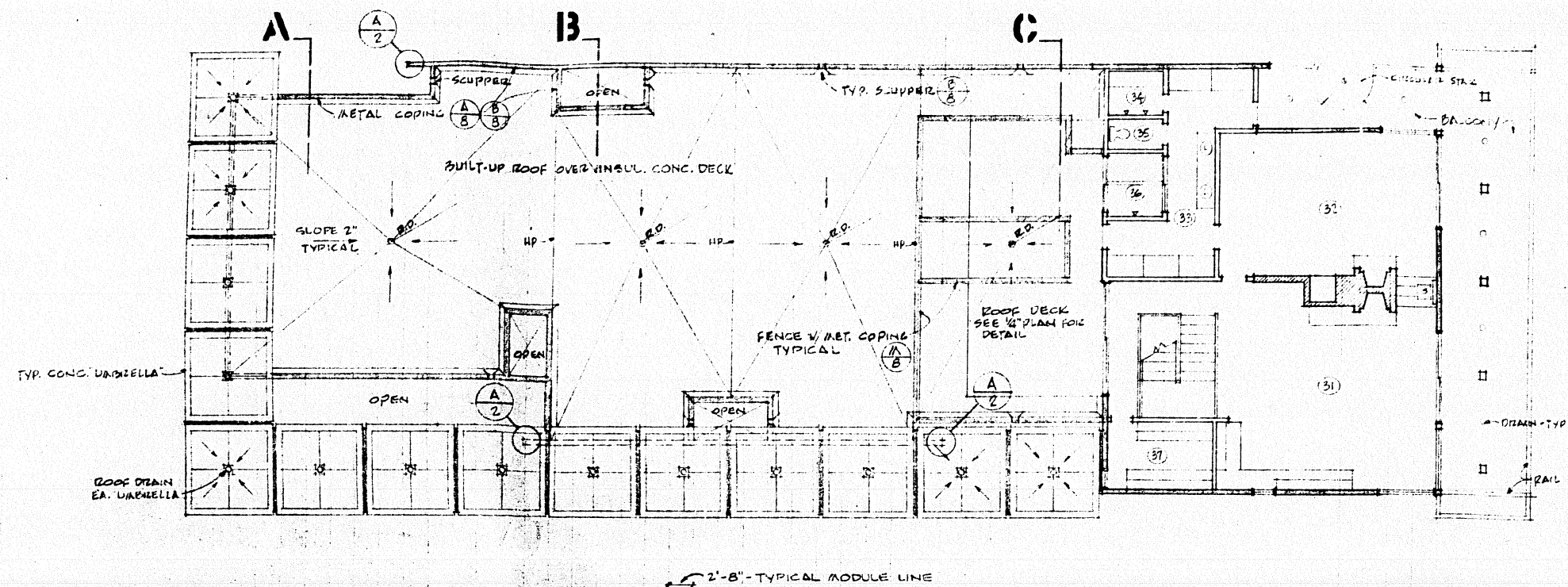


LEGAL DESCRIPTION: A PORTION OF
LOT "B", BLOCK 8, BRAZILIA EXTENSION,
IN THE CITY OF SAN DIEGO, CALIFORNIA
PER MAP 1927

W 60' N E 167' 4 Lt B' C

SECOND FLOOR - ELECTRICAL PLAN

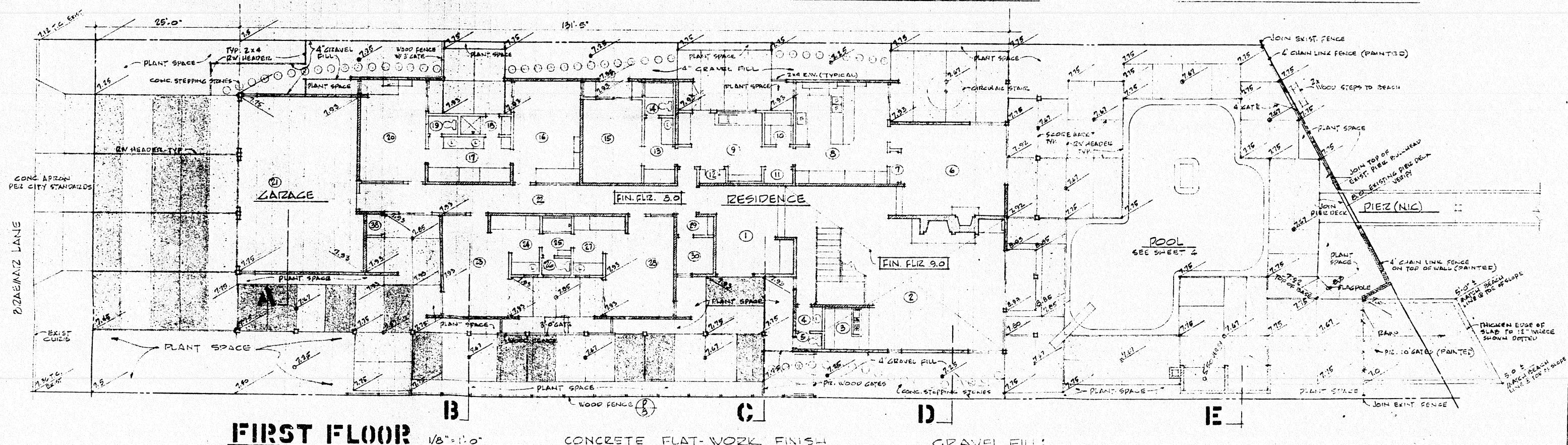
<div style="border: 1px solid black; padding: 5px; text-align: center;"> LB </div>	<h1 style="margin: 0;">Livingstone - Brown</h1>		L B No. <u>64-12</u>
	<p>Fred R. Livingstone, AIA, Architect</p> <p>Hyder Joseph Brown</p>		drawn <u>64-12</u>
			checked
			dated <u>SHOW 64</u>
			revised <u>1-1-64</u>
<p>2158 Avenida de la Playa, La Jolla, GL 4. 67-68</p>		sheet <u>1</u>	
		of 38 sheets	



ROOF - FIRST FLOOR 1/8" = 1'-0"

SECOND FLOOR

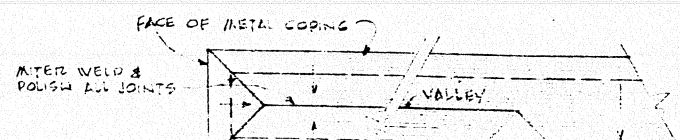
ROOF - SECOND FLOOR



FIRST FLOOR 1/8" = 1'-0"

CONCRETE FLAT WORK FINISH
 SHADER AREAS SHALL BE EXPOSED AGGREGATE
 SAME AS PRE-CAST WALL PANELS.
 AREAS NOT SHADED SHALL BE "BROOM" FINISH @
 FRONT - SIDES & "NON-SLIP" FINISH @ REAR WALL
 DECK. USE COLORED TOPPING TO MATCH THAT
 USED IN EXPOSED AGGREGATE WORK.

GRAVEL FILL:
 TOP HALF SAME AS
 EXPOSED AGGREGATE



**A COPING at
 WING WALL**
 1/2" = 1'-0"

RESIDENCE for ROBERT D. ASTON
 MISSION BAY, SAN DIEGO, CALIFORNIA

LIVINGSTONE - BROWN

Fred A. Livingstone, AIA, Architect
 Hyder Joseph Brown

2158 Avenida de la Playa, La Jolla, CA 92037

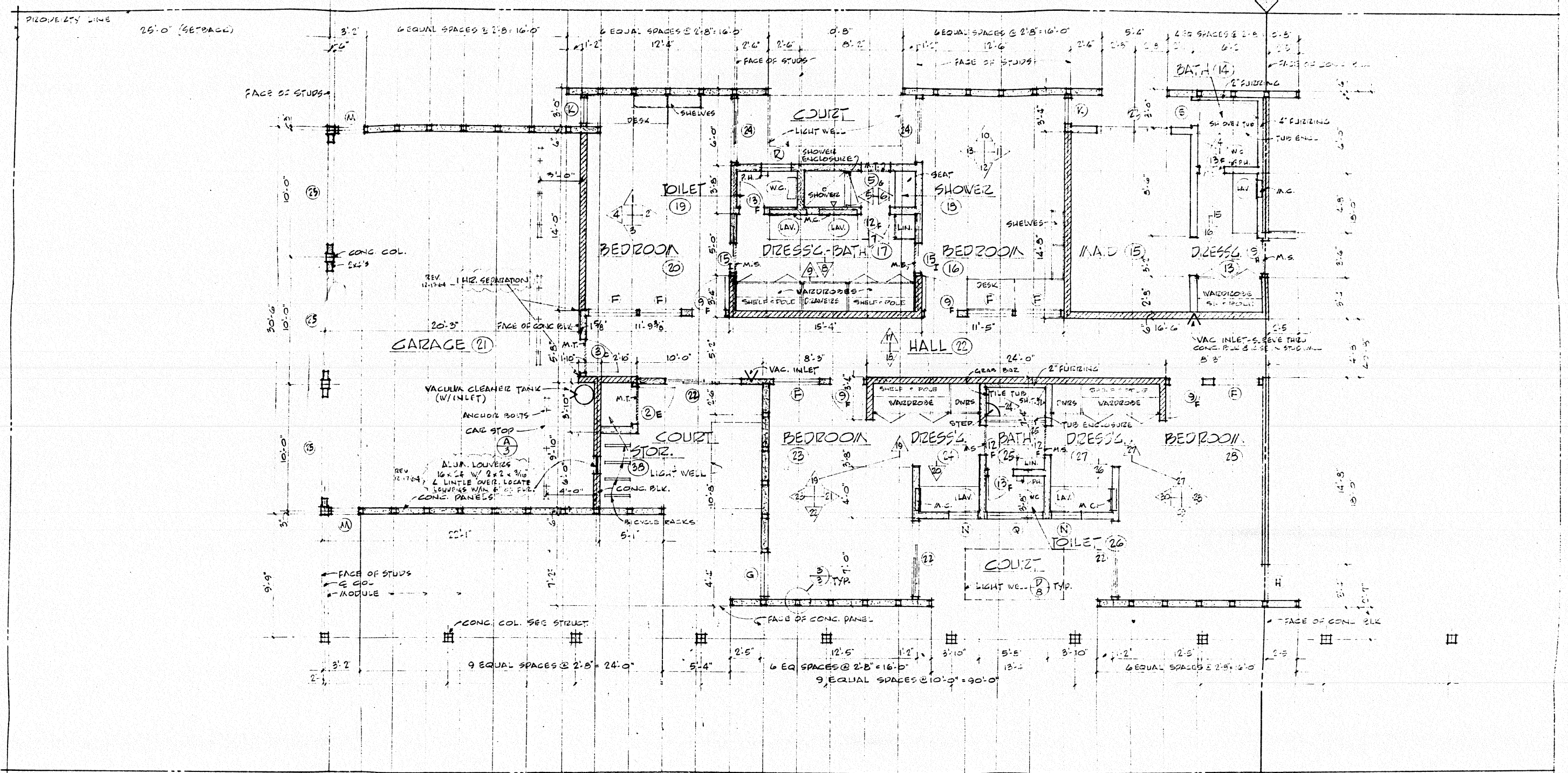
LS No. 64-16

DATE: 11/30/66

BY: [Signature]

SHEET

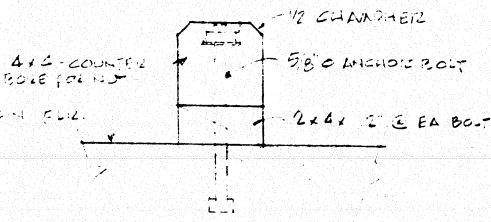
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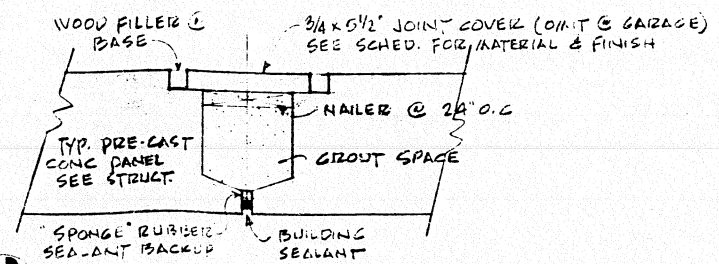
FIRST FLOOR

1/4" = 1'-0"

MATCH LINE
SEE SHEET 4 FOR CONTINUATION



A CAIR BUILD UP



B TYPICAL JOINT

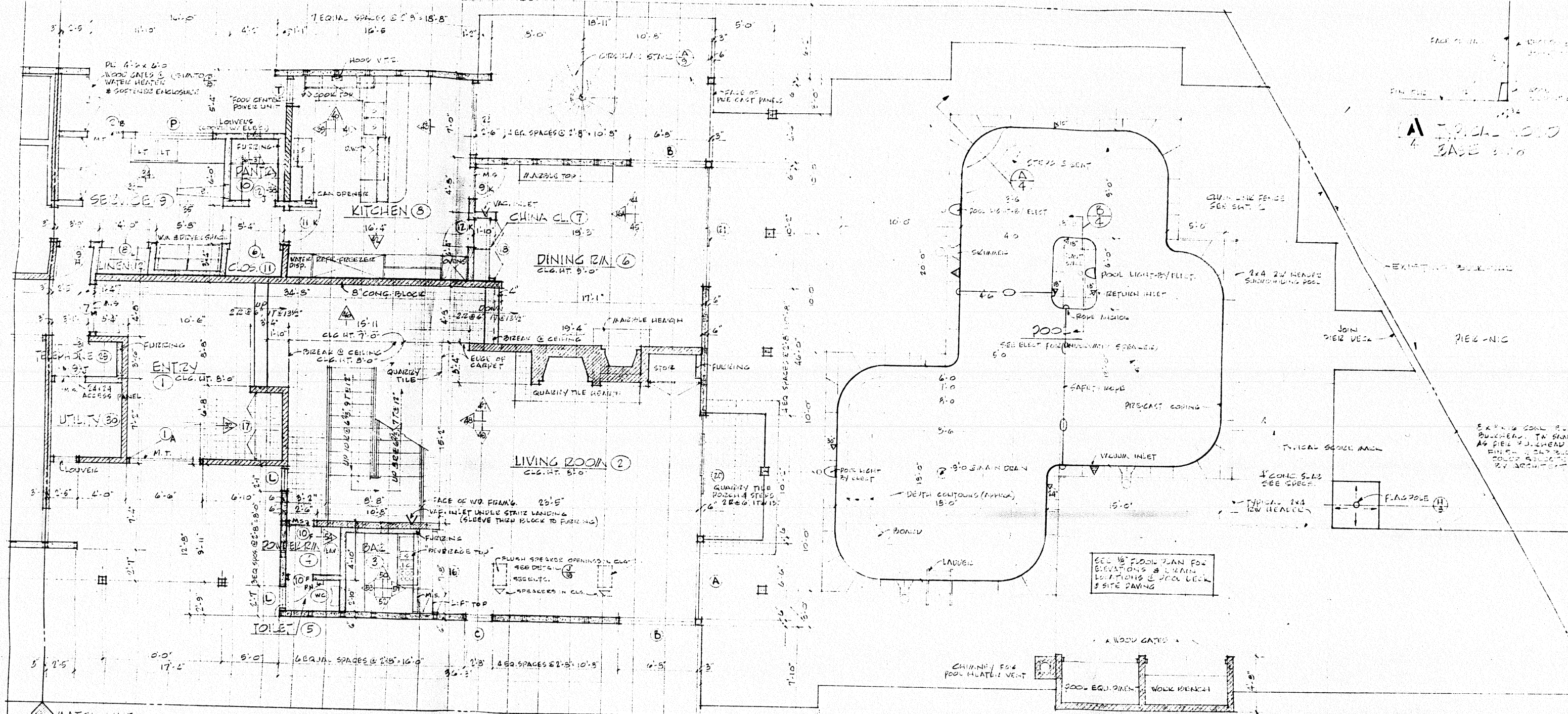
RESIDENCE for **ROBERT D. ASTON**
MISSION BAY, SAN DIEGO, CALIFORNIA

LB Livingstone - Brown
Fred R. Livingstone, AIA Architect
Hyder Joseph Brown

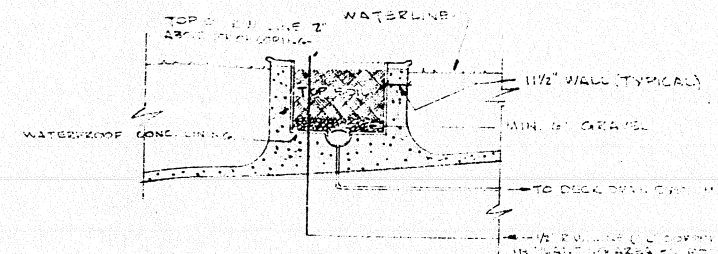
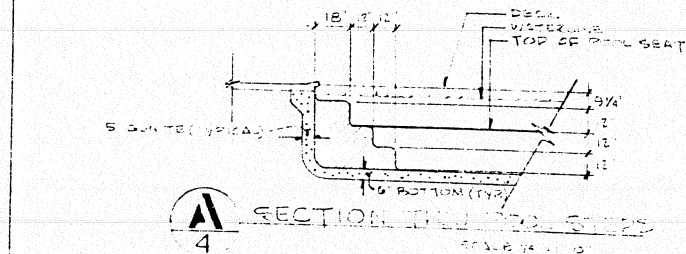
2158 Avenida de la Playa, La Jolla, GL 4-0760

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drawn by
checked
dated 10-2-66

Sheet **3**
35 sheets



FIRST FLOOR SHOWING POOL PLAN

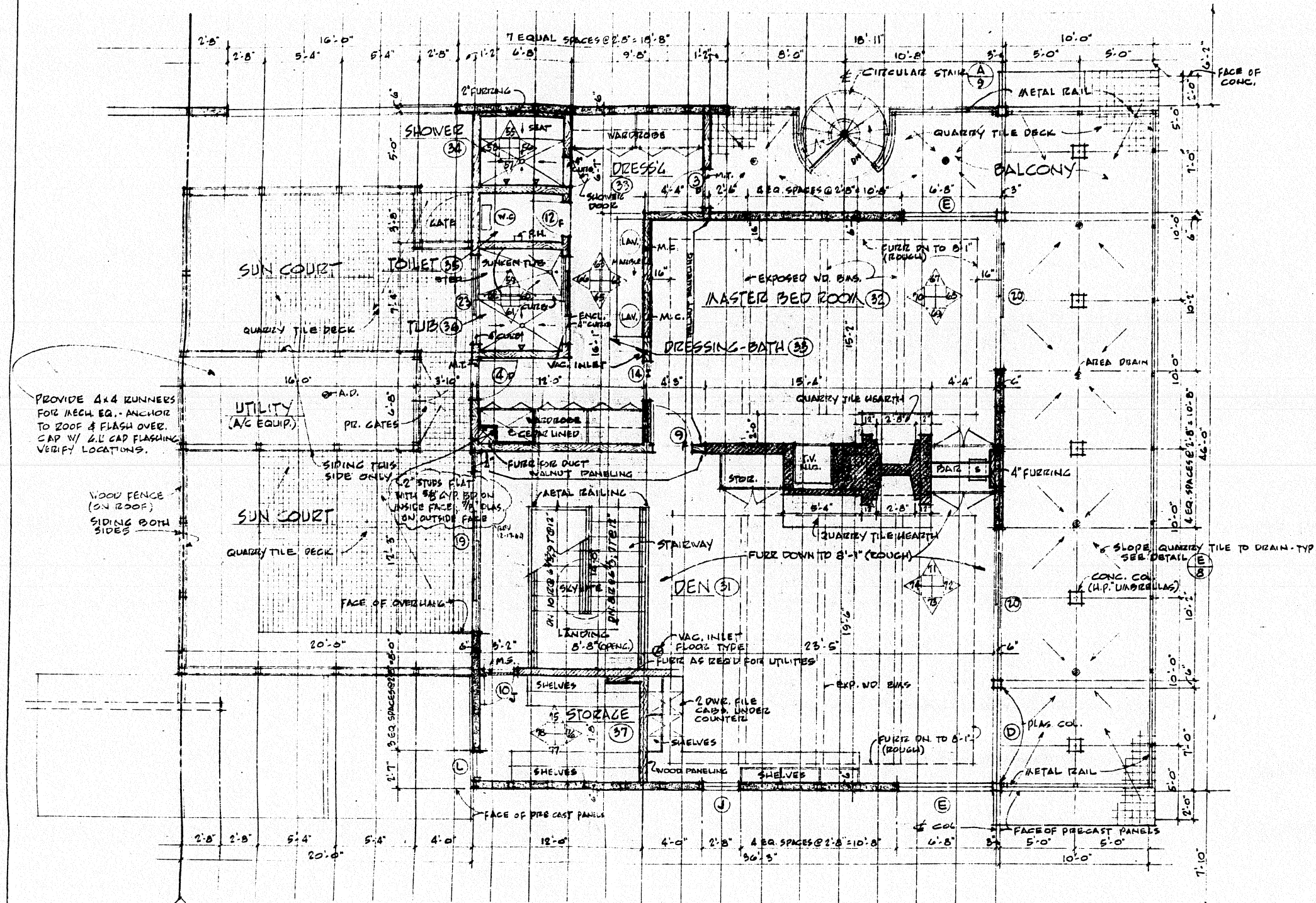


NOTE: POOL PLANTER SHALL BE CONSTRUCTED OF 12" WALLS (TYPICAL) WITH 1/2" WALLS (TYPICAL) AND 1/2" WALLS (TYPICAL). POOL PLANTER SHALL BE CONSTRUCTED OF 12" WALLS (TYPICAL) WITH 1/2" WALLS (TYPICAL) AND 1/2" WALLS (TYPICAL).

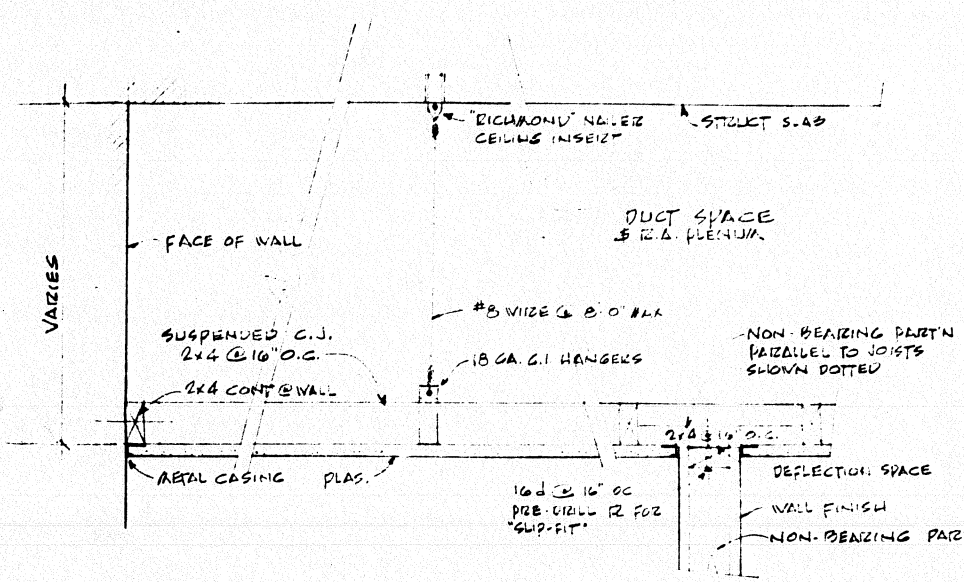
RESIDENCE for **ROBERT D. ASTON**
MISSION BAY, SAN DIEGO, CALIFORNIA

Livingstone - Brown
Fred R. Livingstone, AIA, Architect
Hyder Joseph Brown

2158 Avenida de la Playa, La Jolla, CA 92038



MATCH LINE
SECOND FLOOR 1/4" = 1'-0"



Ⓐ TYPICAL SUSPENDED CEILING
 1/2" = 1'-0"

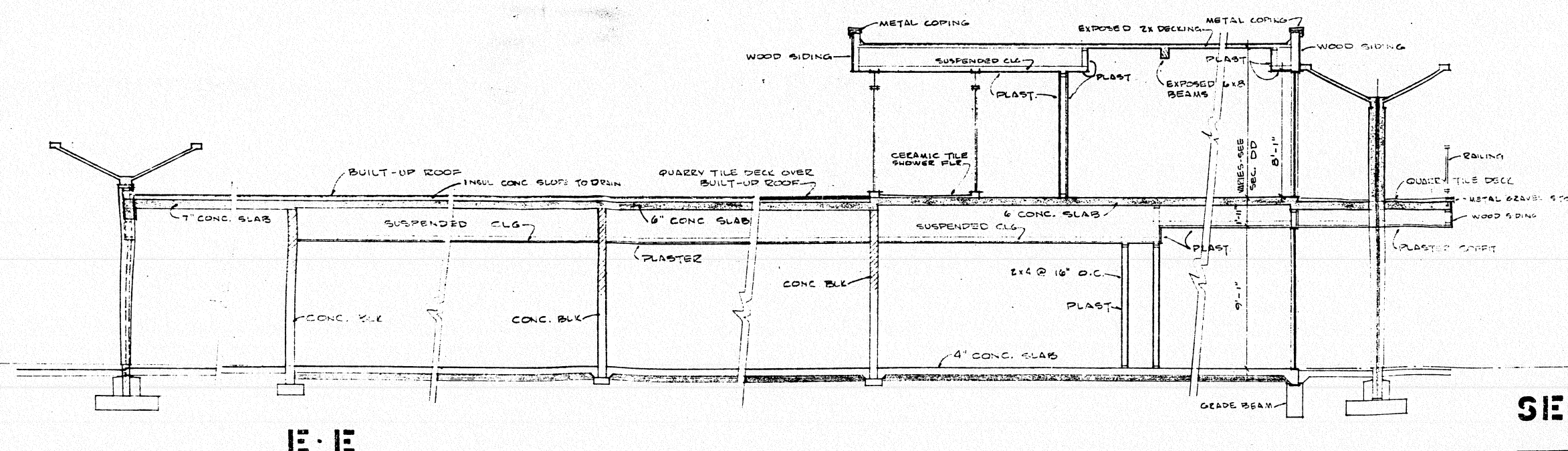
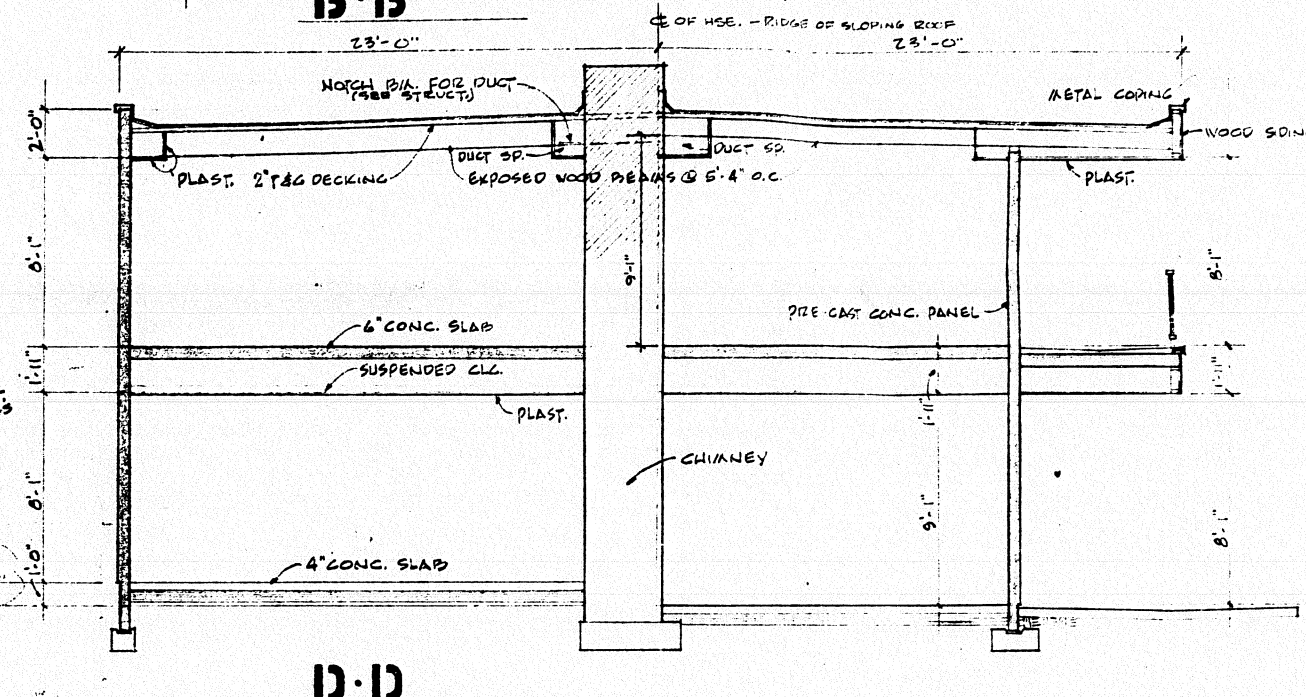
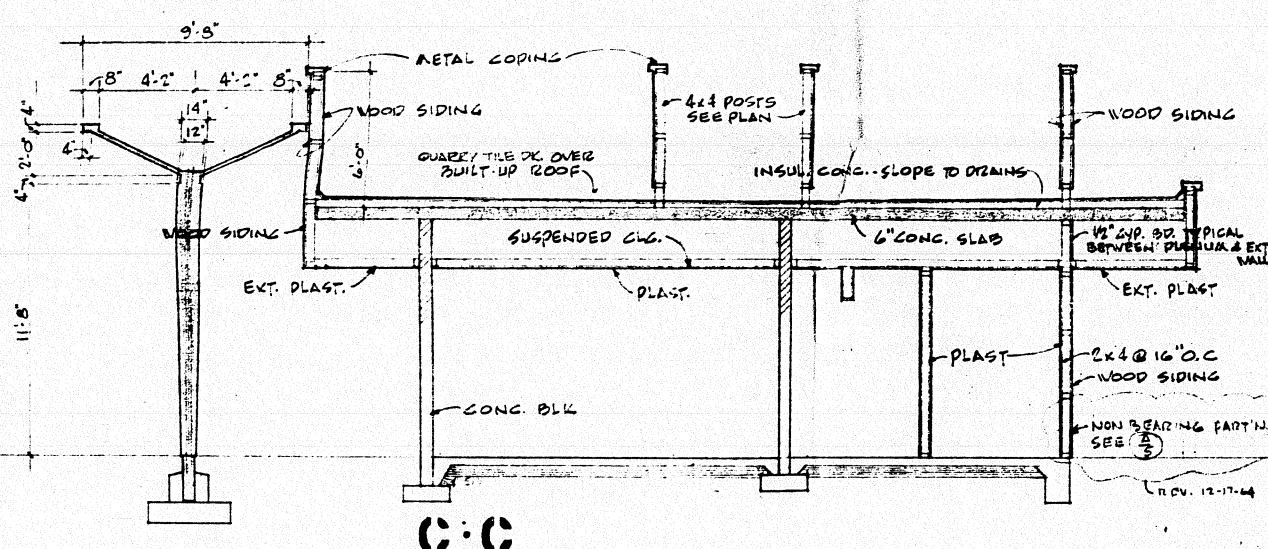
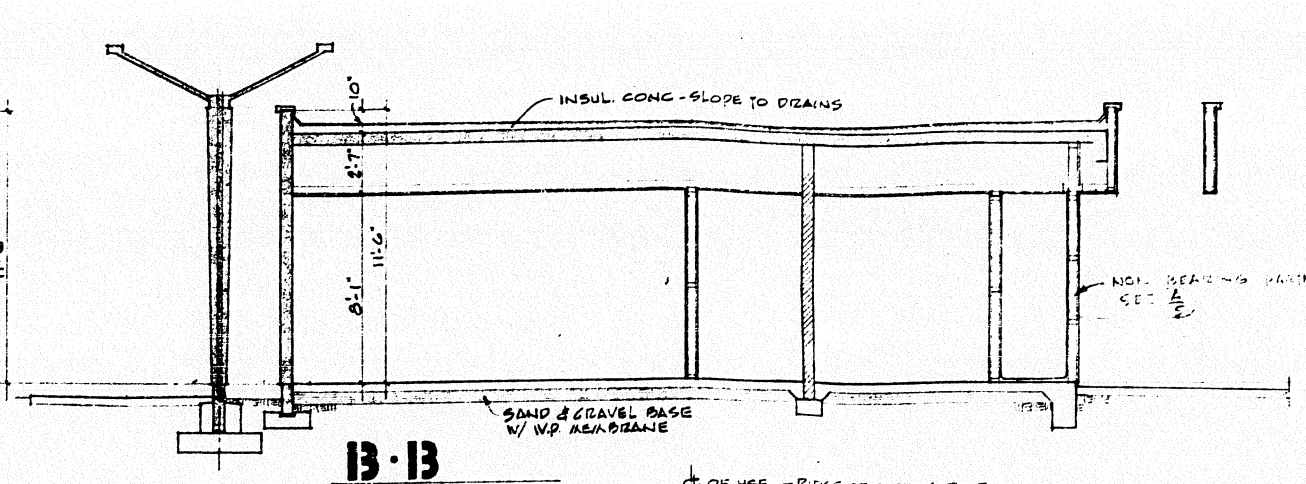
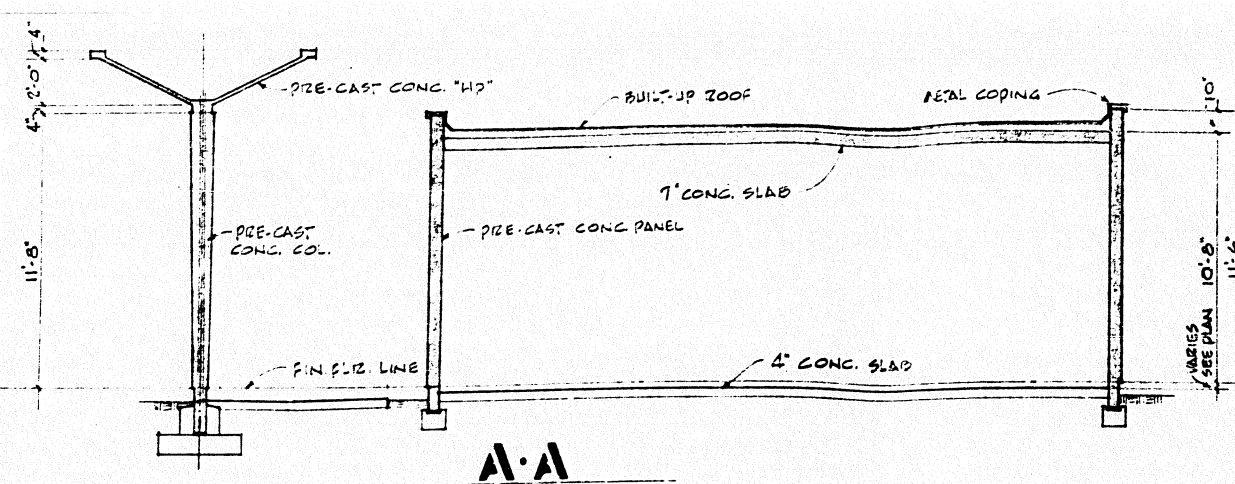
RESIDENCE for **ROBERT D. ASTON**
 MISSION BAY, SAN DIEGO, CALIFORNIA

Livingstone - Brown
 Fred E. Livingstone, A.S.A. Architect
 Hyder Joseph Brown

2158 Avenida de la Playa, La Jolla, CALIF. 92037 4-0768

Handwritten signature

LB No.
 drawn
 checked
 sheet

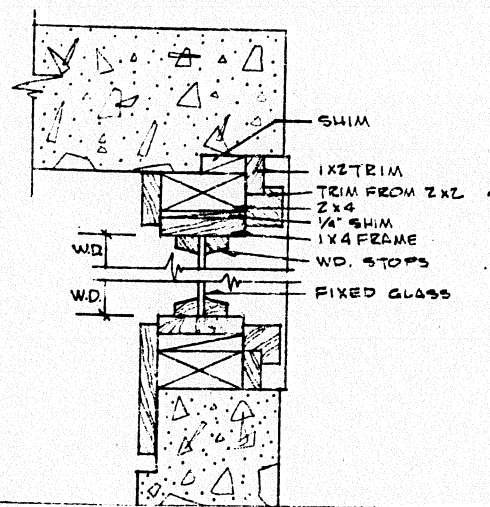
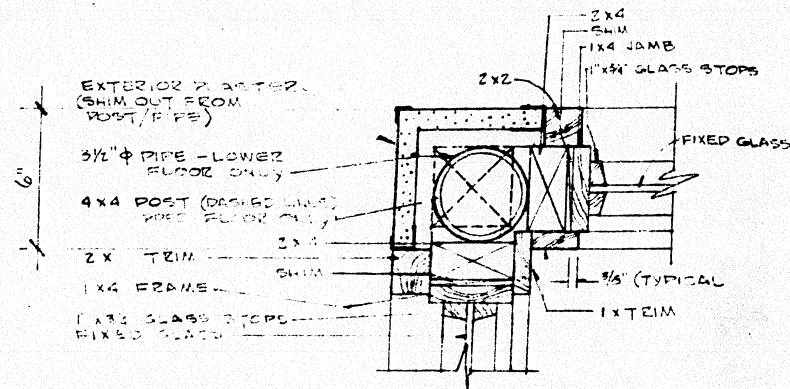


SECTIONS

SCALE 1/4" = 1'-0"

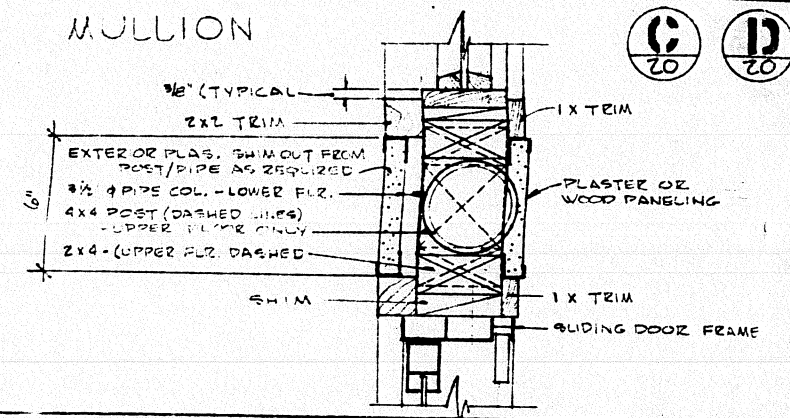
RESIDENCE for ROBERT D. ASTON
MISSION BAY, SAN DIEGO, CALIFORNIA

	<p>Livingstone - Brown Fred A. Livingstone, AIA, Architect Eugene Joseph Brown</p>	<p>LB No. 64-0 drawn F.L.B. checked date 12/10/50 name F.L.B.</p>
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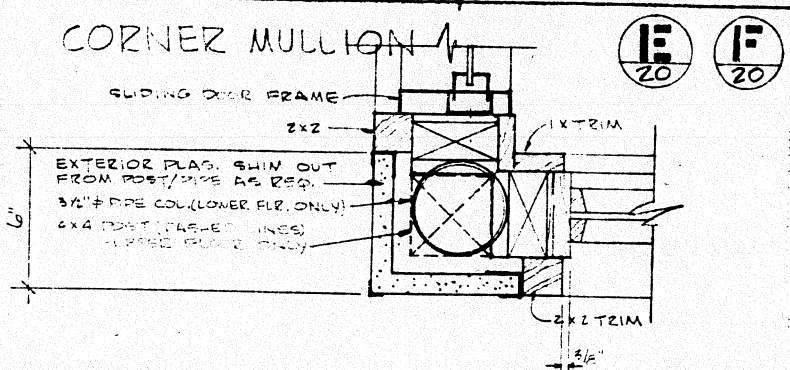


①
SMALL LETTERS, WHERE SHOWN OUTSIDE DOOR "BUBBLE", INDICATES HARDWARE GROUP. SEE FLOOR PLAN FOR LOCATION & SPECS. FOR GROUP.

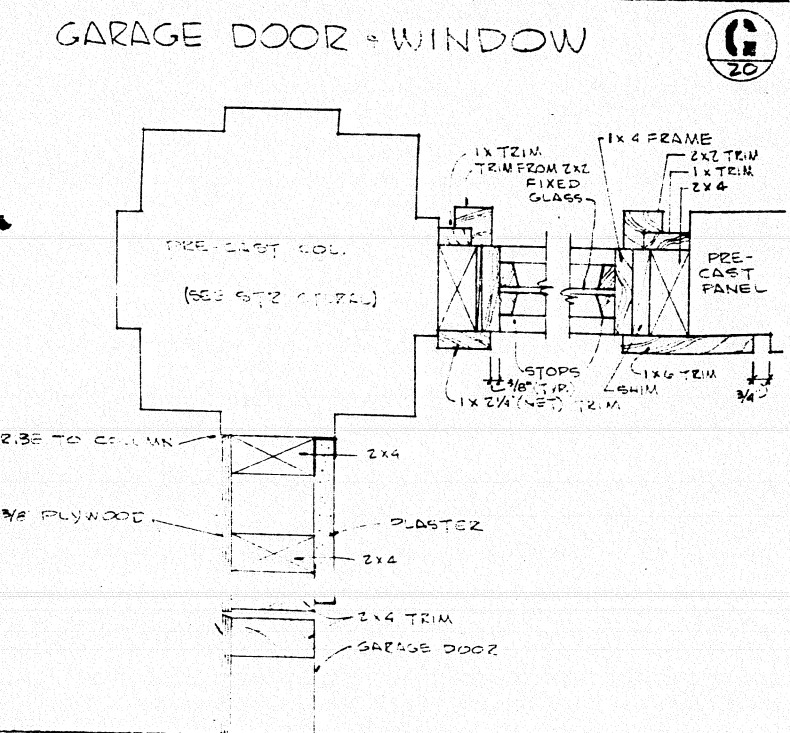
MULLION



CORNER MULLION



GARAGE DOOR & WINDOW



MARK	SIZE	TYPE	REMARKS
(1)	6'-0" x 8'-0"	HINGED PAIR	PROVIDED BY OWNER
(2)	3'-0" x 6'-0" x 1 1/4"	HINGED S.C.	CLOSER-EXCEPT ON STORAGE
(3)	2'-8" x 6'-0" x 1 1/4"	HINGED S.C.	MATCHING PANEL ABOVE CLOSER
(4)	2'-8" x 6'-0" x 1 1/4"	HINGED S.C.	FIXED GLASS ABOVE CLOSER
(5)	2'-4" x 6'-0" x 1 1/4"	HINGED S.C.	FIXED GLASS ABOVE CLOSER OBSCURE GLASS
(6)	4'-4" x 6'-0" x 1 1/8"	HINGED PAIR - H.C.	
(7)	4'-0" x 6'-0" x 1 1/8"	HINGED PAIR - H.C.	MATCHING PANEL ABOVE
(8)	4'-0" x 6'-0" x 1 1/8"	HINGED PAIR - H.C.	
(9)	2'-8" x 6'-0" x 1 1/8"	HINGED H.C.	MATCHING PANEL ABOVE
(10)	2'-0" x 6'-0" x 1 1/8"	HINGED H.C.	MATCHING PANEL ABOVE
(11)	2'-8" x 6'-0" x 1 1/8"	HINGED H.C.	
(12)	2'-4" x 6'-0" x 1 1/8"	HINGED H.C.	
(13)	2'-0" x 4'-0" x 1 1/8"	HINGED H.C.	
(14)	2'-8" x 8'-0" x 1 1/8"	POCKET SLIDING H.C.	
(15)	2'-4" x 6'-0" x 1 1/8"	POCKET SLIDING H.C.	
(16)	5'-0" x 8'-0"	HINGED PAIR - PANEL	SEE INTERIOR ELEVATION 48
(17)	5'-0" x 8'-0"	HINGED PAIR - PANEL	SEE INTERIOR ELEVATION 52
(18)	5'-0" x 8'-0"	HINGED PAIR - PANEL	SEE INTERIOR ELEVATION 16A
(19)	2'-0" x 8'-0"	SLIDING - ALUM.	
(20)	10'-0" x 8'-0"	SLIDING - ALUM.	
(21)	10'-0" x 9'-0"	SLIDING - ALUM.	
(22)	6'-0" x 6'-0"	SLIDING - ALUM.	GLASS TRANSOM ABOVE
(23)	6'-0" x 6'-0"	SLIDING - ALUM.	GLASS TRANSOM ABOVE - OBSCURE WIDE GLASS
(24)	5'-0" x 6'-0"	SLIDING - ALUM.	GLASS TRANSOM ABOVE
(25)	8'-0" x 8'-0"	OVERHEAD	SEE ELECTRICAL FOR OPERATING MECHANISM

WINDOW SCHEDULE

MARK	SIZE	TYPE	GLASS	REMARKS
(A)	6'-1" x 5'-7"	FIXED - WD. STOPS		
(B)	5'-1" x 5'-7"	FIXED - WD. STOPS		
(C)	2'-1 1/4" x 5'-7"	FIXED - WD. STOPS	STAINED	
(D)	6'-1" x 5'-7"	FIXED - WD. STOPS		
(E)	5'-11 1/4" x 5'-7"	FIXED - WD. STOPS		
(F)	3'-9" x 5'-7"	FIXED - WD. STOPS	OBSCURE	PLYWOOD PANEL BELOW-SEE ELEV.
(G)	3'-5" x 5'-7"	FIXED - WD. STOPS		
(H)	2'-5" x 5'-7"	FIXED - WD. STOPS		
(J)	2'-1 1/4" x 5'-7"	FIXED - WD. STOPS	STAINED	
(K)	2'-0 1/4" x 5'-7"	FIXED - WD. STOPS		
(L)	1'-7 1/4" x 5'-7"	FIXED - WD. STOPS	OBSCURE	* JACOBE GROUP. ST ONLY
(M)	VARIES x 5'-7"	FIXED - WD. STOPS	OBSCURE	SEE ELEVATIONS & DETAILS
(N)	2'-4" x 2'-0"	FIXED - WD. STOPS	OBSCURE	
(P)	7'-0" x 3'-0"	SLIDING - ALUM.		
(Q)	4'-6" x 2'-0"	SLIDING - ALUM.	OBSCURE	
(R)	2'-4" x 3'-0"	LOUVER - ALUM.	OBSCURE	
(S)	2'-0" x 3'-0"	LOUVER - ALUM.	OBSCURE	
(T)	2'-0" x 4'-8"	LOUVER - ALUM.		

DETAILS and DOOR & WINDOW SCHEDULES

SCALE 3" = 1'-0"

RESIDENCE of ROBERT D. ASTON
MISSION BLVD., CALIFORNIA

Livingstone - Brown
Fred R. Livingstone, AIA, Architect
Hyder Joseph Brown

1555 Avenida de la Playa, La Jolla, CA 92038



Historical Landmarks Designated by the San Diego Historical Resources Board

This property is a designated historic resource listed on the City of San Diego's Historic Resource Register. This form is a brief summary of the information submitted to the Board and the Board's action to designate the property as a historic resource. Additional information and copies of the original documents are held in the City's files.

Local Designation

Name: Park Prospect Condominiums/Russell Forester Building

HRB Num: 992

Hearing Date: 04/28/2011

NRHP Status Code:

Status: Designated

Staff Report Num: [HRB 11-020](#)

[Full Nomination](#)

[Final Resolution](#)

Location

Address: 800 Prospect ST

Community Plan Area: La Jolla

Neighborhood: La Jolla

APN: 3500703001 thru 3500703030

Zip Code: 92037

Redevelopment Area: No

Description

Architectural Style: International /Modern Style

Architect/Designer: Russell Forester

Historic Individual:

Year Built: 1963

Misc. Notes: For more information on designation see attached documents.

Interior Included: No

Builder: Robert H. Remmey III

Event:

District Information

District Contributor Num:

Local Designation Criteria

Criteria:

- **C** - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of indigenous materials or craftsmanship.
- **D** - Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.

Criteria Notes: designated under HRB Criterion C for embodying the distinctive characteristics through the retention of character defining features of International Modernist style and retaining a good level of architectural integrity from its ca. 1963 period of significance, and Criterion D as a notable work by Master Architect Russell Forester.





Historical Landmarks Designated by the San Diego Historical Resources Board

This property is a designated historic resource listed on the City of San Diego's Historic Resource Register. This form is a brief summary of the information submitted to the Board and the Board's action to designate the property as a historic resource. Additional information and copies of the original documents are held in the City's files.

Local Designation

Name: Jacob Bronowski House

HRB Num: 1054

Hearing Date: 06/28/2012

NRHP Status Code:

Status: Designated

Staff Report Num: [HRB 12-037](#)

[Full Nomination](#)

[Final Resolution](#)

Location

Address: 9438 La Jolla Farms Rd

Community Plan Area: La Jolla

Neighborhood: La Jolla

APN: 3420910400

Zip Code: 92037

Redevelopment Area: No

Description

Architectural Style: International /Modern Style

Architect/Designer: Russell Forester

Historic Individual: *Jacob Bronowski*

Year Built: 1964

Misc. Notes: For more information on designation see attached documents.

Interior Included: No

Builder:

Event:

District Information

District Contributor Num:

Local Designation Criteria

Criteria:

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

Criteria Notes: The Jacob Bronowski House was designated with a period of significance of 1964-1974 under HRB Criterion B for its association with Bronowski, a distinguished mathematician and humanist with a long career in which he researched, lectured, published, produced, served as a founding fellow of the Salk Institute, and wrote and produced his highly acclaimed series and book, *The Ascent of Man*.



Mills Act: No

Designation Type:

San Diego Register

***Page 7 of 26 *Resource Name or # (Assigned by Recorder)** 9438 La Jolla Farms Road, La Jolla, CA 92037

***Recorded by** K.A. Crawford/Office of Marie Burke Lia **Date** Sept. 2011, May 2012 **Continuation** X **Update**

Property History continued

In the 1950s, Bronowski began his career as a broadcaster, frequently appearing on the BBC program, *The Brains Trust*. In the early 1960s, he presented a series for BBC television called *Insight*. His last major project was to write and narrate the BBC television series *The Ascent of Man*. The series was broadcast in Britain in 1973 and also published in book form in that year. The series appeared on U.S. television in 1974.

In 1964, Jacob Bronowski and his wife and their two youngest children moved to San Diego. He had been recruited by Jonas Salk to be one of the founding fellows of the Salk Institute of Biological Sciences. At the time of his death in 1974, he was a Research Professor and Fellow at the Salk Institute and Director of the Council for Biology in Human Affairs there. During this time his field of research was 'human specificity', that is, the analysis of those functions which characterize man and make him unique among animal species.

He published the following seventeen books during his career: *The Poet's Defence* (1939), *William Blake: A Man Without a Mask* (1943), *The Common Sense of Science* (1951), *The Face of Violence* (1954), *Science and Human Values* (1956, rev 1965), *William Blake: The Penguin Poets Series* (1958), *The Western Intellectual Tradition, From Leonardo to Hegel* (1960) - with Bruce Mazlish, *Biography of an Atom* (1963) - with Millicent Selsam, (1964), *The Identity of Man* (1965), *Nature and Knowledge: The Philosophy of Contemporary Science* (1969), *William Blake and the Age of Revolution* (1965, rev 1972), *The Ascent of Man* (1974), *A Sense of the Future* (1977), *Magic, Science & Civilization* (1978), *The Origins of Knowledge and Imagination* (1978), *The Visionary Eye: Essays in the Arts, Literature and Science* (1979) - edited by Piero Ariotti and Rita Bronowski.

Rita Bronowski

The following information was provided by the daughter, Clare Bronowski. During the time of her residence at the home, and until her death in 2010, Rita Bronowski served as a Trustee of the La Jolla Playhouse, and was involved in the revitalization of the La Jolla Playhouse. She was also known as a sculptor, but her serious artistic work was done in Britain and she did not continue to sculpt at this property. For the most part, the Bronowskis used the home for social gatherings and typical family living purposes. Designation of the home for its association with her mother would not, in her opinion, be warranted.

The International Style of Modern Architecture

The International Style was identified by Walter Gropius in *Internationale Architektur* (1924), and then further defined in *The International Style* (1932), a book by Henry-Russell Hitchcock and Philip Johnson. The purpose of this book was to record the 1932 International Exhibition of Modern Architecture at the New York Museum of Modern Art. This volume has become a reference for the origins and principles of the International Style.

Important examples of the International Style include The Bauhaus (1925-26) in Dessau, Germany by Walter Gropius and the Villa Savoye (1929-30), Poissy-sur-Seine, France by Le Corbusier.

The definition of the International Style is to find a new style that is not a revival or an "imposed" style, which will then be recognizable throughout the world as valid, since it will follow basic rules of composition.

***Page 8 of 26 *Resource Name or # (Assigned by Recorder)** 9438 La Jolla Farms Road, La Jolla, CA 92037

***Recorded by** K.A. Crawford/Office of Marie Burke Lia **Date** Sept. 2011, May 2012 **Continuation** X **Update**

Property History continued

"This contemporary style, which exists throughout the world, is unified and inclusive, not fragmentary and contradictory like so much of the production of the first generation of this century." (The International Style: 35)

The goal is to create a truly International Style that is understood and appreciated by people from any part of the world. This will create the essential architecture that serves the common needs of all humanity, without regional styles or interpretation.

To achieve this International Style, there are three principles that must be followed:

- **First Principle: Architecture as Volume**
 - The architecture is most importantly the volume created, rather than the physical forms that enclose the volume.
 - The architect must be concerned with and emphasize the design, composition, and uses of the spaces that are created. Further, the relation between spaces affects their use, comfort, circulation, and the overall appreciation of the quality of the spaces and therefore the overall composition of the structure.
 - The structural mechanics of enclosure are important, but they can no longer be used to define the volumes that will be seen in this style. The freedom of the space from the surrounding structure is seen in the Villa Savoye by Le Corbusier.
 - By doing this, the International Style will create spaces that have a quality that is recognized by a viewer from any part of the world, without requiring an understanding of a local style or decoration (ornament).
- **Second Principle: Concerning Regularity**
 - The use of regular forms and elements can be beneficial on one hand and a tedious repetition on the other. Good architecture will embrace the economies and scale that regular elements of structure and other proportioning elements will provide, and will avoid monotony and small elements that are irrelevant to the appreciation of the space.
 - These restrictions include the 'style' elements that do not serve any structural function.
 - Expression of structure is the most common area where regularity is needed.
 - Structural elements will be presented in their structural location and configuration, and in proportion to the forces acting upon them, and will not be hidden beneath finishes or stylistic elements.
 - This is frequently called an 'honest' or 'simple' presentation of the structure, as the elements presented are only those that are functioning for their intended structural purpose, in the location of the structural force, and acting in alignment with the actual forces.
 - Application of decoration (ornament) is the opposite of this expression, as it clouds the perception of the structure.
 - The various other elements of the architecture will be placed in a well-considered location that is both appropriate for the overall design, balance, and proportion of the entire composition. Each of these various elements will also be placed in a location in which their size and mass are appropriate.
 - When all elements are expressing their purpose and their function in the larger structure, they are also achieving an economy and simplicity of composition that is both elegant and functional.

***Page 9 of 26 *Resource Name or # (Assigned by Recorder)** 9438 La Jolla Farms Road, La Jolla, CA 92037

*Recorded by K.A. Crawford/Office of Marie Burke Lia Date Sept. 2011, May 2012 Continuation X Update

Property History continued

- Third Principle: Avoidance of Applied Decoration (Ornament)
 - More than any other facet of architecture, the history of style is more a history of applied decoration.
 - “The revived ‘styles’ were but a decorative garment to architecture, not the interior principles according to which it lived and grew.” (The International Style: 34)
 - Various regions have developed their own styles, which are agreed methods by which decoration and ornament are to be applied.
 - These decoration and ornament are the opposite of the first two principles of ‘Architecture as Volume’ and the essential application of ‘Regularity’.
 - If the International Style is to be comprehensible and usable by any visitor or user from any part of the world, the language of the style must transcend local application of styles and decoration.
 - Lightening of mass is part of this principle
 - It is desired to achieve an economical and direct use of elements, both to support the structure and to define the spaces within the structure.
 - Like the principle of the honest structure, this principle requires that these other building elements will be in proportion to their required use and need, and similarly located with careful consideration of the overall composition and the required uses.
 - The lightening of the mass is at first an economy of materials and form, and is sought to achieve these economies as well as to provide for the optimum space.
 - In this way, the economy of the physical definitions of the space achieves both a true definition of the spaces that the users occupy, and the appearance and definition of the space is an ideal as well.

Summary:

In all of these three principles, the common themes are the understanding and appreciation of this new architecture by peoples from all parts of the world. Local features like ornament, decoration, and local interpretations of style are contrary to this notion, and will interfere with the appreciation of a space by a person from another part of the world.

The first appreciation is of the architectural volume that is created, then it is defined by its functioning elements such as the structure, and the final composition is legible and understandable by a viewer from any part of the world: this is the International Style.

Using the above principles, it is clear that the International Style rejects ornament (referred to as decoration in the book referenced above), to a greater degree than any other style, before or since. Applied ornament will interfere with the appreciation of the Volume and will make the perception of the structure more difficult. Further, applied ornament or decoration are a local or regional construct of style, and would greatly confound the appreciation of the architecture by any viewer from a different part of the world.

~~Russell Forester~~

The following information regarding ~~Russell Forester~~ and his career was taken from *SanDiegoModern.com*.

Arriving from Salmon, Idaho at age 5 (in 1925), Russell went on to graduate from La Jolla High School in 1938. Russell served in the Army Corps of Engineers (1943-46) where he worked as a draftsman with noted San Diego architect Lloyd Ruocco and sketched in his free time away from the drafting table.