



THE CITY OF SAN DIEGO

Report to the Historical Resources Board

DATE ISSUED: September 9, 2021 REPORT NO. HRB-21-051

HEARING DATE: September 23, 2021

SUBJECT: **ITEM #01 - Century Plaza Towers/William Krisel Condominiums**

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

APPLICANT: Century Plaza Towers Homeowners' Association; represented by Landmark Historic Preservation

LOCATION: 3535 1st Avenue, Uptown Community, Council District 3
APNs 452-401-14-00 – 452-401-14-56

DESCRIPTION: Consider the designation of the Century Plaza Towers/William Krisel Condominiums located at 3535 1st Avenue as a historical resource.

STAFF RECOMMENDATION

Designate the Century Plaza Towers/William Krisel Condominiums located at 3535 1st Avenue 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 a square or rectangular footprint, rectilinear form with strong right angles, flat roof with slightly overhanging eaves, linear window groupings, and cantilevered balconies. The resource retains Contemporary features such as large aluminum framed windows, Post and Beam construction, recessed entry, and strong interior and exterior connection through the extensive use of glass and open balconies.
2. The resource is representative of a notable work of Master Architect William Krisel and retains integrity as it relates to the original design. Specifically, the resource is a notable example of Krisel's work during his later career, a period in which he used Modernist principles explored throughout his career to design primarily high-rise residential buildings.

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. Located on the east side of 1st Avenue in the Hillcrest neighborhood, the subject resource is a sixteen-story, 52-unit high-rise residential building that faces west.

The property was identified in the [2016 Uptown Community Plan Area Historic Resources Survey Report](#) and given a Status Code of 7R, "Identified in Reconnaissance Level Survey: Not evaluated."

The historic name of the resource, the Century Plaza Towers/William Krisel Condominiums, has been identified consistent with the Board's adopted naming policy and reflects the original name of the condominium building at the time of its construction (Century Plaza Towers), and William Krisel, the Master Architect who designed the building.

ANALYSIS

A Historical Resource Research Report was prepared by Landmark Historic Preservation, 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 is a sixteen-story, 52-unit high-rise residential building that was constructed in 1973 in the International style with Contemporary elements. The building has a rectangular footprint and overall shape. The building consists of residential units arranged in a tower structure set on top of a two-story podium base that consists of a lobby and a parking garage. The building is topped with a rooftop penthouse clad in industrial corrugated metal panels which screens various mechanical systems. The penthouse is set back to the rear of the roof and is primarily visible from the sides and rear elevations.

The building's symmetrical front façade faces west and features several original landscape and hardscape features, including the four rectangular light posts and square planters. Recessed and centered on the west elevation, the lobby entrance consists of floor-to-ceiling glazing and is accessed by a pair of fully glazed doors. The entrance is flanked two solid travertine curtain walls. The building's parking garage is accessed from 1st Ave through one of two large entry doors located on either side of the travertine curtain walls and covered by a roll up grill gates. The building's residential units begin on the third floor, which feature large floor-to-ceiling aluminum framed windows positioned between eleven vertical steel support beams. Beginning on the fourth floor, projecting corner balconies are present on the left and right sides.

The south (right) and north (left) façades are divided into six bays by the vertical steel support beams. On the residential levels beginning at the third floor, each bay consists of two aluminum framed windows set above a solid wall panel. On the south (right) façade, this pattern is slightly different as the fourth bay from the right is an open stairwell which has vertical metal bars instead

of glazing. The rooftop penthouse is most visible from the south elevation. The north and south elevations also have a visible modification at the third-floor level in the form of wooden pergola structures which were added at an unknown date.

The east (rear) façade is accessed from a rear alley. This elevation does not have a formal entrance but features an open ground level parking lot as well as two additional entrances to the parking garage. As on the front façade, the garage openings are covered with a roll up grill gates. As soon on the side elevations, the non-original pergola structures on the third-floor level are also visible from the rear. The rear façade is similar in pattern to the front façade and consists of window bays created by the eleven vertical structural support beams. The corner balconies beginning at the fourth floor are also present on this façade. The primary difference in this elevation is the presence of three-sided window projections. Set within the bays that are third from the left and right, the window projections read as two columns which offer a symmetry to the façade and serve to enhance the building's verticality.

Modifications to the property are limited and are largely related to interior remodels and improvements in individual condominium units. A permit was issued in 2007 for an in-kind replacement of the property's cooling tower, which is located on the rooftop and out of public view. A permit for the replacement of the building's signage was issued in 2017. Historical resources staff did not review this project for consistency with the Secretary of the Interior's Standards; however, the signage was replaced in-kind and matches the appearance in 1973 historical photos. The replacement of tile at the front entrance and the installation of freestanding wooden pergola structures at the third-floor terraces on the north and south side were done at an unknown date. 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 1930s/ 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.

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. 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. The style was popular in San Diego 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 subject property continues to convey the historic significance of the International style with Contemporary elements by embodying the historic characteristics associated with the styles. International style features include the square or rectangular footprint, rectilinear form with strong right angles, flat roof with slightly overhanging eaves, linear window groupings, and cantilevered balconies. The Contemporary influence is exhibited by the large aluminum framed windows, Post and Beam construction, recessed entry, and strong interior and exterior connection through the extensive use of glass and open balconies. 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 resource was designed by Master Architect William Krisel in the International style with Contemporary influences and retains integrity as it relates to the original design. William Krisel was born in Shanghai in 1924 to US citizens. His family moved to Beverly Hills in 1937. Krisel attended USC's School of Architecture, where he was taught by Calvin Straub, Raphael Soriano and Garrett Eckbo. As a student, he worked in the offices of Paul Laszlo and Victor Gruen. Krisel graduated from USC in 1949. He became a licensed architect in 1950 and a licensed landscape architect in 1954.

Upon graduating, Krisel went into partnership with Dan Saxon Palmer. Palmer & Krisel began their work in commercial buildings and custom homes, but soon shifted to tract housing. By 1952, their Post and Beam construction methods had become popular among tract developers because they were both cost-effective and appealing to buyers. From 1957 to 1963, Krisel built thousands of tract houses in Palm Springs. He and Palmer diverged from cookie-cutter construction to create unique houses by varying rooflines and setbacks. Their contemporary designs and modular Post and Beam construction methods allowed for large windows and indoor-outdoor living spaces. Krisel also employed open floor plans and clerestory windows and helped to proliferate the Modernist "butterfly" roofs in California.

Palmer & Krisel began working on residential projects in San Diego in the late 1950s, going on to design numerous housing tracts. The partnership dissolved in 1964, and the San Diego office became Krisel's solo office in 1966. He then partnered with Abraham Shapiro from 1969 to 1980. In 1980, he resumed working independently, until his death in 2017.

Over the course of his career, Krisel designed a wide variety of buildings, including custom houses, tract houses, high- and low-rise office and apartment buildings, shopping centers, industrial buildings, schools, hospitals, religious building, and motels. He claimed that over 40,000 housing units were built from his designs. He was extensively recognized for his work, earning the AIA Lifetime Achievement Award and the Palm Springs Lifetime Achievement Award, as well as recognition by the American Society of Landscape Architects, the National Association of Home Builders, USC, and the City of Beverly Hills, among others. Krisel was established as a Master Builder by the Historical Resources Board with the 2018 designation of 666 Upas St, HRB #1304, which was constructed in 1973 in the International style with Contemporary style with International elements.

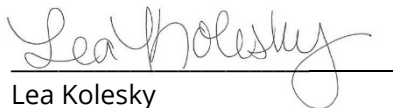
Significance Statement: The resource retains good integrity and continues to reflect William Krisel's original design, intent and aesthetic. Specifically, the resource is a notable example of Krisel's work during his later career, a period in which he used Modernist principles explored throughout his career to design primarily multi-family high-rise residential buildings. Therefore, staff recommends designation under HRB Criterion D as a notable work of Master Architect William Krisel.

OTHER CONSIDERATIONS

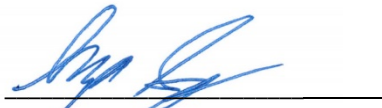
Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility 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 Century Plaza Towers/William Krisel Condominiums located at 3535 1st Ave be designated with a period of significance of 1973 under HRB Criteria C, as a good example of the International style with Contemporary elements, and HRB Criterion D, for its association with Master Architect William Krisel.



Lea Kolesky
Junior Planner



Suzanne Segur
Senior Planner/ HRB Liaison
Development Services Department

lk/ss

Attachment(s):

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

RESOLUTION NUMBER N/A
ADOPTED ON 9/23/2021

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 9/23/2021, to consider the historical designation of the **Century Plaza Towers/William Krisel Condominiums** (with various property owners as identified in the table below) located at **3535 1st Avenue, San Diego, CA 92103**, 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	3535	1st Avenue, Unit 3A	452-401-1401	BLK 1 US 3A DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Nahrain N Dawod Trust 10-12-20 3535 1st Avenue #3A San Diego CA, 92103
XX	3535	1st Avenue, Unit 3B	452-401-1402	BLK 1 US 3B DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Raymond West 3535 1st Avenue #3B San Diego CA, 92103
XX	3535	1st Avenue, Unit 3C	452-401-1403	BLK 1 US 3C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Pasha & Mateen Saberi PO Box 3198 San Diego CA, 92038
XX	3535	1st Avenue, Unit 3D	452-401-1404	BLK 1 US 3D DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Annette Gomez & Edward W Maupin 3535 1st Avenue #3D San Diego CA, 92103
XX	3535	1st Avenue, Unit 4A	452-401-1405	BLK 1 US 4A DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Mark W Dyer & Luan Kinh Ha 3535 1st Avenue #4A San Diego CA, 92103
XX	3535	1st Avenue, Unit 4B	452-401-1406	BLK 1 US 4B&{EX G2-5}G1-31 DOC73-96906&UND INT IN LOTS 4THRU6&POR7IN	Patrick A Houlihan & Russell Nichols Trust 03-23-07 3535 1st Avenue #4B San Diego CA, 92103
XX	3535	1st Avenue, Unit 4C	452-401-1407	BLK 1 US 4C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	James E & Naomi J Boggus Family Survivors Living Trust 05-15-91 3535 1st Avenue #4C San Diego CA, 92103
XX	3535	1st Avenue, Unit 4D	452-401-1408	BLK 1 US 4D DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	David M & Kelly A Scalise 3535 1st Avenue #4D San Diego CA, 92103
XX	3535	1st Avenue, Unit 5A	452-401-1409	BLK 1 US 5A DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Bentley Trust 05-24-04 2800 Neilson Way #614 Santa Monica CA, 90405
XX	3535	1st Avenue, Unit 5B	452-401-1410	BLK 1 US 5B DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	William & Robin Peifer 3535 1st Avenue #5B San Diego CA, 92103

HRB Site #	St #	St Name	APN	Legal Description	Owned By
XX	3535	1st Avenue, Unit 5C	452-401-1411	BLK 1 US 5C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Don C & Maryann R Preisinger Trust 08-07-91 3535 1st Avenue #5C San Diego CA, 92103
XX	3535	1st Avenue, Unit 5D	452-401-1412	BLK 1 US 5D DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Highlander Holdings Oregon Inc 1845 Sunset Blvd San Diego CA, 92103
XX	3535	1st Avenue, Unit 6A	452-401-1413	BLK 1 US 6A DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Goldlust Family Trust 02-26-13Y 3535 1st Avenue #6A San Diego CA, 92103
XX	3535	1st Avenue, Unit 6B	452-401-1414	BLK 1 US 6B DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	John E Ford Family Trust 04-16-03, Lawrence H Ganzell Trust 08-24-01 3535 1st Avenue #6B San Diego CA, 92103
XX	3535	1st Avenue, Unit 6C	452-401-1415	BLK 1 US 6C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Afkhampour 1996 Family Trust 06-28-96 3535 1st Avenue #6C San Diego CA, 92103
XX	3535	1st Avenue, Unit 6D	452-401-1416	BLK 1 US 6D DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	William B Hawthorne 3535 1st Avenue #6D San Diego CA, 92103
XX	3535	1st Avenue, Unit 7A	452-401-1417	BLK 1 US 7A DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	James R Law Revocable Trust 06-12-90 6455 La Jolla Blvd #239 San Diego CA, 92037
XX	3535	1st Avenue, Unit 7B	452-401-1418	BLK 1 US 7B DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Jaime & Thelma B Cespedes Family Trust 03-02-02 3535 1st Avenue #7B San Diego CA, 92103
XX	3535	1st Avenue, Unit 7C	452-401-1419	BLK 1 US 7C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Joseph Douat & Jocelyn Steer Family Trust 10-03-05 3535 1st Avenue #7C San Diego CA, 92103
XX	3535	1st Avenue, Unit 7D	452-401-1420	BLK 1 US 7D&G-1-3PER DOC73-96906&UND INT IN LOTS 4-6&POR 7IN	Irma C Jones Trust 11-22-05 3535 1st Avenue #7D San Diego CA, 92103
XX	3535	1st Avenue, Unit 8A	452-401-1421	BLK 1 US 8A DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Daniel & Jennifer Atkinson Trust 10-12-17 3535 1st Avenue #8A San Diego CA, 92103
XX	3535	1st Avenue, Unit 8B	452-401-1422	BLK 1 US 8B DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Mogens G & Nancy L Bildsoe By-Pass Trust 08-30-83 3535 1st Avenue #8B San Diego CA, 92103

HRB Site #	St #	St Name	APN	Legal Description	Owned By
XX	3535	1st Avenue, Unit 8C	452-401-1423	BLK 1 US 8C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Willetts Family Living Trust 07-02-69 2465 A Street San Diego CA, 92102
XX	3535	1st Avenue, Unit 8D	452-401-1424	BLK 1 US 8D&PS G-1-9PER DOC73-96906&UND INT IN LOTS4-6&POR7 IN	Ronald A Remillard & Walter Francolini 501 Congress Street #1109 Boston MA, 02210
XX	3535	1st Avenue, Unit 9A	452-401-1425	BLK 1 US 9A DOC73-96906&UND INT IN LOTS 4THRU6&POR7 IN	Jtperlee LLC 4669 Norma Drive San Diego CA, 92115
XX	3535	1st Avenue, Unit 9B	452-401-1426	BLK 1 US9B&{EX G-1-38}G-2-19PER D73-96906&INT IN LOTS4-6&POR7IN	Elizabeth R Daoust Revocable Trust 02-06-04 920 I ST NW #1011 Washington, DC, 20001
XX	3535	1st Avenue, Unit 9C	452-401-1427	BLK 1 US 9C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Linda C Hammond Trust 09-17-12 3535 1st Avenue #9C San Diego CA, 92103
XX	3535	1st Avenue, Unit 9D	452-401-1428	BLK 1 US 9D DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Necdet Apcin & Hiro Komatsu 3535 1st Avenue #9D San Diego CA, 92103
XX	3535	1st Avenue, Unit 10A	452-401-1429	BLK 1 US10A DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Michael B Seidel 3535 1st Avenue #10A San Diego CA, 92103
XX	3535	1st Avenue, Unit 10B	452-401-1430	BLK 1 US10B DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Eduardo E & Maria F Arreaza 3535 1st Avenue #10B San Diego CA, 92103
XX	3535	1st Avenue, Unit 10C	452-401-1431	BLK 1 US10C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Ballou-Gomez-Castro Trust 10-28-93 3535 1st Avenue #10C San Diego CA, 92103
XX	3535	1st Avenue, Unit 10D	452-401-1432	BLK 1 US10D DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Funk-Larran Trust 05-13-05 3535 1st Avenue #10D San Diego CA, 92103
XX	3535	1st Avenue, Unit 11A	452-401-1433	BLK 1 US11A DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Donald Weidhorn 3535 1st Avenue #11A San Diego CA, 92103
XX	3535	1st Avenue, Unit 11B	452-401-1434	BLK 1 US11B&PS G-1-5PER DOC73-96906&UND INT IN LOTS4THRU6&POR7 IN	Jason L Gray 3535 1st Avenue #11C San Diego CA, 92103

HRB Site #	St #	St Name	APN	Legal Description	Owned By
XX	3535	1st Avenue, Unit 11C	452-401-1435	BLK 1 US11C&{EX G1-31}G2-5 DOC73- 96906&UND IN LOTS 4THRU6&POR7IN	Danielle S Myers Trust 04-04-17 3535 1st Avenue #11C San Diego CA, 92103
XX	3535	1st Avenue, Unit 11D	452-401-1436	BLK 1 US11D DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Barbara J Kennedy Trust 10-30-92 3535 1st Avenue #11D San Diego CA, 92103
XX	3535	1st Avenue, Unit 12A	452-401-1437	BLK 1 US 12A&G-2- 37 PER DOC73- 96906&UND INT IN LOTS4THRU6&POR7 IN	Butler Family Trust 11-15-06 3535 1st Avenue #12A San Diego CA, 92103
XX	3535	1st Avenue, Unit 12B	452-401-1438	BLK 1 US12B&G-2-41 DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Rnelle Lahlou 3535 1st Avenue #12B San Diego CA, 92103
XX	3535	1st Avenue, Unit 12C	452-401-1439	BLK 1 US12C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Beth A Goodman Tr 3535 1st Avenue #12C San Diego CA, 92103
XX	3535	1st Avenue, Unit 12D	452-401-1440	BLK 1 US 12D&G- 15PER DOC73- 96906&UND INT IN LOTS 4-6&POR 7IN	Gilbert L Rose Living Trust 08-12-03, Russell Living Trust 10-13-94 PO Box 4582 Palm Springs CA, 92263
XX	3535	1st Avenue, Unit 14A	452-401-1441	BLK 1 US 14&PS G-1- 33 PER DOC73- 96906&UND INT IN LOTS 4-6&POR7IN	Alan R & Grace M Schultz 3535 1st Avenue #14A San Diego CA, 92103
XX	3535	1st Avenue, Unit 14D	452-401-1444	BLK 1 US14D&G-1- 34PER DOC73- 96906&UND INT IN LOTS 4-6&POR 7IN	Douglas R Tribble 3535 1st Avenue #14D San Diego CA, 92103
XX	3535	1st Avenue, Unit 15A	452-401-1445	BLK 1 US15A DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	John E Ford Family Trust 04-16-03 3535 1st Avenue #6B San Diego CA, 92103
XX	3535	1st Avenue, Unit 15B	452-401-1446	BLK 1 US15B DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Dorothy B Oneil 2012 Trust 09-19-12 3535 1st Avenue #15B San Diego CA, 92103
XX	3535	1st Avenue, Unit 15C	452-401-1447	BLK 1 US15C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Steven D & Lisa L Crawford 10825 Tollesboro CV Austin TX, 78739
XX	3535	1st Avenue, Unit 15D	452-401-1448	BLK 1 US15D DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Anthony M Witinski Trust 11-19-01, Ray K Connell Trust 10-31-01 3535 1st Avenue #15D San Diego CA, 92103

HRB Site #	St #	St Name	APN	Legal Description	Owned By
XX	3535	1st Avenue, Unit 16A	452-401-1449	BLK 1 US16A DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Lawrence C Lane Living Trust 01-23-14 3535 1st Avenue #16A San Diego CA, 92103
XX	3535	1st Avenue, Unit 16B	452-401-1450	BLK 1 US16B&G-1- 1PER DOC73- 96906&UND INT IN LOTS 4-6&POR 7IN	Ostrovsky USA Holdings LLC 5105 Walsh Way San Diego CA, 92115
XX	3535	1st Avenue, Unit 16C	452-401-1451	BLK 1 US16C DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	United Funding International LLC 636 Broadway San Diego CA, 92101
XX	3535	1st Avenue, Unit 16D	452-401-1452	BLK 1 US16D DOC73-96906&UND INT IN LOTS 4THRU6&POR 7IN	Leaf Family Trust 05-26-83 183 Third Avenue Chula Vista CA, 91910
XX	3535	1st Avenue, Unit 14B	452-401-1455	BLK 1 US14B PER DOC73-96906&UND INT IN LOTS 4- 6&POR LOT 7 IN	E R Summers Trust 06-01-01 1902 Edgeware DR Austin TX, 78704
XX	3535	1st Avenue, Unit 14C	452-401-1456	BLK 1 US14C PER DOC73-96906&UND INT IN LOTS 4- 6&POR LOT 7 IN	Wiseman Community Trust 07-02-07 3535 1st Avenue #14C 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 Century Plaza Towers/William Krisel Condominiums on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics 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 a square or rectangular footprint, rectilinear form with strong right angles, flat roof with slightly overhanging eaves, linear window groupings, and cantilevered balconies. The resource retains Contemporary features such as large aluminum framed windows, Post and Beam construction, recessed

entry, and strong interior and exterior connection through the extensive use of glass and open balconies. 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 Master Architect William Krisel and retains integrity as it relates to the original design. Specifically, the resource is a notable example of Krisel's work during his later career, a period in which he used Modernist principles explored throughout his career to design primarily high-rise residential buildings. 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: _____
LINDSEY SEBASTIAN,
Deputy City Attorney

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES DEPARTMENT

WHEN RECORDED MAIL TO

HISTORICAL RESOURCES BOARD
ATTN: HRB SECRETARY
1222 FIRST AVENUE, MS 501
SAN DIEGO, CA 92101

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

3535 First Avenue, San Diego, CA 92103

ASSESSOR PARCEL NUMBERS

452-401-14-00 - 452-401-14-56

HISTORICAL RESOURCES BOARD NUMBER **0**

THIS PAGE ADDED TO PROVIDE ADEQUATE SPACE FOR RECORDING INFORMATION
(Additional recording fee applies)