

City of San Diego
Historical Resources Board
1222 First Avenue, 5th Floor
San Diego, CA 92101

October 9, 2021

Re: 1773 Torrance St., "Delawie #1"

I am writing in support of the 1773 Torrance St. home for Historical designation. I am the homeowner immediately next door.

I have been a San Diego resident for 20 years, and have been an admirer of mid-century modern architecture and design my entire adult life. I first became acquainted with Homer Delawie about ten years ago on a bicycle tour of Coronado with my young daughters, when we chanced to discover his unassuming mid-century masterpiece at 1010 Glorieta Blvd.

At that time it was listed for sale as a redevelopment property. It was unoccupied, in poor repair, and partially hidden by overgrown landscaping, but its classic midcentury design was unmistakable. Fortunately, it would go on to be restored, and it is now designated as a Coronado Historic Resource to ensure it endures. Today it is one of only two homes in Coronado designated on a state level, but it's alarming how close we came to losing this treasure.

In any case, some quick research of this classic home's architect inspired me to take my daughters on a bicycle tour of Delawie's Mission Hills houses the next weekend. Ironically the only house we missed on our tour was his House #1, but the Torrance St hill was just too steep for my daughters to navigate on their bicycles. But now, ten years later, I find myself living right next door to this architecturally significant home. In fact my house - built 4 years after Delawie #1 - would not exist in its current form without his groundbreaking "boxcar house" design to borrow from.

This is not only the first realized house design of the young Homer Delawie, but it has the added personal element of being designed for his own family. Plus, he was able to return to this first home 33 years later to design the 2nd floor addition in a manner that ensured his early vision was preserved. This must have been a uniquely satisfying event in the twilight of his career.

So we are left with this unique and influential dwelling that embodies the design concepts of a distinguished architect at the very start and again at the very end of his career. It would be a shame to one day lose this treasure as we almost lost 1010 Glorieta Blvd. Preserving it today through the Historic designation will ensure that this cannot happen.

Sincerely,



Erik Madsen
1777 Torrance St
San Diego, CA 92103

City of San Diego
Historical Resources Board
1222 First Avenue
San Diego CA 92101

October 17, 2021

Re: Delawie I Historic Designation

I have been the owner of Delawie II (HRB#905) for over 34 years and have had the privilege of meeting with Homer Delawie several times in my home. I am dismayed by the fact that Delawie I is being contested for historic designation. 1773 Torrance Street exemplifies Delawie's original design elements from early in his career, such as T-111 'textured siding' (as he described it), and the ingenious use of 'unbuildable' lots.

The house also exemplifies elements from his later work, where he adopted the vaulted and shed style roofline. This is also evident on Delawie III and the Ford Condominiums from the 1970's.

Homer Delawie's first home is very similar to mine in that it is entirely designed by him, but in two separate stages of his remarkable career. Delawie I was designed in 1958 with a 1991 addition, whereas my Delawie II was designed in 1963 with a 1980 addition. Because Homer was the previous owner/architect of both properties, he had a deeply personal and vested interest in maintaining their architectural integrity. He accomplished this by melding the remodel additions seamlessly with the original structures. He expressed this sentiment to me personally when describing the phone call he received from the second owners of Delawie II requesting the design of a master bedroom suite on the back of the property.

Homer Delawie stated that he was very pleased with the fact that I have not only maintained his second residence, but have protected it for future generations with historic designation. To deny the same safeguards for his original residence would be a travesty and a black mark on his illustrious body of work. I highly recommend Delawie I for historic designation, and the recognition it so justly deserves.

Sincerely,

Kurt Schuette
Delawie II
1833 Neale Street
San Diego, CA 92103

E.3 Criterion C – Architecture

Letter by architect Homer Delawie from 2008 regarding the second-story addition he designed for 1773 Torrance Street. The addition was completed in 1991. He no longer owned or resided in the home at the time of the 1991 addition.

The plans for this addition are on the following pages.

Homer Delawie FAIA

February 14, 2008

Ms. Marie Burke Lia
427 C Street, Suite 416
San Diego, CA 92101

RE: Christensen Residence, 1773 Torrance Street

Dear Marie,

The original house was built in 1958 and was the recipient of both the San Diego Chapter AIA Design Award for Excellence and a Sunset Magazine Design Special Award. I was the original architect and the original owner and I sold the house to a new owner. The new owner desired to expand the residence and add a master bedroom and bath. I was retained as the architect. In creating the addition, I respected the integrity of the original residence in a variety of ways, such as utilizing post and beam mid-century modernist construction with a juxtaposition of forms. Grooved wood siding, large glass areas, floor to ceiling doors and windows and rectangular building forms were used. In addition, the exterior of the new portion was stained with a slightly different color. The color of the new addition is a slightly different hue as per the Secretary of the Interior's Standards. The combination of the old and new portions of the building creates a pleasant harmony on the hillside.

Sincerely,



Homer Delawie, FAIA



Architecture • Experience • Integrity

Principals

Michael L. Asaro, AIA, LEED AP
Paul E. Schroeder, AIA, Associate DBIA
Frank Ternasky, AIA, LEED AP
Greg McClure, AIA, LEED AP BD+C

September 22, 2021

Delawie

1515 Morena Blvd.
San Diego, CA 92101
619-299-6690

Dear City of San Diego's Historic Resources Department,

When Homer Delawie founded his Old Town practice in 1961 he had no way of knowing it would grow to become one of San Diego's longest continuously run and largest architectural and interior design firms. This year we celebrated 60 years of design and we are honored to continue serving our hometown under his belief of "Simplicity with attention to detail."

The Boxcar House is an immensely important project to both our firm and to, we believe, the architectural history of San Diego. It is the pinnacle of post-modern, simple design and marks the start of Homer's iconic career. Had he not received the recognition he did for the Boxcar House, he may not have had the privilege to go on to design the Bea Evenson Fountain, the Coronado Library, exhibits at SeaWorld and our famous zoo, as well as many other cherished projects including dozens of more residence sprinkled throughout our beautiful city. Without the Boxcar house our firm may not exist today.

The addition to the Boxcar house that occurred in the early 90s was designed by Homer himself. We believe this should not disqualify the residence from historic designation as the design practices remain unchanged, the style of the house remains the same, and the overall historic importance of the residence is untouched. We ask you to please consider the project for historic designation so as to recognize the residence for its true importance and value to our city as well as protect it for future generations.

Thank you for your consideration and time,

Delawie Architects

Re: 1773 Torrance St, "Delawie #1", aka "The Boxcar"

Response to HRB initial (Jul 8) Staff Report

We are the current owners and residents of Delawie #1, 1773 Torrance St. With due respect, we would like to offer this perspective on HRB Staff's initial report of July 2021:

The report rejected the nomination on Criterion C, stating that the house "displays several features typical of the Shed style such as vertical wood siding, shed roof with no eave overhang, and long narrow windows but lacks other character-defining features such as clerestory windows and a bold, asymmetrical form."

- This initial report was prepared without Staff ever visiting or seeing the interior of the home, which would have revealed not only the distinctive asymmetry of the open-sky atriums and the existence of a clerestory window, but also the way in which these elements united the two styles from 1958 and 1991.
- Staff states "the massing of the upper story detracts from the original low, horizontal building form of the 1958 design." Mr Delawie himself did not think so – in describing his 1991 addition he said "The combination of the old and new portions of the building creates a pleasant harmony on the hillside." [Delawie letter of Feb 14, 2008]

Staff's July report also rejected the nomination on Criterion D, essentially stating that the house is not reflective of Delawie's work because his later work evolved to more complex designs and floorplans and in different directions.

- This is like saying that Picasso's first painting was not significant because it did not conform to a later "complexity" of art. It ignores the fact that early work can be a building block for later work.
- We should note that Delawie #1 was a small home, less than 1000 sf, for a married couple with a toddler in 1958. Complexity was neither necessary nor possible with the limited space. In fact, it is precisely the creative use of limited space that is this house's design forte.
- Staff justifies its rejection of criterion D by stating "Delawie's Post-and-Beam style transferred over into larger, commercial construction in the 1970s and 1980s which expressed strong horizontal emphasis, exposed beams, and large repetitive glass windows and doors along the primary facades." **Yet these very same design elements can be seen in this house.**
- The 1991 remodel was significant because by that later stage of his career, Delawie chose to accept this assignment because of his fondness for the house and his commitment to integrate new ideas with his original design. This is the same sentiment he expressed to the owner of Delawie #2 about a similar remodel he undertook on that property.

Staff also argued against consideration under Criterion D on the grounds that "most character-defining features of his original design and intent of the 1958 'Boxcar House' have been removed."

- This is not entirely accurate. The dominant design feature visible from the street remains the distinctive grooved T1-11 exterior ("Boxcar") siding. This is the exact same dominant street-level exterior design feature visible for Delawie #2 which was built in 1963. (Delawie #2 also incorporates floor-to-ceiling glass windows and doors AND was designated HRB #905 in 2009.) The atrium and floor-to-ceiling glass concepts in Delawie #1 are preserved.
- Of course, the house is not 100% identical to how it was in 1958 or even 1991. It should be evident that over 63 years, a wooden house needs to be maintained and repaired.
 - The exterior T1-11 siding has been totally replaced and repainted at least twice since 1991, due to damage from sun, rain, termites, and proximity to the ocean air.
 - Delawie re-located the windows on the lower story street-facing façade in 1991 to align with his newly-designed 2nd story clerestory window and also to provide secondary fire egress
 - The atriums remain untouched and part of their T1-11 siding is original material from 1991
 - The floor-to-ceiling glass doors remain intact from 1991.

Response to HRB second (Oct 14) staff report

Subsequent to the initial review, HRB staff consented to visit the property again, this time coming inside to see the atriums.

From this second review, Staff maintained that the atriums “did not relate to the property’s current design as the 1991 remodel resulted in exterior changes but in changes to the interior atriums as well.” In our opinion, Staff is trying to manufacture an argument that does not exist:

- The implication of this statement seems to be that changes made to the atriums somehow destroyed the original design elements. In reality, the atriums literally connect the second floor to the first floor and continue to provide light and ventilation to the entire house. Mr Delawie spoke to the integrated design of the second floor addition in his letter of Feb 14, 2008 (Pg 123, Landmark Historic Preservation report).
- To say the “The bedroom atrium...has doubled in size” is extremely disingenuous because when an atrium is extended vertically to another story, **by definition** it will double in vertical height. Quite simply, how else can a designer preserve an atrium?! The photo provided as Fig 2 of Staff’s Oct 14 report shows this very point --- that the 1991 bedroom atrium continues vertically to the open sky. There is absolutely no change to the original design or intent, or to floorspace.
- Staff mentions that “two glass railings were added to the sides” at the top of the kitchen atrium. Again, this is misleading because these glass railings were not atrium design features, but SAFETY features installed on the adjoining deck to prevent someone from falling down into the atrium, (because the 1991 deck was the 1958 roof!) Staff’s own Fig 1 photo shows that the railings are indeed behind two chairs on the upper story deck, while on the side of the house there is no such railing by the atrium.

Staff again takes issue with this nomination with regard to Criterion D. Staff simply states that “the property does not represent a notable example of Homer Delawie’s craftsmanship or design.”

- Staff provides **no further logic, explanation or evidence** in this Oct report to support this contention.
- In contrast, we have received letters of support from many parts of the community --- including the Delawie Firm itself --- which stated in its letter of Sept 22, 2021:

“The Boxcar House is an immensely important project to both our firm and to, we believe, the architectural history of San Diego. It is the pinnacle of post-modern, simple design and marks the start of Homer’s iconic career. Had he not received the recognition he did for the Boxcar House, he may not have had the privilege to go on to design the Bea Evenson Fountain, the Coronado Library, exhibits at Sea World and our famous zoo, as well as many other cherished projects including dozens of more residences sprinkled throughout our beautiful city. Without the Boxcar House our firm may not exist today.

“The addition to the Boxcar House that occurred in the early 90s was designed by Homer himself. We believe this should not disqualify the residence from historic designation as the design practices remain unchanged, the style of the house remains the same, and the overall historic importance of the residence is untouched.”

- We also know, from an interview conducted with Mr Delawie in 2007, that he felt “the Boxcar” had a big influence on the rest of his work:

[Interviewer]: What influence did the boxcar house and the office that you designed have on this house as far as the relationship with the land, the use of cedar siding, the post and beam?

HD: I liked it, because things were simple and direct. The use of glass and wood siding, and post and beam construction. I could float spaces around that complimented each other. You will notice in any one of my houses, there are no corners. Like when you look that way, (points to the north east edge) the glass goes right out and same right here (points to the north west edge). **The influence of the boxcar, showed me I could do it.** I turned it in to a design competition for a design award.

<http://missionhillsheritage.org/images/delawieinterview.pdf>

Summary

This nomination is significant precisely because it was Homer Delawie's first residential design in San Diego. This is where he started to develop his craft, 3 years before he started his own firm. This is where he put down the building blocks and won the awards that led to the evolution of his later work. He spoke about the influence this house had on his subsequent design work in a 2007 interview. He spoke to the integration of the 1991 remodel with his original design in a 2008 letter.

Debating dozens of technical details seems more like an after-the-fact academic exercise than a historical acknowledgment. Instead, recognizing that the 1958 design and 1991 remodel were key points bridging his storied career, and that the 33 years between the designs captured the personal commitment, maturation and evolution of an award-winning San Diego-based Master Architect, would seem to be a more fitting perspective and honor.

As proud homeowners we are committed to maintaining Mr Delawie's creative legacy.

Respectfully submitted,
Vance and Mary Chan, owners and residents
1773 Torrance St
San Diego CA 92103

City of San Diego
Historical Resources Board
1222 First Avenue, 5th floor
San Diego, CA 92101

October 13, 2021

Re: 1773 Torrance Street, Delawie #1

I am a recently retired research scientist and it was of great interest to me to be asked to comment on the application of 1773 Torrance St. as a historical resource. I have been a guest in the house many times, and reading the report by Landmark Historic Preservation seemed to make an airtight case in favor of a positive designation. I was surprised it was initially denied by HRB Staff. The reviewers seemed to have the opinion that a few minor negative technical details outweighed the bulk of the favorable evidence. For example, on page 137 of the application it is shown that the house is used as a defining example of post and beam architecture by the 2007 San Diego Modernism Historic Context Statement. Page 123 of the application is a letter from Delawie himself from 2008 stating that in creating the addition he “respected the integrity of the original in a variety of ways, such as utilizing post and beam mid-century modernist construction...”

The first 2 paragraphs on page 2 of the reply from the HRB staff state that many features of 1773 Torrance St. show post and beam construction. But then on the next page the reviewer states that the 1991 addition of the second story and its Shed roof is inconsistent with post and beam construction. Similarly, the fact that some exterior beams have been covered on the first floor is used as evidence that the house does not show post and beam construction. This is a very narrow opinion because a flat roof and a repetitive exterior façade are only 2 out of the 10 defining features of a post and beam building as described on page 137 of the application, and 1773 Torrance St. has the other 8.

The last paragraph of Criterion C of the HRB review states that “The property displays several features of typical Shed style...but lacks other characteristic-defining features such as clerestory windows and a bold asymmetric form.” In fact, there is a clerestory window as shown in exterior views on pages 62-64. As demonstrated on pages 83, 84, 85, 88 and 91 of the application, many Shed-style homes are linear or square, not boldly asymmetrical. Thus, this house shows strong features of both post and beam as well as Shed style architecture and does meet the requirements needed for Criterion C.

As detailed in the application and recognized on page 4 of the HRB reply, the original “Boxcar House” won several prestigious architectural awards. These were the first for the up-and-coming young architect and this should by itself qualify the house as a “notable work of a master architect”, though of course Delawie was not a master at this

time. In my opinion, the second story addition added 33 years later by the same person who originally created the award-winning design seems to be by definition "a notable work by a master architect." However, in the opinion of the reviewer the work "does not represent a notable example of Delawie's craftsmanship or design." This ignores the many design features that the house pioneered. And what about the design of the surrounding 6 houses on that side of Torrance St.? They all are in the "boxcar" design as seen from the aerial view on page 8. As Oscar Wilde said, "Imitation is the greatest form of flattery that mediocrity can pay to greatness." By these measures, 1773 Torrance St. should certainly meet the requirements for Criterion D.

In conclusion, I would ask the board to overturn the recommendation by the staff's field check and grant HRB designation to Delawie residence I so it can join Delawie residence II (HRB #905) and Delawie residence III (HRB #895) as a protected building.

Sincerely,



Rufus Burlingame

9426 Adolphia Street

San Diego, CA 92129

City of San Diego
Historical Resources Board
1222 First Avenue, 5th floor
San Diego, CA 92101

October 14, 2021

Re: 1773 Torrance Street, Delawie #1

As the owner of the 1931 Hollywood Hills Castle (<http://hollywoodhillscastle.com/>), I am a keen purveyor of architecture that has historical significance. In my opinion, Mary and Vance Chan's home located at 1773 Torrance St in San Diego merits recognition for its architectural uniqueness. As the first home built by Mid-Century Modern architect Homer Delawie, it is an exemplary model of vertical architecture on a small lot, setting the stage for post-and-beam architectural integrity and unique design in an increasingly dense urban environment.

Unpretentious from the outside, it blends into its surrounding environment unassumingly. Step inside, and the ridged wood walls, two-story atriums and expansive city/harbor views impart a sense of spaciousness and earthiness belying its relatively narrow lot and unassuming exterior. That a connection with nature and sense of bringing the outside in was achieved on a 25-foot lot is a testament to masterfully efficient architectural design.

Having my own deep and unique connection to architectural history, and having stayed many times in the Chans' home, I strongly encourage their endeavors to bring this unique piece of architecture to the attention of the City of San Diego for historic designation consideration. Not only is it a stellar example of Mid-Century modern residential architecture, it is my understanding that it was the first home built (as his own private residence) by the award winning San Diego modernist architect.

I highly encourage the City to recognize the architectural relevance and historical significance of this Delawie designed home. Having been a personal friend of the Chans for a quarter of a century, I can attest to their combined precision of artistry and preservation as well as appreciation of architectural heritage. Mary is a superb designer and artist; Vance a keen observer of culture and history. Together, they have acquired and remodeled several homes. But it was always their dream to have one with rich architectural roots. They have and will continue to maintain this residence in accordance with its original architectural Mid-Century design. I highly recommend their home be considered for historical designation by the city. I would be happy to answer any questions you might have about this recommendation.

Sincerely,

Debra Dresbach
8978 Wonderland Ave
Los Angeles CA 90046
info@hollywoodhillscastle.com

City of San Diego
Historical Resources Board
1222 First Ave, 5th floor
San Diego CA 92101

October 5, 2021

Re: 1773 Torrance St, "Delawie #1"

As a San Diego resident and interested party, I wish to strongly support the nomination of 1773 Torrance Street (aka "Delawie #1) for Historical Designation. I own and for many years lived in a mid-century modern house in the Bay Area, and became an aficionado of this style.

My wife and I have been guests inside "Delawie #1" many times. We enjoy the way that the back of the house opens to two secluded decks that extend the living space into the outdoors, the creative use of glass panes to create the feel of an indoor atrium, and the originally furnished and wood-paneled living room. We were surprised to learn that the second floor was added more than 30 years after the original house was built, as it faithfully retains the Mid-Century Modern style and recapitulates the indoor-outdoor feel of the original first floor; the prior owners deserve credit for so seamlessly integrating the addition.

When this house first won awards back in the late 1950's it was nicknamed "The Boxcar." But once inside, one quickly appreciates the exterior hides a highly livable space that faces the yard and view rather than the street. This of course is an intended feature of the Mid-Century Modern architects, and one that I greatly appreciated in my Joseph Eichler/Quincy Jones home, from the same time period. I know our friends (Vance and Mary Chan) have also come to love this and many other aspects of the house, and will always strive to maintain this architectural gem. This is a unique house, and to my knowledge, of a style under-represented in San Diego.

"Delawie #1" is a not a large house, but it uses space efficiently. The interior atriums and floor-to-ceiling glass help greatly to that end, and the through-lighting and striking views (of the San Diego skyline on the 2nd floor, and a fabulous garden created by the present owners on the 1st floor) also enhance the open feel.

I would feel guilty to support this nomination if the present owners did not share my fondness and enthusiasm for this architectural style. Fortunately, I've seen them work hard these past few years to maintain, repair, and protect the style and construction – particularly from the elements - and so I am confident and very pleased to ask that you consider designating "Delawie #1" as a Historical Resource for San Diego. It's one of a kind!

With Kind Regards,


Dr. Ray Gariano
7482 Caminito Rialto, La Jolla, CA 92037
Cell: 650-743-3477
Email: raygariano@gmail.com

Oct 6, 2021

City of San Diego
Historical Resources Board
1222 First Ave, 5th floor
San Diego CA 92101

Re: 1773 Torrance St, "Delawie #1"

I am a retired attorney and current Mission Hills resident, and I wholeheartedly support the nomination of 1773 Torrance Street, aka "Delawie #1" for Historical Designation. When I moved to San Diego four years ago from New England, I looked hard for a neighborhood that had unique and attractive architecture and was not a "cookie cutter" development. I chose Mission Hills because both the neighborhood and the residents seem to share an appreciation of architectural design and a commitment to preserving a variety of styles that take advantage of the area's beautiful natural setting of canyons and hills.

I have been a guest inside "Delawie #1" many times and am always struck by how such a relatively simple exterior can contain a complex design that uses atriums and floor-to-ceiling glass windows and doors to bring a strong element of outdoor living into the house while still maintaining strict privacy from the street. I am particularly impressed with how the then-owners retained the original architect more than 30 years later to build a second floor that retained the Mid-Century Modern flavor of the original house. With the view of downtown San Diego, this is truly a case where "one cannot judge a book by its cover."

"Delawie #1" is a small house, only 17-feet wide on a 25-foot lot, but it uses its interior space wisely --- The floor-to-ceiling glass makes the interior seem much larger. As I write this, my own home is undergoing a complete interior renovation; I am hoping to achieve the same efficient use of space that "Delawie #1" exhibits.

I am aware that the architect, Mr Delawie, was a significant figure in San Diego architecture during the latter half of the 20th century, and that this house was his first residence in San Diego, designed and built at the beginning of his career, and winning several awards. The second-floor addition maintains design consistency with the first.

I would like to suggest that this house also represents a case study of Mr. Delawie's architectural evolution. It is rare to see an architect return 30 years later to add to and to improve on his original effort. That fact in itself is of significance.

Also, I know firsthand that the current owners are deeply committed to maintaining the style and integrity of the house. From my perspective as an observer, it seems only logical that this house should merit Historic Designation.

Sincerely,

Alf Mencuccini

Alfred Mencuccini
3701 Jackdaw St.
San Diego

October 12th, 2021

City of San Diego
Historical Resources Board
1222 First Ave, 5th Floor
San Diego, CA 92101

Subject: 1773 Torrance St. "Delawie 1"

I am submitting this letter in full support of designating the first personal residence of Mr. Homer Delawie, originally constructed in 1958, as a Historical Resource for our City.

The design principals and development chronology of Mr. Delawie's first residence in the Mission Hills neighborhood is well documented in Mr. Kiley Wallace's Historical Report, August 2020. Even with modifications that have occurred since 1958, it is clearly a Modernist Post and Beam structure on the first level (1958) and a Shed Style addition on the second level (1991).

When the current owners, the Chans, invited me to visit, I was struck by how spacious and bright the interior spaces were. From Torrance Street, the 17-ft wide structure gave no indication as to what I was about to experience once inside. Delawie's use of light atriums and floor to ceiling window wall at the southwesterly end of the structure were masterfully incorporated to invite nature into what otherwise would have been a confining and dark space. To balance, privacy was provided by the "Boxcar's" sidewalls. What a challenge it must have been for Delawie to return in 1991 and developed the concept for the second level addition, while conforming to the original principals of the first level. The re-established view southwesterly towards the City is simply spectacular.

I was surprised to learn that this historically significant and career influential first work of Mr. Delawie's was not already protected as a Historical Resource. I have read the reasons stated by staff why, in their conclusion, this structure does not meet the determining criterions but in my opinion, this structure, despite the modification through the years, with its history, application and adaptation of the Modernist Style, designed and lived in by one of the pre-eminent architects of our city deserves to be protected. We are fortunate as a community that the current owners understand and appreciates the significance of this designation. We may not have this opportunity again with future owners.

Respectfully,



Kuelan R. Hiew, asc.aia.aicp
12211 Avd Consentido
San Diego, CA 92128

October 18, 2021

To whom it may concern:

We purchased the Delawie Boxcar house, located at 1773 Torrance Street, in 2005. We based our decision on the fact that it was designed and build by Homer Delawie. At this time Homer was living in Point Loma and we made contact with him to get his thinking and opinions on our ideas to refresh the interior of the home. We wanted his blessing to make the process consistent with his thinking. Homer came over to the house on a number of occasions to give his thoughts. The first visit he sat in a chair in the kitchen and looked out toward the back sliding door and was reminiscing about this first home where he and his and son lived. He looked at our ideas and encouraged us to proceed. Several weeks after we completed the remodel, Homer called and wanted to bring his son over and spend some time in the house. Naturally we wanted him take whatever time he wanted to spend time with his son, so we greeted them and then we left so they could enjoy the experience. Homer loved the house as it represented his design aesthetic, a view of what was to come and the start of his family. When we considered applying for historical designation, Homer was enthusiastically behind it, and wrote a letter supporting the process. My wife Cathy and I give our complete encouragement in your consideration of the Chan's request for historical designation. Please feel free to contact us if we can provide and further help.

Dale Christensen-619 981 1408

Cathy Geddes-858 212 7338

JULIE E WISE
1791 Torrance Street
San Diego, California 92103

October 17, 2021

TO: City of San Diego Historic Department
RE: 1773 Torrance Street, San Diego 92103
To Whom it May concern:

I am writing in reference to the Chan Family's request for the allocation of the residence in Mission Hills located at 1773 Torrance Street, to be accepted into the Mills Act Historical Property classification.

I have been a resident at 1791 Torrance Street for 31 years. My interest in this matter is based on a desire to preserve that which I consider to be to be an important part of quaint, charming Mission Hills. A few blocks from Pioneer Park sits Torrance Street Hill, which is also an important historic property.

There are 7 homes on Torrance Street that are similar; from the top of the hill (1791) on down to 1773 Torrance. The house at 1773 Torrance is unique to the others in that it was designed by the prestigious architect Homer Delawie whose many houses in the city are designated historic properties. The houses on this hill should not be torn down, drastically changed or demolished because they are unique to the period in which they were constructed; early 1960. There is nothing like this area in all of Mission Hills. They resemble other beautiful California city dwellings; San Francisco in particular. Living at the top of Torrance Street Hill I watch visitors to the area walk by, drive by, some just happen by, and without exception they stop, look and comment about the unique features of the area. Granted these houses are not mansion-like in size, such as those Craftsman style homes on Sunset Blvd, but this is why they are important.

Mission Hills is unique in its diversity and this house at 1773 should be rewarded and preserved by any means possible, especially when one considers the drastic changes that are being allowed to take place throughout the city in today's changing times. This is why the Mills Act was created. I hope 1773 Torrance will be included in the Historic District inventory of special houses.

Julie Wise
1791 Torrance Street

Barry E. Hager
2252 Fort Stockton Drive
San Diego, CA 92103
(619) 295-7517

October 21, 2021

City of San Diego
Historical Resources Board
1222 First Avenue, 5th Floor
San Diego, CA 92101

Re: HRB Board Docket – October 28, 2021
Item-06: 1773 Torrance Street (Delawie Residence I)

Dear Board Members:

I am a 24-year resident of Mission Hills and have been involved in various historic preservation efforts in this neighborhood over the years. While I am an advisory director of Mission Hills Heritage, timing did not permit this matter to be brought before the board and these comments are on my own behalf.

I have reviewed the nomination report for the Delawie Residence I at 1773 Torrance Street, staff's reports and various other document and am pleased to present my comments. I respectfully disagree with staff's recommendation. I believe this property should qualify for designation under Criterion C as a good example of Post-Modern Shed architectural style and especially under Criterion D as a notable work of Master Architect Homer Delawie.

This house presents a rare and remarkable example of a Master Architect's early and late career design work. The award-winning original design was lauded in the late 1950s for its innovative and excellent modernist design, overcoming difficult site challenges. Then over 30 years later and late in his career, the same Master Architect had the opportunity to enhance the residence with an addition in a similar style that compliments the original design. One would be hard pressed to find another example of one building that essentially book-ends a Master Architect's career.

I hope that the Board will recognize the residence for its importance and protect it for generations to come.

Sincerely,


Barry E. Hager

October 28, 2021

re: Item No. 6; 1773 Torrance Street

Mr. David McCullough – Chairperson, San Diego Historic Resources Board

I write today to urge the support of the Historic Resources Board for the Historic Designation for 1773 Torrance Street.

It is rare that we have such an example of a Master Architect's early career and late career work in one building.

As an early work of Homer Delawie, the "Box Car" house was highly acclaimed when it was initially built. Mr. Delawie continued his work over the following decades, accumulating many awards, which recognized his mastery in architecture. Later in his practice, he returned to his former residence to increase the size of this structure. His artful skill of massing, light and natural materials is evident in the architecture we have before us today.

This structure should be preserved as a keystone example of Master Architect's Homer Delawie FAIA work.

Thank you,

Paul Johnson
Johnson & Johnson Architecture

