



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: June 11, 2020 REPORT NO. HRB-20-015

HEARING DATE: June 25, 2020

SUBJECT: **ITEM #7 – Nelson Larson House**

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

APPLICANT: Steven and Erin Sutley; represented by Allen Hazard and Janet O’Dea

LOCATION: 4350 Hermosa Way, Uptown Community, Council District 3  
APN 443-282-1000

DESCRIPTION: Consider the designation of the Nelson Larson House located at 4350 Hermosa Way as a historical resource.

### STAFF RECOMMENDATION

Designate the Nelson Larson House located at 4350 Hermosa Way as a historical resource with a period of significance of 1911 under HRB Criterion C. The designation excludes the modified garage and the rear second story addition constructed outside of the period of significance. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Colonial Revival style and retains a good level of architectural integrity from its 1911 period of significance. Specifically, the resource exhibits a symmetrical front façade; steeply pitched gable roof with large projecting dormer; wood siding; multi-lite, double hung wood windows; and partial width porch with a paneled half wall.

### BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The resource is a one-and-a-half story single family residence located in the Mission Hills neighborhood.

The property was identified in the 2016 Uptown Community Plan Area Historic Resources Survey Report and given a Status Code of 5S3, "Appears to be individually eligible for local listing or designation through survey evaluation."

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

## ANALYSIS

A Historical Resource Research Report was prepared by Allen Hazard and Janet O'Dea, which concludes that the resource is significant under HRB Criterion C 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 resource is a one-and-a-half story Colonial Revival style residence constructed in 1911. The house is deeply set back on the lot with a one-story garage located at the rear of the parcel. The structure features a steeply pitched gable roof with a large projecting center dormer. A partial width covered porch with a paneled half wall is located in the center of the symmetrical façade which features a wood door flanked by side lites. Access to a balcony over the porch is gained through a French door on the street façade of the dormer. The house is clad in wood siding and fenestration includes double hung, single pane wood windows in a variety of sizes. Lite patterns on the windows on the first floor of the street façade are eight-over-one while windows on the sides and rear are six-over-one and one-over-one. Two decorative triangular windows are located on the second floor of the south façade and rectangular attic vents are located in the gables on all four sides of the house.

Several modifications have been made to the resource since its 1911 date of construction. The front porch was enclosed at an unknown date; however, this modification was recently reversed under the guidance of Historical Resources Board staff. Historic aerials confirm that a rear second story addition was constructed prior to 1953. The original ribbon driveway was recently replaced with a scored concrete driveway. In 2016 the front balcony railing was replaced with a taller railing in conjunction with an interior remodel. This work was not reviewed by historical resources staff for consistency with the Secretary of the Interior's Standards. Additionally, the original garage has been modified and is excluded from the designation. These modifications do not significantly impair integrity of design, materials, workmanship or feeling as it relates to Criterion C.

Following the Centennial Exposition of 1876 America experienced a rebirth of interest in its colonial past. Primarily popular from 1880 to 1955, Colonial Revival buildings reference the early English and Dutch homes of the Atlantic seaboard, particularly the Georgian and Adam styles. As with their prototypes, Colonial Revival structures generally have a symmetrical front façade with the principal areas of elaboration being entrances, windows and cornices. Roofs can be hipped, gable or gambrel and some variations feature a center gable projecting slightly from the primary façade. Windows are typically double-hung sash with multi-pane glazing in one or both sashes and are commonly found in pairs, triples or bay windows.

Significance Statement: The resource continues to convey the historic significance of the Colonial Revival style by embodying the historic characteristics associated with the style; including a symmetrical front façade; steeply pitched gable roof with large projecting dormer; wood siding;

multi-lite, double hung wood windows; and partial width porch with a paneled half wall. Therefore, staff recommends designation under HRB Criterion C.

#### 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 Nelson Larson House located at 4350 Hermosa Way be designated with a period of significance of 1911 under HRB Criterion C as a good example of the Colonial Revival style. The designation excludes the modified garage and the rear second story addition constructed outside of the period of significance.



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Suzanne Segur  
Senior Planner  
Development Services Department

SS/ss

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 6/25/2020

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/25/2020, to consider the historical designation of the Nelson Larson House (owned by Steven and Erin Sutley, 4350 Hermosa Way, San Diego, CA 92103) located at **4350 Hermosa Way, San Diego, CA 92103**, APN: **443-282-10-00**, further described as BLK 3 LOT 10 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 Nelson Larson House on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the Colonial Revival style and retains a good level of architectural integrity from its 1911 period of significance. Specifically, the resource exhibits a symmetrical front façade; steeply pitched gable roof with large projecting dormer; wood siding; multi-lite, double hung wood windows; and partial width porch with a paneled half wall. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall exclude the modified garage and the rear second story addition constructed outside of the period of significance.

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