



THE CITY OF SAN DIEGO  
**Historical Resources Board**

DATE ISSUED: November 27, 2013 REPORT NO. HRB-13-055

ATTENTION: Historical Resources Board  
Agenda of December 11, 2013

SUBJECT: **ITEM #8 – Iver Lawson, Jr. House**

APPLICANT: Stephanie Villette represented by Legacy 106, Inc

LOCATION: 3231 Front Street, Uptown Community, Council District 3

DESCRIPTION: Consider the designation of the Iver Lawson, Jr. House located at 3231 Front Street as a historical resource.

STAFF RECOMMENDATION

Designate the Iver Lawson, Jr. House located at 3231 Front Street as a historical resource with a period of significance of 1925 under HRB Criterion C. The designation excludes the small rear addition of about 56 square feet, and the modified detached rear accessory structure. This recommendation is based on the following finding:

The resource embodies the distinctive characteristics through the retention of character defining features of the Pueblo Revival style and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource features simple geometric massing; flat roof with parapet; irregular stucco cladding; hand hewn lintels; and fenestration consisting primarily of multi light wood casement windows.

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 story Pueblo Revival style single family residence constructed in 1925 on the east side of Front Street in the Horton's Addition subdivision of the Uptown Community.

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

## ANALYSIS

A historical resource research report was prepared by Legacy 106, Inc., 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 property is a one story Pueblo Revival style single family residence constructed in 1925. The house is built of standard and above standard hollow tile construction on a concrete foundation. The building is clad in an irregular stucco texture, and features an irregular plan form and a flat roof with parapet. The building is sited on a steep hillside lot and its front elevation sits about six feet above grade. A central, side facing entry with stairway contributes to the structure's simple, geometric appearance of the primary elevation. Fenestration consists predominantly of multi-light wood casement windows. The deep inset window and door openings are marked by hand hewn wood lintels. A battered stucco chimney sits on the south (side) elevation, and square attic vents with wood spindles are present on the sides and rear of the building.

Pueblo Revival design cues draw on local historical precedents and are intended to evoke the hand finished construction of traditional Native American architecture found in the American Southwest. The style was employed primarily in southwestern states in the 1920s and 1930s, particularly in New Mexico and Arizona. A number of Pueblo Revival style homes were constructed in the San Diego area in the 1920s, however many of them have either been demolished or significantly altered over time to reflect more Spanish Eclectic designs. Character defining features of the style typically include flat roofs with parapets, irregular stucco finishes, rounded wall surfaces, and rough-hewn vigas, window lintels and porch supports. The subject resource exhibits nearly all of these character defining features in a simplified overall design that appears almost Modernist in its execution.

Modifications to the subject property are minimal, and do not significantly impact the character defining features or detract from its integrity as it relates to the 1925 date of construction and period of significance. A small circa 1930-1950 rear addition is not visible from the public right of way and totals around 56 square feet. It is believed that the tall northern site wall spanning the driveway at the rear of the house may have been added at the same time as this small rear addition. Notes added to the Residential Building Record indicate that the driveway is particularly narrow and that the garage it leads to is not used by the owner. The two decorative square openings of this wall feature spindles that are different from those seen in the original structure's attic vents. Other modifications include a 1954 rear patio cover; a small site wall enclosure in front of the tall northern site wall; a replacement slider window at the north (side) elevation immediately to the rear of the secondary entrance along the driveway; and the installation of metal drip edge material at the parapets. It is also believed that the variegated tile at the front entry steps is not original. It is not known whether the accessory structure in the rear of the property is the original rear detached garage that has been heavily modified, or if it a new

structure altogether. Either way, this structure does not retain sufficient integrity and the applicant excludes this structure from nomination.

Limited modifications and the retention of a good deal of original fabric allow the house to continue to convey the historic significance of the Pueblo Revival style by embodying the historic characteristics associated with the style; including simple geometric massing; flat roof with parapet; irregular stucco cladding; hand hewn lintels; and fenestration consisting primarily of multi light wood casement windows. Therefore staff recommends designation of the subject property under HRB Criterion C with a period of significance of 1925.

#### OTHER CONSIDERATIONS

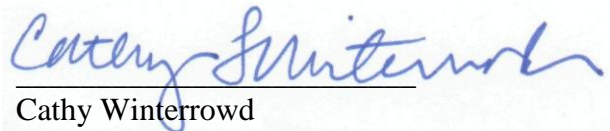
If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process, and included in any future Mills Act contract.

#### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the Iver Lawson, Jr. House located at 3231 Front Street be designated with a period of significance of 1925 under HRB Criterion C as a resource that embodies the distinctive characteristics of the Pueblo Revival style of architecture. The designation excludes the small rear addition of about 56 square feet, and the modified detached rear accessory structure. 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.



Camille Pekarek  
Junior Planner



Cathy Winterrowd  
Interim Deputy Director/HRB Liaison

CP/cw

Attachment(s):

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

RESOLUTION NUMBER N/A  
ADOPTED ON 12/11/2013

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 12/11/2013, to consider the historical designation of the **Iver Lawson, Jr. House** (owned by Stephanie Villette, 3231 Front Street, San Diego, CA 92103) located at **3231 Front Street, San Diego, CA 92103**, APN: **452-538-38-00**, further described as BLK 381 LOT D 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 Iver Lawson, Jr. 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 Pueblo Revival style and retains a good level of architectural integrity from its 1925 period of significance. Specifically, the resource features simple geometric massing; flat roof with parapet; irregular stucco cladding; hand hewn lintels; and fenestration consisting primarily of multi light wood casement windows.... 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 small rear addition of about 56 square feet, and the modified detached rear accessory structure.

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