



THE CITY OF SAN DIEGO

# Historical Resources Board

DATE ISSUED: April 10, 2009 REPORT NO. HRB-09-028

ATTENTION: Historical Resources Board  
Agenda of April 23, 2009

SUBJECT: **ITEM #8 –Delawie Residence II**

APPLICANT: Kurt Schuette, owner; represented by Happy Hazard

LOCATION: 1833 Neale Street, Uptown Community, Council District 2

DESCRIPTION: Consider the designation of the Delawie II Residence located at 1833 Neale Street as a historical resource.

## STAFF RECOMMENDATION

Designate the Delawie II Residence as a historical resource under HRB Criteria C and D. This recommendation is based on the following findings:

1. The resource embodies distinctive characteristics of Modern post and beam architecture through retention of character defining features and retains integrity from its period of significance, the construction date of 1963.
2. The resource is a notable work of master architect, Homer Delawie.



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## BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the house and site designated as a historical resource. The house at 1833 Neale Street was built and designed by Master Architect Homer Delawie in 1963. Delawie lived in the property with his family from 1963 to 1973.

Staff recommends the name of the resource as Delawie Residence II. Though a slight deviation from the HRB Naming Policy by using the term "residence" rather than "house," this is consistent with the name of Delawie's third residence, HRB Site #845 Delawie Residence III – The Village. As 1833 Neale Street was the second residence Delawie designed and lived in with his family, it seems appropriate to name the site Delawie Residence II.

## ANALYSIS

A historical resource research report was prepared by Happy Hazard, which concludes that 1833 Neale Street is significant under HRB Criteria B, C, and D. Staff concurs that 1833 Neale Street is significant under HRB Criteria C and D, as follows:

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

The consultant report recommends designation under HRB Criterion B for the association of the building with Homer Delawie, a master architect. HRB Staff does not recommend designation under Criterion B as the association of the house with Delawie is recognized under Criterion D.

*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.*

1833 Neale Street is the second residence Homer Delawie designed for his personal use. The 2,621 square foot home is built on a 50' x 100' sloping lot adjacent to an open canyon. The home is sited to take advantage of the canyon views and was designed around a large California Pepper tree. The home was completed in 1963, using post and beam construction and embodies Modern architecture. The L-shaped home has a flat roof with wide overhanging eaves. The exterior is clad with grooved Western cedar. Lower level walls are concrete block. Ceiling height glass and sliding glass doors provide a connection to the exterior and the canyon below the house. The design blurs the lines between the exterior and interior through its use of glass, decks, and patios. In 1966, Delawie received the A.I.A. San Diego Chapter Award of Merit for the design of the home.

The main entry is located directly off a screened courtyard containing the large California Pepper tree. A wood-slatted fence encloses a portion of the front courtyard and a L-shaped concrete path wraps around the fence to the front door.

Alterations to the home have been minimal. In 1974, a spa was added to a patio outside two of the bedrooms. The second owner of the home, Charles Rees, commissioned Delawie to design

an addition to the home in 1981. This two-story addition was constructed on the rear of the lot and included a master-bedroom suite and loft style space accessed by a spiral staircase. The spa that had been added in 1974 was also reconfigured at this time. In 1989, the current owner added a fireplace in the living room and a deck to the second floor bedroom.

Staff recommends the HRB designate the Delawie II Residence under HRB Criterion C for its representation of Modern post and beam architecture.

*CRITERION D – Is representative of the notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist, or craftsman.*

Homer Delawie was born and raised in Santa Barbara, California. In 1945, at the age of 17, he enlisted in the Navy. After the war he returned to Santa Barbara and spent a year with the US Forest Service as a firefighter. Searching for a career, the Veterans Administration tests pointed him toward architecture. Delawie enrolled at California Polytechnic College in San Luis Obispo and became part of the second graduating class in the school of architecture. Delawie was the first graduate of the school to receive his license to practice architecture. Working for three years in Fresno and Modesto, while on vacation in San Diego, he was driving up Fifth Avenue and discovered the Design Center. Intrigued by the design he decided to contact Lloyd Ruocco. Two days later Ruocco's partner called Delawie asking him to move to San Diego to work for the firm. One of his first projects was to work on a studio for Channel 10, the most advanced television station in the country. After working with Ruocco for only a year and a half, Delawie was asked to be a partner in the firm. After working with Ruocco for three years, Delawie started his own firm in 1961.

Projects designed by Delawie and his firm have received over 65 design awards. In 1973, Delawie received the Cal Poly School of Architecture Distinguished Alumni Award. The National Urban Land Institute and the California and San Diego chapters of the AIA have awarded Delawie their highest honors. From the AIA Delawie received Service Citations in 1972 and 1973, a Presidential Citation in 1997 and a Lifetime Achievement Award in 1997. Twice, the Department of Defense awarded Delawie its highest award.

Delawie worked with primary school aged children for many years teaching them color, form and texture. He also worked with high school aged children, lecturing on city planning and environmental issues. For more than 20 years, Delawie's firm invited classes from Cal Poly San Luis Obispo into the office to experience a day in the life of the firm.

Serving on several local boards for many years, Delawie has been part of the Museum of Man, the Children's Museum and the UCSD Board of Overseers. He has also been continuously active in historic preservation through involvement with the San Diego Historical Society and the City of San Diego Historical Resources Board. In 2003, Save Our Heritage Organization presented him with a Lifetime Achievement Award for his work in preserving the works of local Modern architects. Delawie served on the planning commission for 13 years and served on the Historic Resources Board for 8 years.

Other HRB Sites designed by Delawie include the following:

- HRB Site #844, Louis and Bertha Feller/Homer Delawie House
- HRB Site #845, Delawie Residence III – The Village

The County of San Diego Historic Site Board has recognized Delawie’s work. The Dr. Mel Goldzband Residence (4709 La Rueda) is a County of San Diego Landmark, designated under Item V (b3), Modern architecture, Master Architect Homer Delawie

The Modern post and beam residence at 1833 Neale Street is a notable work of Master Architect Homer Delawie. As such, staff recommends designation of the Homer Delawie House, as a significant historical resource, under HRB Criterion D.

OTHER CONSIDERATIONS

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.

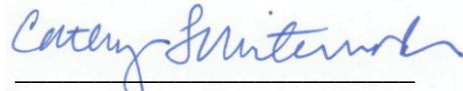
CONCLUSION

Based on the information submitted and staff's field check, staff recommends that the HRB designate the Delawie II Residence under HRB Criteria C and D.

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.



Jennifer Hirsch  
Senior Planner



Cathy Winterrowd  
Senior Planner/Program Coordinator

JH/cw

Attachments: Draft Resolution  
Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 4/23/2009

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 4/23/2009, to consider the historical designation of the **Delawie II Residence** (owned by Kurt G Schuette 2001 Trust, 1833 Neale Street, San Diego, CA 92103) located at **1833 Neale Street, San Diego, CA 92103**, APN: **539-226-13-00**, further described as Lot 16 and 17, Block 73 in Middleton Addition 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.**, 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 Delawie II Residence on the following findings:

(1) The property is historically significant under CRITERION C for its distinctive characteristics of Modern post and beam architecture through retention of character defining features and retains integrity from its period of significance, the construction date of 1963.

(2) The property is historically significant under CRITERION D for its representation of a notable work of Master Architect, Homer Delawie.

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.** .

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: \_\_\_\_\_  
NINA FAIN  
Deputy City Attorney