

National Register of Historic Places **DRAFT** Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. **Place additional certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property

historic name Captain & Mrs. A J Peterson Residence
other names/site number 1010 Glorietta Blvd.

2. Location

street & number 1010 Glorietta Boulevard not for publication
city or town Coronado vicinity
state California code CA county San Diego code _____ zip code 92118

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Signature of certifying official Date

Title State or Federal agency/bureau or Tribal Government

In my opinion, the property ___ meets ___ does not meet the National Register criteria.

Signature of commenting official Date

Title State or Federal agency/bureau or Tribal Government

4. National Park Service Certification

I, hereby, certify that this property is:

___ entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain:)

Signature of the Keeper Date of Action

Captain & Mrs. A.J. Peterson Residence
Name of Property

San Diego County, CA
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

Category of Property
(Check only **one** box)

Number of Resources within Property
(Do not include previously listed resources in the count.)

<input checked="" type="checkbox"/>	private
<input type="checkbox"/>	public - Local
<input type="checkbox"/>	public - State
<input type="checkbox"/>	public - Federal

<input checked="" type="checkbox"/>	building(s)
<input type="checkbox"/>	district
<input type="checkbox"/>	site
<input type="checkbox"/>	structure
<input type="checkbox"/>	object

Contributing	Noncontributing	
1		buildings
		district
		site
		structure
		object
		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Current Functions
(Enter categories from instructions)

Single family residence

Single family residence

7. Description

Architectural Classification
(Enter categories from instructions)

Materials
(Enter categories from instructions)

Modern (mid-century) post & beam

foundation concrete
glass, vertical wood siding, stucco,
walls wood posts
roof Near flat built-up asphalt

See Continuation Sheet

Captain & Mrs. A.J. Peterson Residence
Name of Property

San Diego County, CA
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

(Mid-Century) Modern Post & Beam work of a master (architect)

Period of Significance

1963

Significant Dates

Significant Person

(Complete only if Criterion B is marked above)

Cultural Affiliation

Architect/Builder

Delawie, Homer, FAIA, Master Architect
Peterson, A.J., owner & contractor of record

Captain & Mrs. A.J. Peterson Residence
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Criteria Considerations (explanation, if necessary)

Criterion Consideration G applies to the Peterson residence because it was constructed in 1963, less than fifty years ago. The Peterson residence has achieved significance because it is exceptionally important within the context of modern architecture in the San Diego region as discussed in "The San Diego Modernism Historic Context Statement, City of San Diego, CA, 2007" and because it is highly representative of the work of Master Architect Homer Delawie, a locally significant architect, demonstrated by the recognition he received during his lifetime and documented in this nomination.

Statement of Significance Summary Paragraph

(provide a summary paragraph that includes level of significance and applicable criteria)

The Peterson Residence meets the National Register Criterion "C" because it embodies the distinctive characteristics of the Modern (mid-century) post & beam architectural style throughout the interior and exterior. It is also a representative work of recognized Master Architect Homer Delawie, FAIA. The Peterson Residence is an outstanding, rare, surviving (mid-century) Modern Post and Beam residence. Prominently located on a broad view-oriented boulevard, it is the only Delawie residence in Coronado, a community known for its layered architectural diversity. It is in virtually original, pristine, fully intact condition. The structure is an excellent example of the San Diego & Southern CA. regional interpretation of this important style featuring the spare, expressive use of simple materials in a clean, machine-like manner. The addition of wood elements, both structural and nonstructural, softens it, creating a more naturalistic feel that better relates the broad, green, landscaped golf course and bay across the street. Extensive use of floor to ceiling glass blurs the distinction between indoor and outdoor spaces. It exhibits the masterful use of many of the unique character defining features and details of this style throughout the interior and exterior, as expressed in the San Diego and the Southern CA region. This jewel-box like residence is significant on a local and regional level of significance under National Register Criterion C.

Narrative Statement of Significance (provide at least **one** paragraph for each area of significance)

See Continuation Sheet

Captain & Mrs. A.J. Peterson Residence
Name of Property

San Diego County, CA
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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form)

San Diego, City of. San Diego Modernism Historic Context Statement, 2007

O'Shea, Deirdre. Glass acts: Delawie helped define mid-century architecture, San Diego Magazine (March 2007)

Gonzala, Blanca. The San Diego Union Tribune, June 30, 2009

Crawford, K.A.. Application for State of CA Historic Designation, State of CA Department of Parks and Recreation, for the Feller, Louis Residence, 3377 Charles Street, San Diego (Point Loma) CA, May 6, 2007

Furlonger, Jaye E.. Application for State of CA Historic Designation, State of CA Department of Parks and Recreation, for the Peterson, Robert O. Forrester, Russell Residence, 567 Gage Lane, San Diego, CA, 1996

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been Requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government San Diego & Coronado, CA
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

Captain & Mrs. A.J. Peterson Residence
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10. Geographical Data

Acreage of Property approximately 7,191 square feet
(Do not include previously listed resource acreage)

APN: 537-190-13

UTM References

(Place additional UTM references on a continuation sheet)

Legal Description: Parts of lot 2 &3, Block 81, Coronado Beach, South Island, Coronado, CA R.O.S.
Map 376

1	<u> </u>	<u> </u>	<u> </u>	3	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing
2	<u> </u>	<u> </u>	<u> </u>	4	<u> </u>	<u> </u>	<u> </u>
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description (describe the boundaries of the property)

The property appears on the Point Loma (San Diego, CA) USGS map.

The property is located at 1010 Glorietta Boulevard, Coronado, CA 92118. The residence faces the street and sidewalk with a decorative iron fence marking that southwest boundary; the side boundaries are defined by adjacent properties separated by walls to the northwest and southeast; the rear boundary is marked by a public sidewalk and street, Bay Park Circle.

The property is a deep, roughly pie shaped lot, with the narrow (rear) end facing northeast (Bay Park Circle) and the wide (front) end facing southwest (Glorietta Blvd.)

Boundary Justification (explain why the boundaries were selected)

11. Form Prepared By

name/title	<u>various, Bruce Coons, Executive Director</u>		
organization	<u>Save Our Heritage Organisation</u>	date	<u>10.10.10 & 10.20.10</u>
street & number	<u>2476 San Diego Avenue</u>	telephone	<u>619.297.9327</u>
city or town	<u>San Diego</u>	state	<u>CA</u> zip code <u>92110</u>
e-mail	<u>BDCoons@aol.com</u>		

Captain & Mrs. A.J. Peterson Residence
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Additional Documentation

Submit the following items with the completed form:

- Maps: A USGS map (7.5 or 15 minute series) indicating the property's location. A Sketch map for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- Continuation Sheets
- Additional items: (Check with the SHPO or FPO for any additional items)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

See Continuation Sheets

Property Owner: (complete this item at the request of the SHPO or FPO)

name	<u>Mark Gosselin Trust</u>	telephone	_____
street & number	<u>1322 Scott Street, #204</u>	state	<u>CA</u>
city or town	<u>San Diego, CA 92106</u>	zip code	<u>92106</u>

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Name of Property Peterson Residence
County and State San Diego County, CA
Name of multiple listing (if applicable)

Section number 7 Page 1

Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

This pristine 1963 Modern, Post & Beam style single-story home, designed by San Diego Master Architect Homer Delawie faces a wide street that fronts the Coronado Golf Course and Glorietta Bay. The 154 feet deep pie-shaped lot is 58 feet wide at the front (facing Glorietta Boulevard) and 35 feet wide at the rear (facing Bay Park Circle). Coronado is a small, architecturally diverse, independent City of less than 30,000 residents across San Diego Bay from Downtown San Diego. The home contains approximately 1,800 square feet and is connected by an original trellised breezeway to a 600 square foot garage facing Bay Park Circle at the rear of the property. The home includes a large 18 by 24 foot living room and separate family room fronting Glorietta Boulevard along with a dining room, separate kitchen and laundry rooms, 3 bedrooms & 3 baths (1 of each attached to the rear garage and facing the front home). The roof is a single, near-flat continuous plane, even though the home features 2 distinct levels. The approximately 2 ft. vertical level change runs front to back with all public rooms (except the family room) on a lower side with the family room along with bedrooms and bathrooms on an upper side. Interior spaces are either ten or eight feet in height. The home's extremely thin roof and floor assemblies, posts and vertical wood siding combined with its broad front eaves and floor to ceiling glass and raised "floating" upper side all contribute to the home's pristine, serene jewel-box-like (mid-century) Modern Post and Beam character.

Narrative Description

The home's wood Post and Beam construction is clearly expressed from the front. The home is approached by means of an original concrete pathway bisecting a lawn. The walk jogs to the right behind a freestanding wood post supporting a beam that, in turn, supports a deep eave fronting a room projecting out toward the street on the right (southeast). The beam extends about 4 ft beyond an extremely thin horizontal roof plane. A recessed pair of wood front doors separates the on-grade living room to the right (southeast) and the raised family room to the left (northwest). Black metal security screen doors obscure the original front doors, however, they can be easily removed (reversed). From the street, the home's left side appears to float above the ground through the use of a recessed foundation under the raised ultra-thin wood floor plane projecting out toward the street. Here, the façade features narrow vertically slatted wood siding to the right of a large area of floor to ceiling wood framed clear glass fenestration. To the entry's right, the lower, slab-on-grade, living room

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Name of Property Peterson Residence
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projects out toward the street with an exceptionally open front façade consisting entirely of floor to ceiling glass wrapping back approximately 4 feet on each side wall. The living room becomes a dramatic pavilion-like space completely open, not only at the front, but to the rear as well, thus allowing a view from the street through the room into a small outdoor courtyard-like space beyond. Both glass-fronted street-facing rooms are protected by deep roof overhangs featuring a unique horizontally slatted wooden shade feature hanging from the eave's end. These eave assemblies provide shade and a sense of shelter to the southwest facing front glass walls overlooking the golf course and bay. Photographs from 2004 show the same finished surfaces and condition with a slightly different color pallet. It is unknown if the wood was originally painted.

Upon passing through the front doors, one encounters a small entry area that is part of a large space that unfolds as one moves through it, creating various room-like areas through the use of articulated walls and freestanding partitions defining the entry, living, dining and family rooms. Walls are plaster, doors are flat wood, with flat wood trim. Ceilings throughout the home are tongue and groove wood planks approximately 6 inches wide that are supported by 4 x 12 (approximate) wood beams. This ceiling system flows seamlessly through the floor-to-ceiling glass, becoming the exterior eaves with no change in material or finish. At the entry, the slab-on-grade living room pavilion is to the right (southeast), the dining room is straight ahead with a freestanding closet volume providing privacy while allowing access form both the entry and living areas. Both dining and living area open onto a small courtyard with an original clean, spare post and beam trellis. The rear (northeast) dining area wall consists of original cabinetry and a pass-through counter opening to the kitchen/breakfast area beyond, also facing the same courtyard-like area to the right (southeast). Past the kitchen are laundry and storage/mechanical rooms opening onto the rear (northeast) court.

Returning to the entry, the family room is to the left (northwest) side facing the street opposite the living room. It is raised approximately 2 feet above the right (southeast) side of the house, and is accessed by broad steps from the entry area. The entire left (northwest) side of the house is raised to the level of the family area, a straight front to rear hallway spine is created at the rear of the family area at the intersection of these two levels. The hallway connects virtually all rooms on both levels with exception of the living area, as well as accessing mechanical, storage and closet spaces that provide some privacy from one level to the other. To the left (northwest) side of the hallway are two bedroom suites, each with a bath. They are separated by a tiny, fully walled, outdoor courtyard (approximately 10 x 12 feet), nicely landscaped with queen palms in a 2004 photograph. The entire rear wall of the front bedroom opens to it. The rear bedroom suite's back wall originally consisted of a floor to ceiling glass sliding door and operable windows opening onto a four foot deep covered deck providing access to the rear yard. Ca. 2004 photographs show that this rear glass wall has been

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removed and the covered deck enclosed with a sliding door and windows set on top of the original wooden guardrail that has been retained and covered on the interior side. The glass still extends to the ceiling the entire length of that rear wall. Although not visible from the street, these modifications are easily removable and the original look restored. Built-in cabinetry in the kitchen and throughout the house is believed to be original. In addition to the kitchen and its associated pass-through cabinetry, other built-in features include a multi-use cabinet assembly separating the upper and lower levels with linen storage at the former facing the upper level bedroom/bathroom hall and a china cabinet facing the dining room at the lower level.

The rear bedroom's right (southeast) wall projects about 16 feet further into the backyard than the laundry/mechanical room's rear yard and there is an approximately 26 feet deep yard, courtyard-like in character, between the home's rear bedroom and the bedroom facing it across the yard in the accessory garage structure. An original trellised post and beam breezeway, approximately 50 feet long, connects the home's rear laundry room door to the accessory garage structure. For its first 22 feet, it runs next to the rear bedroom suite that projects into the backyard on the left (northwest) side of the property. After nearly 50 years, this delicate outdoor breezeway still appears to be in pristine condition, still separating the rear yard into individual outdoor spaces or "rooms".

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Homer Delawie, FAIA, Master Architect

Homer Delawie was born Sept. 24, 1927, in Santa Barbara to Fred and Gertrude Delawie. He moved to the San Diego region in the early 1950's after matriculating at Cal Poly San Luis Obispo and participating in their second graduating School of Architecture class. He was the first Cal Poly Architecture graduate to become a licensed Architect in the State of California and the first to receive a Fellowship award from the American Institute of Architects (FAIA). He joined the San Diego Architecture firm of Lloyd Ruocco (The Design Center) and was made a partner in 1953, less than two years after joining. It was here that he began his seminal work in the (mid century) Modern Post and Beam Style of architecture. In 1961 Homer created his own architecture firm, Homer Delawie, AIA, in a building of his own design in Old Town and the following year, Homer designed the A. J. Peterson Residence. Although early in his solo career, the home fully exemplifies and is emblematic of his, by then mature, masterful understanding of the San Diego Region Modern Post and Beam Style of architecture.

The Delawie architectural firm received over 65 awards throughout his exemplary career that included both public and private commissions in the Modern style. He designed several buildings in the San Diego Zoo, the original Sea World (San Diego) as well as the large iconic Bea Evenson Fountain terminating the long axial vista through the main pedestrian thoroughfare of Museums in San Diego's Balboa Park. He was long active in local civic organizations including the UCSD Board of Overseers and the Museum of Man, but his most important focus was the historic preservation movement, including the recognition and preservation of (mid-century) Modern Buildings. He served for many years on both the City of San Diego Historic Resources Board and Planning Commission. In 2003 he received the Save Our Heritage Organization's (SOHO's) Lifetime Achievement Award for his efforts to preserve fine examples of local Modern architecture.

Mr. Delawie passed away in San Diego in June of 2009.

SAN DIEGO REGION MODERNISM CONTEXT

"The San Diego Modernism Historic Context Statement, City of San Diego, CA, 2007" defines the period of Modernism in the San Diego Region (including the City of Coronado) as 1935 (the year the California-Pacific International Exposition opened) through 1970. World War II provided copious building commissions that explored the Modern Style having roots in Europe's International Style Architecture.

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The regional population boom during and after the War fueled the need for new residential, commercial, industrial and civic facilities and structures that resulted in the emergence of the San Diego Regional Modern Style of architecture. This style was characterized by clarity and spareness of form and materials evidenced in the International Style reinterpreted in a new naturalist manner inspired by the benign regional weather and, often, the use of natural materials such as wood and stone. The blurring of indoors and outdoors, the extensive use of outdoor terraces (uncovered, trellised and covered), outdoor rooms and courtyards were all a part of the San Diego Region expression of the Modern Style. San Diego Region Modernism was also heavily influenced by the larger Los Angeles Region Modernism Movement that tended to be a link between the former and the more industrial International Style as evidenced the "Case Study House" series of Modern homes conceived and built from 1945 to 1967 when the Los Angeles based "Art and Architecture" Magazine, which sponsored the program, went out of business. This singular event helped define the impending end of the Modern era of architecture in southern California.

CORONADO MODERNISM CONTEXT

Coronado (originally Coronado Beach, South Island, the name still on all property deeds) is a small, fully incorporated, island-like city at the northwest end of the Silver Strand peninsula that, along with North Island (a major naval facility now fully connected to the northwestern end of Coronado), form San Diego Bay. Downtown San Diego is immediately north of Coronado across the Bay. As such, Coronado is uniquely a part of the San Diego Region and its Modern Style architecture movement.

All of South Island, including the Silver Strand, was undeveloped treeless property when purchased by Babcock & Story, who laid out the streets and divided it into individual parcels that were sold speculatively to fund the construction of the Hotel Del Coronado in 1888. The Silver Strand peninsula, then a mere a sandbar regularly washed over by the Pacific Ocean on its way into San Diego Bay, was raised and enlarged to allow for a train track and road connecting South Island to the mainland seven miles south. From 1888 to 1970, Coronado was also connected to downtown San Diego by various ferryboats traversing the bay at its narrow point less than a nautical mile away.

Coronado Island is internationally known for its elaborate, multistoried seaside Queen Anne Victorian hotel. Although much modified, the Hotel Del Coronado is a National Historic Landmark. Located at the point where South Island connects to the Silver Strand peninsula so that, while fronting the Pacific Ocean, it also overlooks Glorietta Bay, a finger of the much larger San Diego Bay. Across Glorietta Bay and the Coronado Yacht Club lies the Coronado Golf Course, Glorietta Boulevard and the 1962 Captain A. J. Peterson home, the subject of this application.

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Created primarily as a residential resort community, Coronado remains so to this day and over the years, layers upon layers of various architectural styles and whims have been introduced to complement and/or contrast with the Del, then and now the town's focal point. However, since its 1888 inception, Coronado has gone through the same large intervening events and eras that have affected greater San Diego. Most notable were the Great Depression and WWII that together created a double whammy for Coronado that one could say it didn't fully emerge from until the 1990's. North Island, centrally located, flat, barren and undeveloped, was used as an airfield since the infancy of mechanically powered human flight. By WW II, the Navy had appropriated it for use as an airbase and, upon U.S. entry into the War, greatly expanded it, creating a large air and sea military complex. This, of course, impacted Coronado's resort appeal, particularly due to fears of a Japanese invasion.

Even if the War pulled Coronado and the region out of the depression, physical and social impacts still remained. The resort population declined, the military became an ever-increasing presence. Many large estates were subdivided, mansions relocated within the community or split up (some by simply demolishing one or more strips through the middle). Others had been completely leveled after efforts to donate them to the City were declined.

Among Coronado's panoply of architectural residential styles, the Modern Post & Beam residence is now very under represented, all but the Peterson Residence and the Rose-Crenshaw Residence have been demolished in the last few years. The latter, designed by Loch Crane is at 819 First Street facing downtown San Diego.

Non-residential Modernism is better represented and includes a very different, yet also important, Post & Beam Modern 1962 Safeway Grocery Store (now a Von's) designed by Hal Sadler, AIA of San Diego. It was one of the first structures utilizing laminated glue-lam beams consisting of multiple angles. It was renovated for the first time (somewhat sensitively) in 2009. Coronado's two other large scale modernism structures are the San Diego/Coronado Bay Bridge (1969, by San Diego's Bob Mosher, FAIA, in conjunction with the San Francisco, CA architectural firm, Ansen & Allen) along with the ten (still somewhat controversial) fourteen story, Coronado Shores residential towers by Krisel/Shapiro Architects of Los Angeles, CA. William Krisel, a well-known mid-century modern architect, is now retired and resides in one of the towers, all of which are located immediately south of the Hotel Del Coronado property on the Silver Strand. The Peterson Residence also views these Towers across the golf course and Glorietta Bay.

Both the modernist bridge and the Shores Towers represent the inauguration of a new Coronado era, the latter facilitated by the opening of the former. During the ferryboat era, crossing the San Diego Bay was a forty minute exercise at best, what with waiting, loading & disembarking.

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The ferries ceased operating the day before the bridge opened. Once opened, the bridge from Coronado to downtown San Diego reduced travel time to 5 minutes, or about one tenth of the time of the ferries. Before the Bridge's construction there were no stop lights on the island, all were installed as part of the Bridge's associated highway 75 improvements, that together facilitated the Shores and Coronado Cays neighborhoods, both begun in 1970 at the end of the Modernist period in San Diego. The latter, a community of homes, most with private docks on fingers of land projecting into the San Diego Bay, was built midway down the Strand on land from which the City dump had just been excised. Their architecture, featuring faux Ranch, Tudor, Spanish and Mediterranean styles exemplified the region's movement away from the Modern Style of architecture. The other major Coronado Modernist structure was the Delawie early 1970's (Late Modern) Public Library expansion, sensitively built around the original 1920's Greek Revival one room Carnegie Library.

MODERN MID-CENTURY POST AND BEAM CHARACTER DEFINING FEATURES

As defined in the "San Diego Modern Historic Context Study, The City of San Diego, CA, 2007" these features are:

PRIMARY

- Direct expression of the structural system, usually wood or steel frames
- Horizontal massing
- Flat or shallow pitched roofs (with deep overhangs or no parapet)
- Floor to ceiling glass

SECONDARY

- Repetitive façade geometry
- Minimum use or solid load bearing walls
- Absence of applied decoration
- Strong interior/exterior connections
- Open interior floor plans
- Exterior finish materials usually include wood, steel, and glass

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THE CAPTAIN A. J. PETERSON RESIDENCE, IMPORTANT POST & BEAM DETAILS

The Peterson residence masterfully exhibits all of the defining features of the Modern Post & Beam Style as identified by the "San Diego Modern Historic Context study, City of San Diego, 2007)

PRIMARY

DIRECT EXPRESSION OF THE STRUCTURAL SYSTEM

The wood Post and Beam construction system is clearly and masterfully articulated in both the interior and exterior. The home features an approximately 8 foot x 8 foot module, used and articulated throughout. Even exterior shade structures are based on articulated square modules. The rear trellised wood arbor connecting the front home to the rear garage accessory structure is based on a smaller approximately 6 feet x 6 feet square module. This breezeway, like virtually all of the property appears to be in excellent condition and fully visible without any vines or other landscaping obscuring it.

HORIZONTAL MASSING

Horizontal massing is clearly articulated on each exterior elevation. This split-level, low slung, single story building is capped by a pencil thin, single plane roof with broad front and rear overhanging eaves. This roof alone, creates strong horizontal massing, masterfully uniting a split level structure into one low horizontal expression.

FLAT OR SHALLOW PITCHED ROOFS

As noted, the roof is nearly flat and there are no parapets whatsoever. Deep overhangs are featured on the southwest facing front with the bay view. An unusual trellised shade feature comprised of horizontal wooden slats with a very narrow open space between each hangs from the eave ends.

FLOOR TO CEILING GLASS

Virtually all original exterior doors and windows consist of floor to ceiling glass. The living room in particular features a front wrap-around assembly of floor to ceiling glass along with a rear wall of floor to ceiling glass opening on to a courtyard-like space. This results in a transparent pavilion-like room that, from the street, opens to the courtyard beyond.

SECONDARY

REPETITIVE FAÇADE GEOMETRY

As noted, the home is based on an approximately 8 ft. square module that is clearly and masterfully reflected in the post and beam construction evidenced throughout the exterior elevations, resulting in a repetitive rhythm uniting the varied exterior conditions and expressions.

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MINIMUM USE OF LOAD BEARING WALLS

Much of the exterior façade consists of non-load bearing floor to ceiling glass supported by the modern post and beam structure. Walls are generally solid along the left (northwest) property line where there is a consistent 5 ft. side yard setback.

ABSENCE OF APPLIED ORNAMENTATION

There is virtually no applied exterior ornamentation unless one considers broad eaves and modern post and beam trellises to be decoration.

STRONG EXTERIOR CONNECTIONS

Every major room (excluding bathrooms laundry, mechanical, accessory building) contains at least one exterior wall of floor to ceiling glass. As noted, the living room features a front facing floor to ceiling "bay" window encompassing its entire front façade and wrapping around the front side elevations. Shade structures including the trellises and arbors at intimate exterior terraces create further interior/exterior connectivity.

OPEN INTERIOR FLOOR PLANS

The front public areas (entry, family, living, dining and, to a lesser extent, kitchen) all create a single space defined by articulated perimeter walls (both solid and transparent) and an interior free-standing closet element. In the private bedroom areas with distinct rooms, there are unusual connections such as both bedrooms opening onto the miniature enclosed exterior courtyard and the front bedroom's bath being compartmented and accessible from both the bedroom and the hallway so as to create dual use powder room/master bath areas.

EXTERIOR FINISH MATERIALS USUALLY INCLUDE WOOD, STEEL AND GLASS

Exterior finishes emphasize wood in the post and beam construction, eaves, trellises, shading features and siding. Glass is emphasized and steel is eliminated in an effort to provide consistent architectural integrity and character.

National Register of Historic Places Continuation Sheet

Section number 8 Page 7

Developmental history/additional historic context information (if appropriate)

The "San Diego Modern Historic Context Statement, City of San Diego, 2007" provides an excellent regional developmental history context including the following periods of time outlined below.

SAN DIEGO (REGIONAL) HISTORY AND HISTORIC CONTEXT

Pre-History

The Spanish Period (1769-1822)

The Mexican Period (1822-1846)

The Early American Period (1846-1914)

The Victorian Period and the Development of New Town

A New Century, City Planning and the Arts and Crafts Movement

Boom and Bust (1915-1935)

The 1915 Panama-California Exposition and the Rise of Revival Styles

The Military Comes to San Diego

The Twenties

Early Modernism

Precursors to Modernism in San Diego San Diego in Transition (1935-1939)

The Federal Housing Administration

The 1935 Panama-California Exposition

The Depression & New Deal in San Diego

Aerospace Industry

The War Years (1939-1945)

Military Build-Up & War Boom

Defense Housing

Post War San Diego (1945-1959)

Case Study House Program

Suburbia

Please refer to the noted San Diego Modern Historic Context Statement for the full contextual development of the above noted periods.

Name of Property Peterson Residence
County and State San Diego County, CA
Name of multiple listing (if applicable)

National Register of Historic Places Continuation Sheet

Section number Photograph Log Page 1

Photograph Log
Captain A. J. Peterson Residence
1010 Glorietta Boulevard
City of Coronado, San Diego County, CA

photographer Chris Ackerman
photographed 2010
description front elevation facing Glorietta Boulevard to the southwest
camera facing northeast.

Photograph 1 of 29

Photographer Chris Ackerman
photographed 2010
description front elevation, camera facing east
photograph: 2 of 29

photographer Chris Ackerman
photographed 2010
description rear elevation facing Bay Park Circle to the northeast
camera facing southwest
photograph: 3 of 29

photographer Bryan Bent / Michael Wells
photographed 2004
description front elevation facing Glorietta Boulevard to the southwest
photograph 4 of 29

photographer Bryan Bent / Michael Wells
photographed 2004
description front (southwest) and partial left (northwest) side elevations
camera facing east
photograph 5 of 29

photographer Bryan Bent / Michael Wells
photographed 2004
description partial front (southwest) elevation, camera looking east
photograph 6 of 29

----- Name of Property Peterson Residence ----- County and State San Diego County, CA ----- Name of multiple listing (if applicable) -----
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Continuation Sheet

Section number Photograph Log Page 2

photographer photographed description photograph	Bryan Bent / Michael Wells 2004 entry facing southwest, camera facing northeast 7 of 29
photographer photographed description photograph	Bryan Bent / Michael Wells 2004 portion of front (southwest) & small portion of right (southeast) side façade, camera facing northwest 8 of 29
photographer photographed description photograph	Bryan Bent / Michael Wells 2004 ¾ view of partial right side of front (southwest) elevation depicting the living room's wrap-around floor-to-ceiling glass façade projecting out from the entry towards Glorietta Blvd. 9 of 29
photographer photographed description photograph	Bryan Bent / Michael Wells 2004 view of front living room corner facing south depicting partial views southwest (front) and southeast (right) façades, camera facing north 10 of 29
photographer photographed description photograph	Bryan Bent / Michael Wells 2004 rear north corner of southeast (right) side with rear garage structure in the background to the right, camera looking north 3 panel floor-to-ceiling window assembly is in the kitchen 11 of 29
photographer photographed description photograph	Bryan Bent / Michael Wells 2004 southeast wall at rear bedroom north corner with southwest garage wall in background, camera facing north the two buildings are connected with the original trellised arbor 12 of 29

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property Peterson Residence
County and State San Diego County, CA
Name of multiple listing (if applicable)

photographer Bryan Bent / Michael Wells
photographed 2004
description rear bedroom's rear wall facing northeast (backyard) conversion of original outdoor covered deck running the length of the rear bedroom to enclosed space clearly shown conversion is easily removable the open areas were infilled entirely with glass window/doors original handrail remains, but backed with what is believed to be plywood, original rear bedroom wall was non-load bearing and fully fenestrated
photograph 13 of 29

photographer Bryan Bent / Michael Wells
photographed 2004
description southeast (side) garage wall with the original connecting trellis continuing to the rear gate opening on to Bay Park Circle
photograph 14 of 29

photographer Bryan Bent / Michael Wells
photographed 2004
description rear bedroom's rear wall facing northeast with in-filled deck connecting trellised arbor is in left foreground
photograph 15 of 29

photographer Bryan Bent / Michael Wells
photographed 2004
description trellised connecting arbor looking at kitchen's northeast (rear) wall kitchen door in that wall is open, camera faces southwest rear bedroom's southeast (side) wall is to the right
photograph 16 of 29

photographer Bryan Bent / Michael Wells
photographed 2004
description kitchen's southeast (side) wall with floor to ceiling fenestration is to the left, cabinets with pass-through counter face southwest beyond are the dining and living areas facing Glorietta Blvd., golf course and Bay camera faces south, partially capturing those views from 1962 working drawings, cabinetry appears original
photograph 17 of 29

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Name of Property Peterson Residence
County and State San Diego County, CA
Name of multiple listing (if applicable)

photographer Bryan Bent / Michael Wells
photographed 2004
description dining area's fenestrated southeast (exterior) wall
and northeast (rear) wall with kitchen area beyond

photograph 18 of 29

photographer Bryan Bent/ Michael Wells
photographed 2004
description bedroom opens to small exterior, fully walled, court area with a fully
fenestrated wall facing northwest camera faces northeast

photograph 19 of 29

photographer Bryan Bent / Michael Wells
photographed 2004
description living area with dining and kitchen areas beyond camera looks north,
to the right is the living area's fully fenestrated northeast (rear) wall
that, along with the dining area, face a small outdoor courtyard per
1962 construction documents, dining room cabinetry appears original

photograph 20 of 29

photographer Bryan Bent / Michael Wells
photographed 2004
description looking south from dining area through living room to front view
through the latter's southeast and southwest fenestrated walls

photograph 21 of 29

photographer Bryan Bent / Michael Wells
photographed 2004
description looking south through the living area's southeast (side) and
southwest (front) fenestrated walls to the view beyond
front living room wall is entirely fenestrated, the room's
northwest wall is fenestrated at the front living room's entirely
fenestrated wall to match that shown in the southeast wall
original terrazzo floor

photograph 22 of 29

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Name of Property Peterson Residence
County and State San Diego County, CA
Name of multiple listing (if applicable)

Section number Photograph Log Page 5

architect Homer Delawie, FAIA

working drawing 1962
microfiche circa 1985?
copied & scanned 2010
description site plan, southwest (fronting Glorietta Boulevard) side at left
northeast (facing Bay Park Circle) side at right

photograph 23 of 29

architect Homer Delawie, FAIA
working drawing 1962
microfiche circa 1985?
copied & scanned 2010
description southwest (front) portion of site plan at top at bottom

photograph 24 of 29

architect Homer Delawie, FAIA
working drawing 1962
microfiche circa 1985?
copied & scanned 2010
description southwest (front) facing down portion of home's floor plan

photograph 25 of 29

architect Homer Delawie, FAIA
working drawing 1962
microfiche circa 1985?
copied & scanned 2010
description northeast (rear, to right) portion of home's floor plan

photograph 26 of 29

architect Homer Delawie, FAIA
working drawing 1962
microfiche circa 1895?
copied & scanned 2010
description southwest (front) elevation (noted as "west" on drawing)
northeast (rear) elevation (noted as "east" on drawing)

photograph 27 of 29

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

----- Name of Property Peterson Residence ----- County and State San Diego County, CA ----- Name of multiple listing (if applicable)

Section number Photograph Log Page 6

architect Homer Delawie, FAIA
working drawing 1962
microfiche circa 1985?
copied & scanned 2010

description from top of (original) drawing to bottom:
garage southeast elevation (noted as "south" on drawing)
house southeast (side) elevation (noted as "south" on drawing)
house northwest elevation (bottom not visible)

photograph 28 of 29

architect Homer Delawie, FAIA
working drawing 1962
microfiche circa 1985?
copied & scanned 2010
description interior elevations at kitchen and dining rooms
partial interior details

photograph 29 of 29