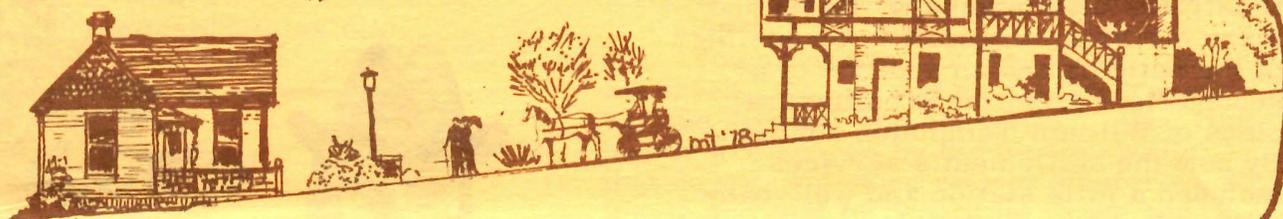


Reflections

Newsletter of Save Our Heritage Organisation

vol. X no. 5

may 1978



San Diego's Neighbourhood House

--Scott Dittmyer

My employment with the County Welfare Department brought me into contact with the editor of your newsletter, Cathy Grigsby. Work on my Master's Essay for the School of Social Work at San Diego State aroused an interest in the work of SOHO.

Together with a fellow student, Kathryn Grant, I am putting together an historical study of the Neighborhood House Association of San Diego. Cathy and I felt that some of our findings concerning the original Neighborhood House buildings might be interesting to SOHO members.

The building at 1809 National Avenue no longer says "Neighborhood House". It would not attract the attention of the passerby unless he were aware that for fifty-six years it housed the oldest social service agency in San Diego, and that its board of directors included such San Diego notables as Rebecca Halley, Will C. Crawford and Helen and Mary Marston. Helen Marston even served briefly as head resident during the difficult years of World War I.

Neighborhood House began as the project of the College Woman's Club (now the American Association of University Women) through the efforts of Edith Shatto-King who became its

first head resident. They began operations in 1914 in a residence located at 14th and Market Streets. Services were provided for the area considered the most needy in the city--an area corresponding to what we now call Logan Heights.

Three years earlier the San Diego Industrial School had acquired the property at 1809 National Avenue and made plans to construct a modern school facility. Sam Sing's Chinese Laundry was razed and the ambitious structure, designed by Irving Gill, was erected. When the project proved to be too ambitious for the small school and its aging board of directors, the building was offered, rent free, for the use of Neighborhood House, which took possession in August 1915.

For the next eight years it remained the private project of the College Woman's Club which strove mightily to meet its growing financial needs. During these years Neighborhood House was a pioneer in service to the primarily Mexican poor in the area. It was one of the first settlement houses established in the western United States. Social workers, living in the community they served, ministered to the needs of their

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neighbors. Services included a clinic, kindergarten, English classes, cooking and serving classes, clubs and friendly visiting.

Neighborhood House came of age in 1923 when it incorporated and became affiliated with Community Chest, (now United Way). College Woman's Club, however, remained very active in its board of directors. In 1924 two illustrious club members, Helen and Mary Marston, financed a remodeling of the building and an addition of a second floor from the architectural plans of William Templeton Johnson. By now the settlement's services included a milk station and well-baby clinic, Red Cross classes and a branch of the public library. In 1931 Neighborhood House attracted the attention of the eastern settlements. Anita Jones, who had worked with Jane Addams at Hull House in Chicago, became director.

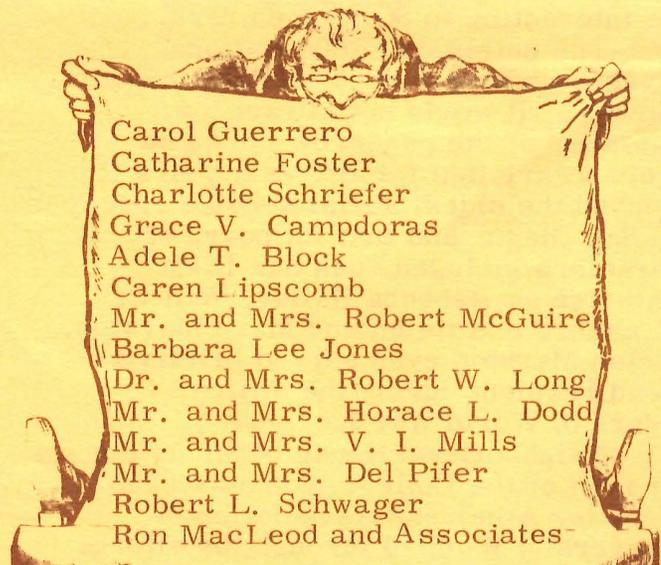
The Great Depression brought about further expansion at Neighborhood House. In 1933 a new kindergarten and children's clinic was constructed from adobe bricks which were made as part of a work project in Chula Vista. That building stands today at 1810 Newton Avenue where one may still examine the 18 inch thick adobe walls. What later was used as an incinerator in the facility's playground served in the 1930's as a community oven where relief flour was baked into bread.

Neighborhood House has expanded into a five-million-dollar-a-year social welfare agency, but the house where it began no longer bears its name. In 1969 the expanding agency made a decision to stop social service programs at 1809 National and converted the building into an administrative headquarters. This was anathema to the local community members who had been relying on its services for over half a century. In a peaceful but forceful demonstration members of the Chicano community occupied and held the building. Negotiations with Neighborhood House resulted in the facility being turned over to the community for use as a Chicano Community Clinic. Neighborhood House found new facilities for its record keeping.

The buildings at 1809 National and 1810 Newton still stand, but their rich heritage is secondary to their essential functions. They are not likely to be converted into museums; nor will they ever become part of Heritage Park. They are still active and vital parts of a community whose needs have not diminished in sixty-four years.



NEW MEMBERS





news and notes



NINTH OLD TOWN FESTIVAL TO BE HELD MAY 18-21

The ninth annual Fiesta de la Primavera, a festival celebrating Old Town as the birthplace of San Diego and California, will be held May 18-21.

An old-time banjo and fiddle contest, folk dancing, a buffalo barbecue and state presentations will highlight the festivities.

Artist and handicrafters will sell their products throughout the fiesta and public tours of historic buildings at Old Town will be offered.

Phil Bennett of El Cajon has been named chairman of the festival. The event is being sponsored by the Kiwanis Club of San Diego.

LETTERS TO THE EDITOR

Dear Editor:

Preservation of our cultural resources, both man made and natural, is a worthwhile goal. However, finding a viable financial method to implement our preservation goals is a perpetual problem. Proposition C on the June 6 ballot is a novel plan to use 1972 voter approved Environmental Growth Funds (Charter Sec. 103.1a) to finance bonds to be used for preservation of our natural cultural resources. A majority vote is all that is needed to secure passage of the bonds.

If the bond issue is successful, funds will be available now to purchase and maintain natural resource areas before inflation and new developments make preservation efforts obsolete. Our few remaining natural areas within our urban core still retain important plantings by Kate Sessions and archeological sites worth preserving. Please read your ballot arguments carefully concerning Proposition C.

Iris Hicks
Citizens for Open Space

LEGISLATIVE NEWS

Proposition 10

Proposition 10 (SB 514) on the June, 1978, ballot is a proposed constitutional amendment authored by State Senator Milton Marks that would offer property tax relief to owners of qualified rehabilitated residential dwellings (for a period of five years following rehabilitation). The legislation applies to those areas which have been designated for special rehabilitation efforts by public agencies.

The aim of the bill is to remove a substantial deterrent to residential rehabilitation. Often homeowners are reluctant to perform necessary work to maintain housing quality because they fear tax increases. This attitude leads to the deterioration of individual structures and the eventual degradation of whole neighborhoods.

Further information can be obtained by writing to the Committee for Yes on 10, Chairman Steve Taber, 3019 Pine Street, San Francisco 94115 or calling (415) 922-4286.



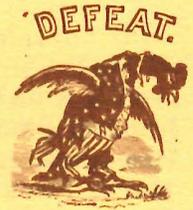
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news and notes



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-- Jerilyn Jones

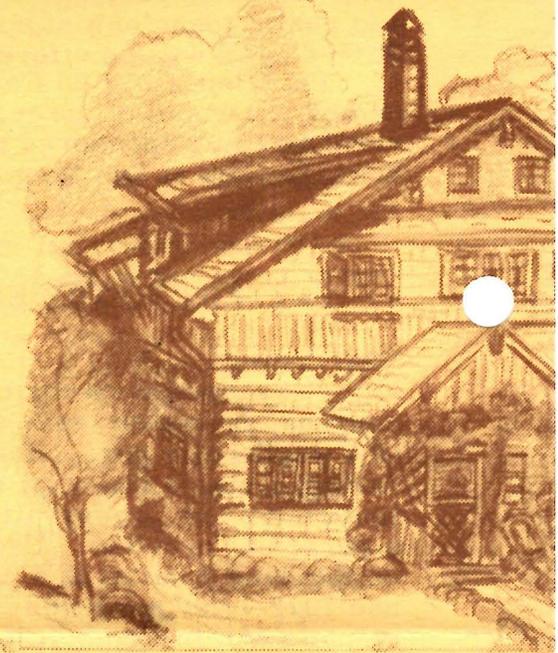
A small and little known neighborhood of San Diego exists in South Park (the area east of Balboa Park between North Park, Golden Hills and Hwy 805). That neighborhood is called Burlingame and was built up in the early 1900's when Percy Benbough of Benbough Mortuary and a former San Diego mayor decided to locate a family compound there along Kalmia Street between 30th and 32nd Streets. Burlingame comprises approximately 280 houses enclosed by Switzer Canyon and the three streets above-mentioned.

Since Burlingame was considered "rural" and even remote by the standards of 1910 San Diego, only the adventurous were willing to invest in property there. One of these adventurous souls was Mary W. Fulford, a widow and a cousin of George W. Marston. Mrs. Fulford purchased three lots along the edge of Switzer Canyon overlooking Balboa Park and the yet-to-be-built site of the Exposition. She commissioned Carlton Monroe Winslow to design three family residences for the lots. Winslow subsequently achieved fame as the designer of many of Balboa Park's most impressive structures; such as the Electric Building, the Botanical Building and the Lily Pond, Indian Arts Building and others. Supposedly the existing three redwood, two-story bungalows are the result of Fulford's and Winslow's ideas of what a charming Southern California 1913-modern home should be.

The three houses resemble Swiss Chalets with gingerbread railings around the balconies, pitched roofs, rich dark brown stains and white painted trims. The interiors contain bat and board velvet redwood paneling, lots of French doors with irregular glass, and light fixtures with eisenglass shades. There are no door knobs; all the doors open and close by means of brass handles and latches. Each of the bungalows is in excess of 3,000 square feet.

By 1913 the Mary Fulford houses were completed and a few others began to spring up in Burlingame. Charmingly, the entire neighborhood was linked (and still is today) by rose colored sidewalks and driveways.

Rediscovering A S



San Diego Historic Area

Eventually a trolley car connected the area with downtown San Diego. The trolley car route went along 30th Street over a trestle bridge (called the 30th Street Bridge). It later burned down during a canyon fire in 1944.

Through the years, the Fulford Bungalows, as the rest of Burlingame, have changed little due to the fact that they have changed owners very few times and that each owner treated it with loving care. There is something very "homey" and appealing about them.

2520 San Marcos is owned by Wayne and Virginia Taylor. Wayne is an engineer and amateur photographer among other things and Virginia is a well-known San Diego political figure as well as an authority on Pesticide Pollution and Noise Pollution. They have raised four daughters here.

2518 San Marcos is owned by a special lady named Azalea Gorby, a well-known china painter and librarian of the Natural History Museum. She and Mr. Gorby bought their home nearly 40 years ago and also raised their family here.

My husband and I, along with two children and a menagerie of animals inhabit the bungalow at 2516 San Marcos. We have lived here for four years and are busy many weekends with various restoration projects.

Most of the work on our house has been cosmetic renovation of the interior. When we first moved into our bungalow we began removing layers of ancient wallpaper, (it looked like it was from the 1930's) in the bedrooms. We put up barnsiding in the kitchen and turned a utility porch into a breakfast room. We are now reoiling the redwood exterior and repainting the white trim. We plan to build a picket fence in the front yard, and we are replacing the rain gutters along the sides of the house. The most recently completed project has been ripping out a plywood subflooring and two layers of linoleum to uncover our maple kitchen floor. We hope to put octagonal, clay tiles on the sunporch.

I am currently working on acquiring a historical site designation for all three Fulford Bungalows. They are beautiful examples of Carlton Winslow's earlier architecture and are unique to San Diego.



2518 San Marcos

GROWING PRESERVATION INTEREST
REFLECTED IN HIGH BOOK SALES
from National Trust for
Historic Preservation Press

One indicator of the national upsurge of interest in recycling old buildings is the steadily rising sales of preservation-related books published by the Preservation Press of the National Trust for Historic Preservation. During 1977 some 30,000 copies of the Press's 50 titles were sold through the Preservation Bookshop, requiring reprintings of a half dozen of the most popular publications.

Another 35,000 copies of the Trust book America's Forgotten Architecture are in print following a third printing by the publisher, Pantheon Books.

Among the reprinted Preservation Press books is the first major publication to document the economic benefits of rehabilitating old buildings for new uses. Economic Benefits of Preserving Old Buildings has just been reissued with a new cover and a new clothbound edition (\$9); the paperback edition is \$6. The 168-page illustrated book presents rehabilitation cost figures and case histories on the recycling of scores of old buildings and neighborhoods. Topics covered include municipal action to encourage private investment in preservation, continuing the use of sound buildings and adapting them to new uses, preservation costs, government and private financing programs and preserved buildings as profitable real estate.

Case studies in Economic Benefits include projects in Seattle, San Francisco, New Orleans, Savannah, Dallas, Denver, Boston, Chicago, Washington, D.C., Baltimore, among others. Special attention is given to such concerns as 19th-century commercial buildings, rehabilitation for office space and developing large commercial restoration projects.

Other Preservation Press books recently reprinted are:

. Built to Last: A Handbook on Recycling Old Buildings, by Gene Bunnell, Massachusetts Department of Community Affairs, 1977 (\$5.95).

The Worcester (Mass.) Sunday Telegram concluded that "The book, with its clear text and many excellent photographs, should be of great interest and encouragement to all those people who have the feeling but not the assurance that the City ... can become an exciting and attractive environment ... it gives hope."

. Fabrics for Historic Buildings, by Jane C. Nylander, 1977 (\$5). This study of reproduction fabrics with a catalogue of 225 examples "will prove to be indispensable" said Museum News.

. "I Feel I Should Warn You..." Historic Preservation Cartoons, Terry B. Morton, ed., with an essay by Detroit News cartoonist Draper Hill, 1975 (\$6.50 cloth, \$4 paper). The book and essay present 95 cartoons that have "nipped and nudged" to keep the wreckers at bay over nearly 150 years.

. Wooden Shipbuilding and Small Craft Preservation, 1976 (\$5.50). This definitive review of maritime preservation includes an evocative photo essay of America's maritime heritage. "Lovers of historical small craft should have this book," said The Mariner's Catalog.

. Introduction to Early American Masonry: Stone, Brick, Mortar and Plaster, by Harley J. McKee, FAIA, 1973, (\$4.50). Now in its third printing, the book is an incomparable guide to masonry construction and conservation.

. The Making of a Historic District, Swiss Avenue, Dallas, Tex., by Lyn Dunsavage and Virginia Talkington, 1975 (\$3). The case study is "An encouraging and helpful guide to communities faced with a similar challenge to ... protect threatened areas of architectural distinction" said Erv Eatenson, WRR-AM, Dallas-Fort Worth.

. America's Forgotten Architecture (\$20 cloth, \$8.95 paper), a general introduction to preservation produced by the Preservation Press and published by Pantheon Books, is in its third printing and has been selected by five book clubs. The Boston Sunday Globe calls the 312-page book "an album of the American past and a primer on how to save it." According to the Chicago Tribune;

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MEMBERSHIP IN SOHO

SOHO depends upon membership dues, contributions, and fund raising activities to support our restoration/preservation expenses. Members receive the monthly SOHO Newsletter and invitations to special events. Gift memberships are available and we will send the recipient a card in your name announcing the gift. Memberships and donations are tax deductible. Please join us!

Membership categories:

_____	Benefactor	\$1,000
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_____	Professional	25
_____	Family	12
_____	Single	8
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Your mailing label indicates the month and year in which you first became a member of SOHO. Your dues will be payable each year during the month shown on your label.

If a renewal is delinquent for more than three months your name will automatically be deleted from the mailing list.

If your newsletter is returned to us for lack of a forwarding address your name will also be deleted.

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ADD MY NAME TO YOUR VOLUNTEER

LIST _____ I PREFER THE FOLLOWING

TYPES OF ACTIVITIES _____

TAX EXEMPT STATUS
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