



THE S.O.H.O. NEWSLETTER

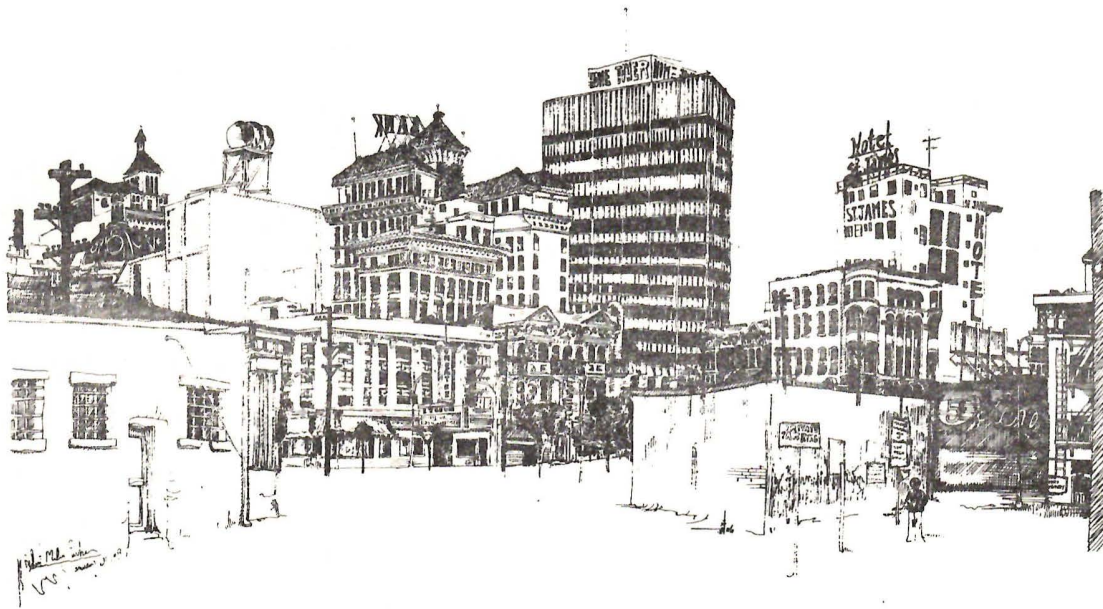
# REFLECTIONS

VOL. XIII NO. 5

MAY 1981

P.O. BOX 3571 SAN DIEGO, CALIFORNIA 92103

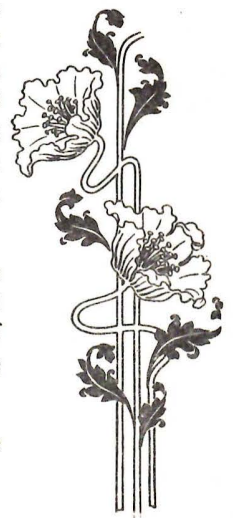
## NATIONAL PRESERVATION WEEK MAY 10-16



"Conservation: Keeping America's Neighborhoods Together" is the theme of National Historic Preservation Week, May 10-16, 1981 and is being cosponsored by S.O.H.O. and the National Trust for Historic Preservation, in San Diego. The purpose of Preservation Week's theme is to promote a working alliance between neighborhood leaders and preservation activists. Approximately 5,000 preservation and neighborhood groups are expected to cosponsor simultaneous Preservation Week events in their communities throughout the country. In San Diego, S.O.H.O. will be sponsoring a tour, starting on Second Avenue and Maple in the Uptown-Middletown area. The tour will be on May 17. For more information, call 297-9327.

The ninth annual observance of Preservation Week provides the opportunity to showcase the valuable exchange possible between preservation and neighborhood conservation: neighborhood conservation offers the preservation community a major opportunity to save countless numbers of older buildings; preservation offers neighborhood conservation tools for building community pride and interest as well as methods for saving neighborhood landmarks.

S.O.H.O. is proud to join in the national celebration of preservation by recognizing unique examples of architecture in the neighborhoods of "America's Finest City."





## DONATIONS

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Newsletter  
REFLECTIONS

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P. O. Box 3571  
San Diego, CA 92103

(714) 297-9327

The SOHO Newsletter is published monthly. Letters to the Editor are welcomed. Articles and/or photographs of interest to SOHO members and friends are most enthusiastically encouraged!



# MAY



Tuesday, May 5  
1 p.m.

Historical Site Board  
5th Floor Conference Room  
City Administration Building

Thursday, May 7  
7:30 p.m.

SOHO Board Meeting  
Carole Frick, 4602 Marlborough  
(call 283-0686 for information)

Monday, May 11  
7:30 p.m.

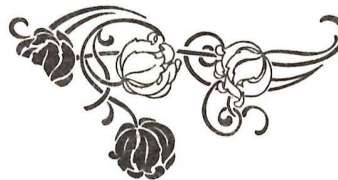
Uptown Planners  
Central Federal Savings  
610 Washington, (296-2577)

Saturday, May 17  
mornings  
afternoons

Uptown-Middletown Tour  
call 297-9327 for reservations

Tuesday, May 19  
12 Noon

San Diego Historical Society  
Villa Montezuma



## FROM THE BOARDROOM

At the April 7, 1981 Board of Directors meeting, *Joan Easley* reported on the National Preservation conference. A task force is being proposed to maintain restored historic property in Sacramento.

*Bruce Herms* announced that more speakers are needed to present preservation activities to community groups. He recently gave a speech to the Lion's Club in National City.

*Sally Johns* gave a monthly treasury report, explaining that the accounts have been consolidated to the following: a tour account, a checking account for expenses, and a savings account.

*Karen Shapiro*, S.O.H.O. Librarian, stated that \$350 of materials have been purchased for the library. The Board appropriated another \$200 to be used for obtaining additional books. Donations are also welcome.

*Carol Lindemulder* updated the Board on the treatment of the facade easements, explaining that facades are to be preserved, "as pictured in the photographs spelling out what the facade covers."

*Pat Schaeichlin* announced that on April 21 there would be a meeting with the Port Authority as to whether the Rowing Club would be saved. (The result of this meeting was an extension of the date for reaching a decision.) The Port Authority must be assured that there will be a place for work boats in the event that the Rowing Club site would be commercially refurbished and converted to a restaurant.





## FACADE EASEMENT #3

*1116 Loma Avenue, Coronado, California*

The lot was purchased from the Coronado Land Company in 1892 for \$450 by D.W. Dorman. In 1898 the land with improvements was purchased by F.H.C. Furnald, who started the first Coronado Pharmacy in 1895. The pharmacy was located in the Hotel del Coronado until 1903 when it was moved to its present location at 1106 Orange Avenue.

This type of simple Victorian style was used as a summer beach home in Coronado. During that time, Mr. Furnald purchased the block from Churchill Place to Star Park, and his daughter, Mrs. Jensen still lives in the house on Churchill. She well remembers her life at 1116 Loma Avenue.

In 1918 Carl Hanson purchased the property. He operated the Hotel Del Spa and Baths. His son, Lee Hanson, founded the Coronado Federal Savings and Loan in 1971. The property behind 1116 Loma is still owned by Mr. Hanson, and it is said that this property was the residence of Mrs. Simpson, who later married the Duke of Windsor.

The property changed hands a number of times. A Margarite T. Boyles purchased the house in 1961 and is remembered for her love of the color pink. She was said to have painted the entire inside and outside pink.

The current owners, Mr. and Mrs. John D. Ryan, hope to encourage the neighborhood to retain its historic character, granting SOHO this easement for that reason.



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# The Hawthorne Inn AKA The Plainsman Hotel

By Michael Sullivan

It was in December of 1872 that D.F. MacFarland wrote to Alonzo E. Horton to inquire about the property on First Avenue known as Lots E and F of Block 248. But it was John and Caroline Carter who bought the property. In June of 1887 it was Gilbert P. Smith who mortgaged it and in 1900 Dr. Ed Butler had architects Henry Neil and R.A. Graham design and build the Hawthorne Inn.

It is rumored that it served as one of San Diego's first hospitals before it became the boarding house that it still is today. There are no records of this, however, and it was not until 1903 that it was listed in the City Directory as a boarding house run by Jennie M. Butler. Jennie ran the hotel until 1908 when Sara Thompson took over. It remained the Hawthorne Inn until 1957 when the name was changed to the Plainsman Hotel. The folks who live there now will tell you its name was changed when the airplanes began roaring overhead.

The building, which faces west on First Avenue has colonial columns which drop from a circular porch and a grand stairway which leads you to the entrance. From Hawthorne Avenue, you can almost see the livery stable doors opening as guests went for the morning ride downtown. The view is magnificent. The hotel sits high enough to capture the entire harbor in view. Imagine when there were no jets and the harbor was full of fully-masted sailing ships. The pace then was ever-so-slow.

The quiet little hotel has remained just that through its history. In the 1930's the hotel was the site for meetings of the Theosophical Society while Kathrine Tingley built its Point Loma headquarters. During World War II, the Hawthorne was the home for up to 100 Convair workers and served up to 300 lunches daily. There were no fires, robberies, or murders; at least none that made the San Diego Union.

With the advent of modern aviation into San Diego International Airport, the Plainsman began to slowly settle. The roar of jets in the night began making living conditions somewhat less than wonderful. The evidence swings from the metal sign at the corner of Hawthorne Avenue and First Avenue -- Rooms for Rent, \$15 per week -- probably one of the least expensive rooms in this bustling city.

The list of owners ends with Dr. Breffni Barrett and his wife, of San Diego. Their plans are to convert this wonderful hotel into a bed and breakfast inn and to have the name returned to its original, The Hawthorne Inn.



## 2131 First Avenue

By Michael Sullivan

This is a perfect example of a Victorian farmhouse. Built around 1890 for approximately \$1,500 and owned by few people since, this house has a wonderful design very similar to other homes just a couple of blocks south on this same street which were constructed by Matthew Sherman.

As a farmhouse, there was little ornamentation and what little there was is now gone or weathering away. Its fate seems uncertain. The present owners have been living there since 1957 and as homes like these go from generation to generation, it's difficult to say what lies in store for this building. It is now in need of some repair and perhaps someone out there would be willing to help. It's worth a look.

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## 2169 First Avenue

By Nancy Roberts

Sometime between the years 1893 and 1895, Mr. E.E. Carter arranged to sell his land on Block #248 of Horton's Addition to Mr. Malcolm Nason who had a growing business in the city. On April 19, 1902 the deed was transferred to Fred and Mary Nason. Fred and Mary took out a \$3,000 mortgage with the Silvergate Building and Loan Company in September of 1907 to build their home that majestically stands at 2169 First Avenue today.

On September 27, 1918 there was a release of the mortgage. The Union Trust Company then bought the house on November 8, 1921. In 1923 William J. LaRoe, a locomotive engineer, and his wife Lucinda purchased the house from the Union Trust Company. They changed the house from a single family dwelling to a multiple family dwelling in 1937. For unknown reasons, Lucinda left the area and William remarried and moved to Mission Hills in 1938.

Subsequent owners have been Gladys Jones and the Georggins (who own the First and Ivy Market), and Ethel Siegelman, who will have owned the house for the last four years in July.

When Ethel purchased the house, it was still a multiple family dwelling with numerous kitchens and two remaining swivel beds. She converted one of the kitchens downstairs into a sample room (Ethel is an interior designer) and uses the remainder of the downstairs for her studio and office.

She has done many interesting things to the house without changing or destroying anything structurally to the building. She does not consider herself a purist in the true restoration sense, but enjoys an eclectic mixture of old and new styles.

Ethel is very enthusiastic about the house, having beautifully decorated it by refinishing the woodwork, adding beveled glass doors, a grand piano and much more. It is very homey and an elegant place for entertaining.

## 2408 First Avenue Long-Waterman House

By Nancy Roberts

Perhaps the most impressive house on the street with its towering cupola and beautiful magnolia tree, the Long-Waterman house has been the lucky recipient of a preservationist who has kept the house as near to its Victorian original condition as possible.

The three-storied home was designed by the famed architect D.P. Benson and was built for John and Kate Long about 1888. Robert Waldo Waterman, seventeenth Governor of California from 1887 to 1891 purchased the home to retire there at the end of his term in January, 1891.

After Waterman's brief residence, as he died in April 1891, Mr. Fred R. Hart arrived in San Diego from Vermont with his wife, two daughters, and son and purchased the stately home. He lived there with various members of his family until his death in 1937. Other members of his family, including his daughter Florence, lived in the house until 1977 when Florence died.

In the fall of 1977, Parker Industries bought the house when the heir of Florence Hart Gilbert was forced to sell due to inheritance and property taxes. Mrs. Gilbert was married to Dr. Alfred H. Gilbert, owner of the famed Sherman-Gilbert House residing in Heritage Park.

The house is listed on the National Register of Historic Places and is San Diego Historic Site Number 37.

As gazing vistors will agree, the present owners are doing a wonderful job with this beautiful home. The house will be included on the May 17th tour.



# special edition

HISTORIC PRESERVATION is a grassroots movement. It is first and foremost the activity of people and interacting with a select environment - the homes and buildings which bear the marks of time and life. There is nothing magical about historic preservation. It happens, like so many changes, with a certain agony. It happens one house at a time, one person at a time, one stroke at a time. The strokes chip off the peeling paint. They smooth on new color. They rub off dark varnish and reveal the rich grain of wood. They spackle, sand, and fill in the webs of cracks. But when all the strokes, and all the hands, and all the human energy and buildings are added up - you've got a real movement.

The reward of refurbishment is the feeling of being inside an environment which has been brought forth through your own hands, a special environment enriched with all the craftsmanship of another time, another place. If you're the one whose hands have put forth the many strokes, then an old building never looks the same to you again. Your eyes follow the texture and detail as never before. You see the smoothness of a plaster wall, the pattern of color in a wooden floor, and every last screw in a graceful antique light fixture.

This month is special because from May 10th through 16th, the nation as a whole recognizes its unique, cultural heritage inherent in its historic architecture. At this time SOHO would like to salute these efforts. So it has prepared this special historic preservation edition in which it looks at a **few buildings** representative of the efforts being carried out by individuals

in America's Finest City.





## May Tour

In celebration of National Preservation Week, S.O.H.O. is sponsoring a walking tour featuring the Uptown-Middletown area on Sunday, May 17, 1981. The tour will be offered in the morning and afternoon. The cost will be \$5 for members and \$6 for non-members. The guides will be S.O.H.O. trained professional historians.

The Uptown-Middletown area features some of San Diego's most diverse architecture from Victorian to Moderne. The tourists will be allowed the rare privilege of touring the interior of four houses on the route: the Long-Waterman House, a beautifully restored Queen Anne Victorian now the headquarters of Parker Industries; the Mumford House, now the home of Miles Parker, founder of S.O.H.O. and nationally known artist; the Craftsman style home of Ethel Siegelman, interior designer; and the Sherman-Judson House, the site of S.O.H.O.'s latest facade easement.

There will be a half-hour rest in the Little Italy section of San Diego, an ethnic neighborhood threatened by downtown growth.

The tours will begin at the corner of Second Avenue and Maple. Parking is available. The morning tour will begin at 9:00 and the afternoon tour at 1:00. Further information and tickets may be obtained at S.O.H.O.'s headquarters, the Senlis Cottage in Heritage Park, or by calling 297-9327.

## Announcements

**WANTED:** An elegant old "showplace" home to rent on an hourly basis, to use for a private reception for 40 persons. Call Rae Berry Enterprises, 222-3512 evenings.

**WALKABOUT INTERNATIONAL** invites members of the community to a Historical Walkabout In Hillcrest on Sunday, May 3 at 2:00 p.m., Friday, May 8 at 7:00 p.m., and Saturday, May 9 at 9:00 and 3:00 p.m. The Hillcrest Walkabout will feature walking scholars who specialize in the history, architecture, urban geography, and social anthropology of the Hillcrest neighborhood. Participation in the Hillcrest Walkabout is by reservation only. Call 223-WALK, and leave your name and telephone number.

**THE HISTORIC MOUNT CARMEL RANCH**, formerly the Sisters of Mercy Convent, will be open to the public for an auction and afternoon of entertainment on Saturday, May 9, from 1:00 p.m. to 4:00 p.m. The proceeds will benefit the campaign to re-elect Bill Mitchell, City Councilor. S.O.H.O. notes that Mr. Mitchell is one of its founding members. For more information contact Anne Stevens at 755-2911.

## Letter to the Editor

In March, when Miles Parker and I went to the City Council our goal was to reaffirm our determination to save the buildings in the redevelopment areas. There is still no preservation policy in our city. With plans to redevelop more areas of our downtown, historic buildings are intentionally being ignored. Future development must have guidelines toward historical significance. Incorporation of structures with redevelopment now shall assure them for future generations of San Diegans and create an aesthetic fabric of a city with a natural line that flows through time.

The Council's reaction came as somewhat of a surprise. This is the third time Miles and I have actually sat down individually with the council; the new councilors excepted. The timing was better on this venture to City Hall as last time the council was voting on the fate of the Horton Hotel and we were fighting an uphill battle with unsympathetic ears on the council.

*Susan Golding* is understanding, very business-like, sincere, and very non-committal.

*Dick Murphy* has a wonderful park plan in Mission Gorge, but both of these people were appointed by the "hand of Pete." As nice as they sound, it's when they push the vote buttons that we'll know who really pays their rent.

*Fred Snaubelt* supports our efforts only to his own end; he supports anything that will help obstruct the convention center.

*Lucy Killea* is interested in the Chinatown buildings at Third and Island and wants the facade of the Horton Hotel relocated. Hopefully, she'll vote for anything that doesn't obstruct the mayor's monuments. Thankfully, the Chinatown buildings aren't in his way--yet.

*Bill Mitchell* has supported preservation efforts in this town the longest. He has to be reminded occasionally of priority, but we can count on his vote.

*Mike Gotch* is our new hero. He campaigned on a preservation plank and he has supported our efforts 100 percent. He wants the Belmont rollercoaster and downtown historical sites saved and he is in favor of a preservation policy.

We haven't talked with Leon Williams and Bill Cleator yet.

In conclusion, we have seen six of the eight councilors and nothing is new. There is no preservation policy and the votes cannot be counted on, except for Mitchell and Gotch. With a persistent effort and constant reminders that preservationists won't go away, the council may create a policy to save buildings.

Ideally, a historic inventory will be taken before areas are redeveloped and there will be less need for "panic politics." A spirit of cooperation in preservation for our city is needed with less arrogance from the major and city council.

Michael Sullivan  
SOHO Board Member



# MEMBERSHIP FORM

Please complete and return this membership form to:

Save Our Heritage Organisation  
Post Office Box 3571  
San Diego, California 92103

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.
Patron . . . . .	\$100.
Corporate . . . . .	\$50.
Professional . . . . .	\$25.
Family . . . . .	\$15.
Single . . . . .	\$10.
Donation . . . . .	\$ _____

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City \_\_\_\_\_

Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

Add my name to your Volunteer List \_\_\_\_\_

I prefer the following types of activities:

\_\_\_\_\_

#### TAX EXEMPT STATUS

SOHO is exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code and has been classified by the I.R.S. as a charitable, educational organization.



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