

Reflections

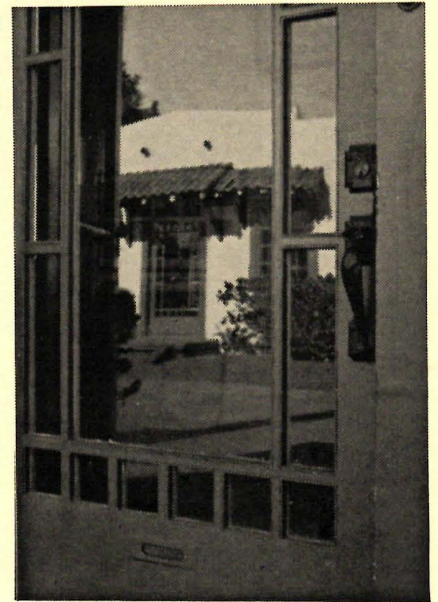
Volume XXII N. 5, December 1991 – January 1992

Save Our Heritage Organisation

Babcock Court 7th. St. and Orange Avenue, Coronado

Constructed in 1922, Babcock Court was renamed in 1973 for the founder of Coronado, Elisha Spurr Babcock. It is one of only 2 local examples of the true Bungalow Court, a unique physical expression of the Craftsman Movement, a phenomenon that began in Southern California as a repudiation of the Victorian Era that preceded it. As a true, classic, example of a Bungalow Court, it consists of a series of individual single story bungalow units arranged around a central courtyard open to a street at the front and featuring a larger, 2-story structure at the rear, consisting of two, 2-story flats. The only other true example of the building type in Coronado is the Bungalow Court at 936 to 954 "C" Avenue.

Currently, the City of Coronado has initiated procedures to demolish Babcock Court, and to construct a new police facility on that, as well as adjacent property. Efforts spearheaded by the Coronado Historical Association, have yielded letters from the California Office of Historic Preservation stating "it is our preliminary opinion that the property is eligible for listing in the National Register of Historic Places" and from the Director of the California State Historical Building Safety Board stating "Few professionals in the field of preservation would quarrel with the merits of the Babcock Court, and its significance in the ebb and flow of Coronado's history." The State Historic Resources Commission will rule on the Coronado Historical Association's recent application for listing of the property as a district in the National Register of Historic Places in early February, 1992.



However, the City of Coronado continues its pursuit of demolition, with the recent issuance of a request for proposal for a full Environmental Impact Report on the proposed project. The City previously commissioned a building code analysis on the bungalows that found them to be unsafe for "essential services buildings" (police & fire stations, hospitals, etc.) and then ordered the evacuation of the tenants which included civic groups such as Coronado Historical Association, Visitor's Information Center, Kiwanas, and Chamber of Commerce.

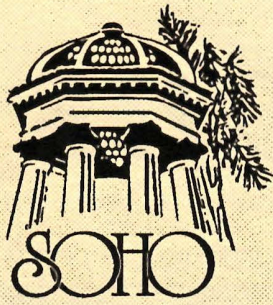
Your Board of Directors of SOHO voted unanimously on November 19th to send a letter to the Coronado Historical Association stating "...this resource is significant to the history of Coronado and southern California, and therefore (SOHO) urges the preservation of this excellent example of a bungalow court."



Letters of support are actively sought, and may be addressed to:

Board of Directors
Coronado Historical Association
Attn.: Babcock Court
P.O.Box 92178-0393
Coronado, Ca. 92118

The Association has recently established a special fund for out-of-pocket expenses generated by their efforts to save Babcock Court, which have exceed \$1,000 to date.



Reflections

*Celebrating 21 years of active
preservation in San Diego County*

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Reflections is published by:

Save Our Heritage Organisation

P.O. Box 3571

San Diego, CA 92163

(619) 297-9327

A non-profit organisation dedicated to the
preservation of cultural resources,

SOHO is a member of

- National Trust for Historic Preservation
- California Preservation Society
- San Diego Historical Society

President's Message

With 1991 essentially behind us we can look forward to the coming year. As part of it's 1992 calendar SOHO will embark on an organizational development campaign. The first element of this campaign will be the implementation of a Strategic Planning Process. Our organizational objectives are to formalize organizational programming and operational procedures, expansion and strengthening of our economic base, and reaffirmation of our mission, role and responsibilities to the community.

A fundamental element of building a successful organizational development strategy for the coming years is the recognition and evaluation of the efforts, objectives, policies, procedures of the past. As I have said, I believe SOHO's most valuable resource is the people who have made up this organization throughout the years. The leadership, guidance and support of those who have provided organizational stewardship over the years is critical in providing continuity, stability and strength to the organization. Over the next several months these individuals will be called upon to play an essential role in the upcoming strategic planning process.

Continuing in 1992 will be our Neighborhood Awareness Program featuring the communities of University Heights, Normal Heights, Kensington, Sherman Heights and Golden Hill. Once again SOHO would like to acknowledge and thank the San Diego Commission for Arts and Culture for their support of this program. Our monthly preservation forum series will also continue at the Temple Beth Israel with topics ranging from restoration techniques and procedure, and introduction to SOHO's facade easement program to a "how to" historic designation workshop. SOHO would like to thank th County of San Diego's Park and Recreation Department for their cooperation with this series. And , of course in addition to the organizations famous impromptu planning of timely tours and special events, we will be looking forward to our annual "People in Preservation Awards" in May during National Preservation Week! I look forward to an exciting year, and encourage everyone to become involved in the organization as we build for the future.

Happy Holidays!

Suzanne Lawrence
President

Park Plaza

On December 10th, the City Council reviewed the issue of the proposed Park Plaza high rise construction within the historic Gaslamp District. A motion was made by Councilman Ron Roberts to extend the issue to February 11th at 10:00 a.m., and the motion passed. The best information available indicates that there is a honest effort by the owner and city to find an alternate site.

Membership News

Welcome New Members

Sandra Boyce
Margaret Elliot
Gordon & Carol Jones
Mr. & Mrs. David McNair
Kay Niemeyer
Brigitte Noel

Membership Renewals

Members 20 plus years

Marian Churchill
Sheila de Maine
Mr. & Mrs. Milton Fintzelbrg
Mr. & Mrs. Robert Foster
Louise & Robert Harvey
Sharon & C.B. Hilliard
Jean R. Klauber
Mr. & Mrs. Philip Klauber
Mr. & Mrs. J.E.Leib
Mary Sanders

Members 15 plus years

Joan J. Easley
Helen Herman
Sidney "Joe" Jones
Loretta Matters
Mrs. Willis Missler

Members 10 plus years

Meg & Calvin Bowman
Dorothy Cleary
Betty Goldberg
Sally Johns

Members 5 plus years

Joan Betts
Loraine Costa
Stephen & Lynn Doyle
Elizabeth M. Dunshee
Kathleen Flanigan
Mrs. Leslie B. Fox
James B. Guthrie, A.I.A.
Robert Hewitt
Deirdre Lee & Lee Shouse
Ronald D. May
Ellen Revelle
Tim & Mimi Riley
Howard & Zelda Waxenberg

Members 1 to 5 years

Thurston & Renatta Coe
Daria Doering
Ruth & Herbert Jacobson
Eileen Krusen
Dr. Edward Millican
Maureen & Lee Norwood
Marsha Stout

Correction...

In the last issue of Reflections members names were misspelled. The members are Margaret Elliot and Dale Robison

SOHO Membership Application/Renewal

Membership privileges include the monthly newsletter Reflections to keep you informed of preservation issues and activities in San Diego County, as well as special prices for SOHO workshops, tours and related activities and events.

Membership categories are:

LIFE — \$1,000 • BENEFACTOR — \$500 • CORPORATE — \$250 • EXECUTIVE — \$100
PROFESSIONAL — \$50 • INDIVIDUAL/FAMILY — \$25 • STUDENT — \$10

Please call the SOHO office (297-9327) for more information. To apply for membership or to renew membership, complete the following form and send it and your check to SOHO, P.O. Box 3571, San Diego, CA 92163

Thank You For Your Support!

<input type="checkbox"/> New Member	<input type="checkbox"/> Renewal	Name _____
<input type="checkbox"/> \$1000 Lifetime	<input type="checkbox"/> 500 Benefactor	Address _____
<input type="checkbox"/> 250 Corporate	<input type="checkbox"/> 100 Executive	City, State, ZIP _____
<input type="checkbox"/> 50 Professional		Telephone:(H) _____
<input type="checkbox"/> 25 Individual/Family		Telephone: (W) _____
<input type="checkbox"/> 10 Student		
I would like to help with:		
<input type="checkbox"/> Tours	<input type="checkbox"/> Newsletter	
<input type="checkbox"/> Office	<input type="checkbox"/> Membership	

You Will Be Contacted Regarding Your Choice(s)

Letter From A Member

Thanks for the nice (20th anniversary) certificate. I have been with SOHO almost from the beginning, but the first "official" card I got was in 1971. I was as active as I could be, and was one of the original volunteers when the cottage opened as our office. I continued this activity and enjoyed it very much, but in the early eighties, some creep stole my car, which changed my lifestyle completely. Many of my activities were curtailed or abandoned, but I feel it is important to keep my dues, which are enclosed for another year.

SOHO is a truly unique organization, and some of my fondest and fun memories are of the events and projects of my association with SOHO. My last "big" undertaking was as one of the navigators on the bus tour of Point Loma in 1982. A whole lot of planning and work went into that, and it was a success.

Thanks again, and who knows, I might make it another 20!

Mary C. Sanders

Preservation Forum Antique Lighting & Hardware

The January 23rd session on architectural restoration focuses on antique lighting and hardware. Jim Gibson of Gibson & Gibson Antique Lighting & Hardware will present a slide show and special display of fixtures and hardware produced between the 1800's and 1920's. This one is must for you restoration Buffs! The session begins at 6:30 p.m. in Temple Beth Israel in Heritage Park. There is no charge and the public is invited. Make reservations by calling 297-9237.

Last months Forum featured noted local preservation architect M. Wayne Donaldson, speaking on the State Historical Building Code. Mr. Donaldson's personal involvement with the Code provided insight to the formation, administration, and use of this valuable piece of legislation.

Urban Forum Workshop

On November 1st and 2nd, members of SOHO attended San Diego's Urban Forum Workshop. The primary goals of this workshop were to achieve a consensus on the vision of San Diego and to create an Urban Form Action Plan to be presented to the City Council. The participants looked beyond the immediate situation, issues, and problems and looked into the future, to develop an appropriate course of action for the city to follow. Although the participants appeared to have widely differing agendas, virtually all interest groups involved in the quality of life discussions in San Diego over the last fifty years have agreed on a number of common goals that have proved to have a great deal of communality in them. SOHO would like to thank the City Architect, Mike Stepner, for his vision and this workshop.

C.P.F. Workshop Planned For San Diego

The Oakland based California Preservation Foundation plans to hold a workshop in San Diego in mid to late February of next year. In preparation, CPF has released the following notice.

"A Preservationist's Guide to Real Estate"

This full day program will explore the various factors that affect real estate development decisions. It will be geared toward planners, architects, neighborhood organizations and citizen advocates who must deal with the economics of rehabilitating older buildings and neighborhoods. Topics will include: feasibility analysis; financing sources (eg., public sources such as redevelopment agencies, bonds, etc. and private sources such as lenders, investors, etc.); and the financial implications of land use and zoning regulations. A "Preservationist's Guide to Real Estate" will be published in conjunction with the workshop.



The John Davidson House

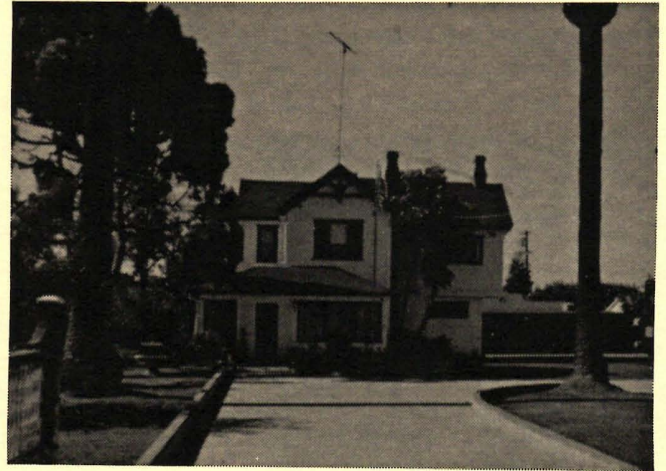
The John Davidson House is one of the original orchard homes and an example, although modified, of the Victorian style. The house sits on a one half acre lot in Chula Vista.

In 1889, John Davidson purchased a lot from the San Diego Land and Town Co. and the "orchard house" was built for him and his wife, Anne, the same year. The house, which was surrounded by a lemon orchard, was constructed entirely of redwood. It has a high cross gable roof with carved brackets and molded rake boards. A collar tie and king post with curved struts strengthen the rake boards in the front gable end. The feature is graced by a rosette and pendant.

Other details include two ornate brick chimneys, one interior and the other exterior, and double hung windows. Shiplap siding with wide cornerboards sheaths the exterior of this charming home. The front porch features a hip roof, full length shutters on each side of the porch entrance door, embedded pillars, and rectangular windows. Some elements of Eastlake can be seen in the decorative features and the porch hints of the Colonial Revival style.

In 1908, John Davidson passed away at the age of 72. Other interesting owners of this house include Rose McCoy who bought the property in 1911. She worked as a bookkeeper for the E. Melville Company. After her death in 1921, the property passed to her parents, Anne and George McCoy. George McCoy was a rancher and operated the McCoy Hotel in Chula Vista. Members of the McCoy family lived in this house for a number of years.

*Taken from a Historic Resources Inventory for
prepared by Karna Webster in 1985*



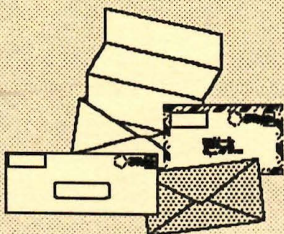
Comprehensive Historic Preservation Plan

Your support is critical to ensure that San Diego can effectively protect its historic neighborhoods and resources for future generations!

Destroyed!!... The Klauber House, The Aztec Brewery, The Green Dragon Colony, that beautiful old house that used to be in your neighborhood... "How could this have happened?", "How could they do this?", "How can we let this Happen?" Can't someone / anyone do something about this, stop the demolition, and save this building?...You can! Now! By writing your council person and the Mayor in support of the Comprehensive Historic Preservation Plan.

As a member of Save Our Heritage Organisation and a citizen who appreciates the value of historic preservation, we urge you to write your city council person in support of the Comprehensive Historic Preservation Plan.

This plan addresses the deficiencies in the City's General Plan regarding inventories of historic resources, public awareness and incentives for owners of historic properties. In addition, the plan provides for increased protection for San Diego's historic resources. So if you have ever asked yourself, "How can this happen, and what can we do about this!?"...the answer is ...write your city council person in support of the Comprehensive Historic Preservation Plan and let them know the value of the preservation of San Diego's Heritage for yourself, to tourism, to your children and grandchildren.



Included in this newsletter are four post cards for your use or to distribute to anyone you know who values San Diego's Heritage. There is an organized opposition to this ordinance by those who work in the development industry. It is crucial for us to show our support for increased protection of our historical resources in large numbers, with a strong voice for approval of the proposed Comprehensive Historic Preservation Plan. Please, write a letter, send a card.

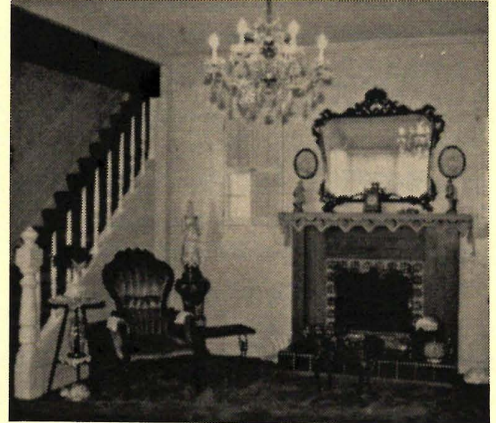
For Sale!—Victorian Charmer

Prestigious Location In Chula Vista • 238 Second Avenue

Built in 1890, this charming 2 story, 3,000 square foot historical orchard home boasts a modified Victorian style with very few alterations. Only the front porch (now enclosed) and some windows have been changed to more "modern" styles. Known as the John Davidson Home, this classic restoration sits on one half acre, has 10 foot ceilings and lace paneling, and is appropriately decorated with colonial wallcoverings and plush carpeting.

Other Features • Two ornate brick chimneys • New 10 year paint job • Library • Eat-in Kitchen, Corian countertops, Old World glass door cupboards, pantry, Jenn-Aire and Thermador appliances, butcher block center island and adjoining laundry area. • Master bedroom is last of this style (18' x 15') with vaulted open wood beamed ceiling, two walk-in closets • Upper Level- Master suite bath has Corian countertops and shower balanced by a gold claw-footed tub and wall hung chain pull toilet • Patio entertainment room (14'x28' beamed ceilings) has air conditioning, built-in brick barbeque fireplace, intercom system to both main house and maid's quarters adjacent to oversized garage. • RV parking with full hook-ups • Electronic security gates also controlled from house • Fence and gazebo are from Hotel del Coronado • Yards are professionally landscaped, sprinkled and floodlighted.

\$439,000



Ray Espinoza
REALTOR

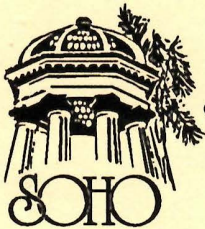
IT'S SHOW TIME!

CENTURY 21 MAY WEST

Office: 422-7700

Pager: 338-7703

Home: 422-3921



Save Our Heritage Organisation

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