



March 14-16, 2008

Save Our Heritage Organisation



2008

#### Thank you to the many volunteers who support SOHO's preservation weekend

Without your help, we would not be able to hold these educational and fundraising events. Your volunteerism is a tangible way to support SOHO's advocacy work.

#### We thank the homeowners for their hospitality in opening their doors to us

Katrina Dudley, Betty & Carl Hauck, Sue Foerster, Kelly & Jamie Hopkins, Gordon & Dalia Hunt, Cindy King, Pat Russell, Paul & Suzanne Schulman

#### The expertise of our speakers helps us to meet our educational goals

Bruce Coons, Micheal Kravcar, David Marshall, AIA, Joseph Taylor, Diane Welch.

#### **Our Architectural Tour Guides**

Alex Bevil, Jaye Furlonger, Ron May, Angela Geis McKerrow, Sheila Menzies, Bonnie Poppe, Joe Taylor.

#### We thank our Sponsors whose support we can't do without

Arts & Crafts Homes and the Revival, City of San Diego and Commission for Arts & Culture, Elizabeth Courtiér, Modernism Magazine, North Park News, Old House Interiors Magazine, Style 1900 Magazine.

#### **Special Thanks**

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# Save Our Heritage Organisation Welcomes you to our 2008

#### **Annual Historic Home Tour Weekend**

This year's focus on specific architectural tours touches the surface of the many facets of San Diego's wealth of heritage sites. Where else can you find 18<sup>th</sup> century Mission architecture to 20th century Tiki all within a single county? It's not only fascinating to learn what our region is comprised of but it's a lot of fun too! Not only is the breadth and depth of our region's heritage great, but San Diego is also host to a stunning lineage of master architects and designers whose work is among the most respected in the nation.

By attending any of the events this weekend you are supporting historic preservation. Thank you for coming and helping SOHO in its battle for a better quality of life for all San Diegans. It is historical sites, homes and cultural landscapes that give our region its beauty and desirability as a place to live and work and raise families. And don't forget that historic preservation is also the greenest and most sustainable of environmental solutions, the embodied energy in a historic building has no comparison even to the greenest techniques of new construction. We urge you to JOIN SOHO if you are not already a member and help save San Diego's past for its future.

We hope you enjoy this weekend to its fullest. We have endeavored to present you with a selection of homes in various architectural styles, that would also provide insight into the many different lifestyles that the historic home accommodates.

We can never say thank you enough to those who support SOHO's important and essential work. As our single largest fundraiser this year's homeowners, sponsors, volunteers and advertisers have contributed significantly to the cause of historic preservation of the entire San Diego county region and we thank each and every one of you.

On behalf of the SOHO Board of Directors, our Events and Education Committee and staff, we wish you a wonderful weekend.

Alana Coons

**Events & Education Director** 

2008

### **Friday**

**Architectural Tours** 

10am-1pm **Bungalow Court Bus Tour** 

(Boarding at 9:45am)

11am-2pm **Bungalow Court Bus Tour** 

(Boarding at 10:45am)

Saturday

10-1pm U.S. Army, Fort Rosecrans Bus Tour

(Boarding at 9:45am)

2-6pm San Diego's Historic Tile

Lectures

11am-12pm Historic Tile of Southern California Bus Tour

Joseph A. Taylor

12:30-2pm Ask the Experts

Bruce Coons, Mike Kravcar, and David Marshall

2:30:3:30pm Lilian J. Rice, Sincerely Yours

Diane Welch

Sunday

10am-4pm **Historic Home Tour** 

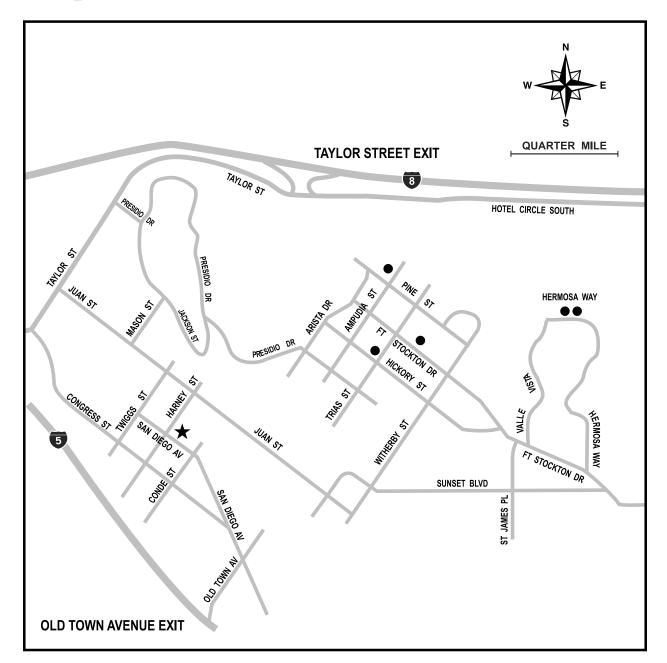
2-7pm A Guide to Tiki Modern Architecture Bus Tour

5-7pm Weekend Wrap Up Cocktail Party

Bali Hai Restaurant • 2230 Shelter Island Drive

2008

# Map of Historic Home Tour



#### General Tour Rules

- Have courtesy when parking in these residential neighborhoods, do not block driveways
- No photography inside the homes
- Turn off pagers & cell phones
- Do not touch anything in the homes, including doors, drawers or furnishings
- No use of bathrooms

- 4476 Ampudia Street
- 4352 Trias Street
- 2260 Ft. Stockton Drive
- 4455 Hermosa Way
- 4451 Hermosa Way





# Leighton James McMurtrie/James Winterow House, 1912 4476 Ampudia Street

The City of San Diego Historical Resource No. 361, rustic Arts & Crafts style Leighton James McMurtrie/James Winterow House blends in well with the semi-wild character of its Mission Hills lot. In 1912, it was one of the first homes to be constructed on the barren southern highlands overlooking Mission Valley, in one of San Diego's earliest and most prestigious streetcar suburbs. The deep 100 foot setback and mountain lodge aesthetic of the residence is atypical for the neighborhood, where many upscale Mediterranean and other revivalist style houses came to establish a strong visual presence during the 1920s.

The original owner and occupant of the house, Dr. Richard F. Williamson was a physician who dabbled in real estate speculation. Between 1907 and 1917, John D. Spreckels' San Diego Electric Railway opened up Mission Hills for development. Prior to Spreckels' investment, the area was a flat barren mesa occupied by the Calvary Roman Catholic Cemetery, Kate Sessions' Mission Hills Nursery and only a few houses. The new streetcar line allowed suburban pioneers to combine a semi-pastoral lifestyle uptown with convenient access to urban amenities downtown and elsewhere throughout the city. Many of San Diego's well-to-do families and individuals moved from the city's crowded core to its more gentile outer reaches at this time.

Historically designated in 1998, it was named after two prominent San Diego businessmen: Leighton James McMurtrie who founded one of the largest real estate and insurance businesses in San Diego from 1906 to 1922, and James Winterow, the fourth owner, who in 1935 founded the J.P. Winterow Roofing Co, one of the largest roof contracting companies in the nation and one of the oldest family-run businesses in San Diego.

The house was expanded in several phases after 1912. The entire southern half was added ca.1921 and by the 1940s the home had evolved into an impressive high-end residence. Additions were done with sensitivity to the original design, blending in with the building's pre-existing exterior fabric. The original Arts & Crafts style was carried by the newer additions and modifications to both house and garage. The style is expressed by the home's horizontality and the presence of natural materials such as wood shingles on roofs and walls, plus exposed wood beams, rafters, and brick masonry. On the veranda, a band of leaded glass casement windows with diamond-shaped lights is complimented by a pair of diamond-glazed entry doors and diamond-glazed transoms. In addition, low squat front-gabled dormers placed on the long side-gabled roof, flared bell-shaped eave overhangs, and a 65 foot-long recessed front veranda supported by massive brick piers all add to the visual impression of a mountain lodge. Executed by unknown designers and builders, the high caliber design work and skillful use of materials clearly reflects master-level expertise.









#### Irvine and Flora Schulman House, 1926 Architect: McCallister 4352 Trias Street

The Irvine and Flora Schulman House, City of San Diego Historical Resource No. 541, was designed by a young Wayne D. McAllister, born in San Diego in 1907. McAllister's trailblazing career designing iconic hotels, nightclubs and drive-in restaurants in Southern California and Nevada in the 1930s, 40s and 50s is well documented. McAllister began his 74-year-long professional career in San Diego at the American Building and Investment Company, the company that hired builder Gordon L. Paul to construct the Schulman House. His wife, designer Corinne Fuller McAllister, may have collaborated with him on the residence. In the early 1930s, the couple worked together on the Agua Caliente resort in Tijuana, Mexico.

The American Building and Investment Company was responsible for developing at least five other properties on the same block as the Schulman House. In addition to high-end residences, the company also designed apartments and commercial buildings. The Egyptian Revival style Pharaoh Court Apartments at 3789 Park Boulevard is one of their best known works.

Although the Schulman House has been renovated to some degree in the interior, the two-story home retains a high percentage of its original, character-defining Spanish Revival architectural features. A surprising Art Deco Zig Zag decorative detail on the parapets provides a delightful contrast to the historic-revivalist flavor of the overall style. The home's sophisticated design features flat roofs, an asymmetrical, stepped façade with pent roofs covered in terracotta tile, stucco siding, and a centered recessed entry porch with a pair of arched openings. The entrance is flanked by an

impressive large eyebrow arched picture window on the living room side, and a tripartite focal window on the dining room side. Fenestration includes both arched and rectangular multi-light wood windows. Intact interior elements include a sunken living room, unique hand-applied plaster wall textures, bathroom tile, and some original fixtures and hardware.

The residence received historic designation for demonstrating architectural significance and integrity and for possessing associations with notable persons and events in the history of San Diego and California's Jewish community. The Schulman family, who purchased the Mission Hills lot and commissioned the construction of the house, lived there until 1937. Irvine and Flora Schulman, while working from home during this period, developed the Globe Outfitting Company and Globe Furniture Company, a home furnishing industry that would eventually span six decades. The Schulman children were involved in the family businesses, and their success enabled son Victor J. Schulman to become an influential and important leader in local Jewish philanthropic circles, most prominently during the 1950s through early 1990s.









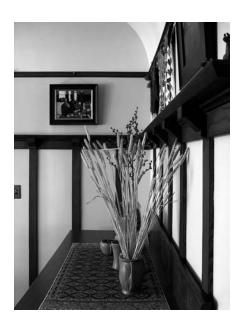
#### Horace and Della Shank House, 1914 2260 Ft. Stockton Drive

The City of San Diego Historical Resource No. 696, Horace and Della Shank House was constructed along the newly built streetcar line that connected Mission Hills to downtown San Diego. The two-level, 1,984 square foot residence is an excellent example of Craftsman style with Tudor and Swiss Chalet influences. The design elements include a front gabled roof with broad over-hanging eaves and exposed, sharply angled rafter tails, highly decorative knee brace roof brackets, false half-timbering with heavy pebble and dash plaster on the upper level, distinctive horizontal redwood siding on the ground level, and two sets of large "Chicago style" windows. Like many of the two-story houses built along the Fort Stockton Line at this time, the home has a prominent upper level balcony overlooking the street. A new garage, built in the same location as the original garage, sympathetically reflects the architectural detailing found on the house.

The original owners, Horace and Della Shank hired an unknown architect and builder to construct the house, which they lived in for six years. John and Elizabeth Crook, the second owners, owned it until 1947. In the early 1900s, prior to coming to San Diego, John Crook's railroad construction firm built the Carrizo Gorge tunnels for John D. Spreckel's San Diego, Arizona & Eastern Railway. After he passed away in 1947, the house was purchased by the Geiger Family, who owned it until 2001.

Using historic photographs the house has been restored extensively since 2001 by its present owners. Inspired by the discovery of cedar shakes beneath later layers of roofing material, new firetreated shingles have been installed to recreate the historical aesthetics of the original roof. A sagging front porch roof that had been shored up with an additional column in the late 1940s/ early 1950s was strengthened and brought back to its original configuration, porch columns were rebuilt to their original dimensions and clad in dash plaster to match the chimney and siding on the upper level, and balcony railings enclosed with non-historic stucco were replaced by wooden railings. The scoring pattern on the concrete porch was recreated to match the original.

Much restoration work has also been done to the interior, including new electrical wiring and plumbing. Modern moldings, mirror tiles, and layers of wallpaper were removed and interior plaster repaired. Woodwork in the downstairs foyer, stairway and living room was stripped of layers of paint and refinished. Currently, the living room fireplace, mantle and adjacent builtins await the owners' careful attention as the next major step in returning the home to its original Arts & Crafts splendor.









#### Marion Delafield Sturges & Samuel Otis Dauchy/William Templeton Johnson House, 1923 Architect: William Templeton Johnson 4455 Hermosa Way

The City of San Diego Historical Resource No. 764, Marion Delafield Sturges and Samuel Otis Dauchy/William Templeton Johnson House is located in the prestigious Allen Terrace section of Mission Hills, with a sweeping view of Mission Valley to the north and the Pacific Ocean to the west. It sits between two other residences also designed by William Templeton Johnson. All three houses, with a mixture of Spanish, Moorish and Pueblo style influences, demonstrate his trademark European-inspired Spanish Eclectic architectural style, with red tile roofs and warm toned stucco walls. They are deliberately sited on their lots in relation to one another, with stucco perimeter walls adding to a shared sense of exclusivity.

The Dauchy House is angled to the street in such a way as to present both south and east elevations and maximize the impression of a stately and elegant mansion. Tall arched windows, twisted classical column ornamentation, balconets, and doorways topped by heraldic medallions depicting maritime themes convey the Spanish Colonial style while referencing the original owners' passion for yachting. Marion Delafield Sturges Dauchy was the sister of Templeton Johnson's wife Clara. The house was built for Marion and her husband, Samuel Otis Dauchy, members of Chicago's

high-society who spent many years wintering in Coronado and San Diego with their extended families before settling permanently into their house on Hermosa.

Harry Brawner, the general contractor Templeton Johnson hired for the construction, was a master carpenter who did the interior woodwork himself. Arcades of classic columns separate the foyer, stepped-down living room, and dining room. The intact historic interior was designed to suit the upper-class formality of the Dauchy household. Extremely rare are original furnishings designed by the architect, a dining room table, eight chairs, and a matching buffet. Their accustomed lifestyle required live-in servants, whose quarters were on the basement level.

Over the years, only a few changes have occurred to the property. The original chimney was replaced by a taller chimney, upstairs sleeping porches were enclosed with French doors, and the landscaping is more mature but retains its original scheme. Likewise, most interior alterations are relatively minor and are mainly confined to the kitchen and basement. Unique features in the basement reflect the interesting personal stories of two of the more recent owners, Gerald and Noreen Wagner, who lived in the house during the late 1970s. The 1920s era hex tile flooring and bar fixtures are from a bar in Chicago once owned by Noreen Wagner's parents. Also in the basement, a built-in Pullman train bedroom assembly from a Santa Fe Railroad Super Chief coach car reflects Gerald's passion for antique trains.









#### Sarah Brock/William Templeton Johnson/Brawner & Hunter House, 1922 Architect: William Templeton Johnson 4451 Hermosa Way

The City of San Diego Historical Resource No. 756, Sarah Brock/William Templeton Johnson/Brawner & Hunter House was designed by William Templeton Johnson and appears physically unassuming from outside its wood-gated stucco garden wall along Hermosa Way. With a U-shaped plan and enclosed entry courtyard, the front façade of the house expresses some aspects of Pueblo Revival style including a low boxy profile, flat parapet roofs, textured stucco on walls and chimney, and glazed and rusticated wood doors. A strong sense of privacy prevails, and little on the public elevation betrays the true elegance or grand scale of this large, approximately 3,580 square foot, wood-frame residence.

The home was constructed by the firm of Brawner & Hunter, known for their high-end construction and attention to detail. Landscape architects Gardner & Slaymaker designed the original hardscape and planted the site, including a front cactus garden and reflecting pool in the backyard.

Set on a combined hillside lot of nearly three acres with a commanding view over Mission Valley, the one-and-two-story rear portion expresses Spanish Colonial Revival influences. Viewed from the north, an asymmetrical, horizontally stepped façade with three distinctive roof planes of differing heights and materials define the interior spaces. The upper level features a center balcony, a massive arched picture window decorated ornately with scrolled stucco pilasters with finials, and a series of large arched and rectangular casement windows, rectangular hopper windows and French doors. On the far eastern end, the master suite opens to a small wrought iron Juliet balcony. Many other interesting Spanish Revival details were incorporated by Johnson throughout the design. The walk-out basement was converted to indoor living space and connected by an interior staircase to the main level in the 1990s. A backyard swimming pool was added as well.

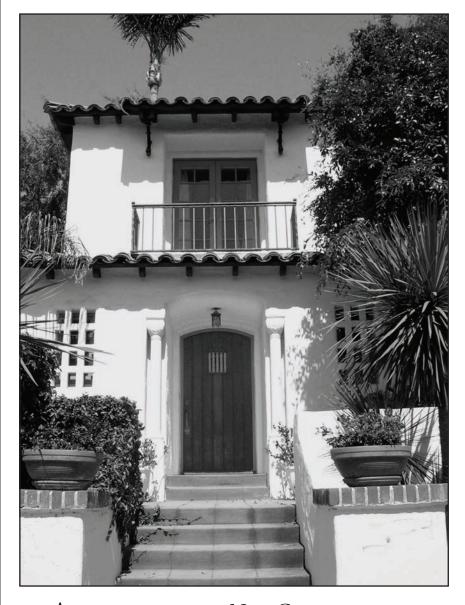
The Sarah Brock House retains many original interior architectural elements, including inlaid oak plank floors, stained mahogany baseboards and frame boards around window and door openings, and rectangular and arched doors with recessed panels. The living room has a stunning mahogany coffered ceiling and built-in bookshelves. The dining room ceiling is coved with a stepped tray. A rare groin-vault ceiling creates a cathedral-like feeling in the master suite.







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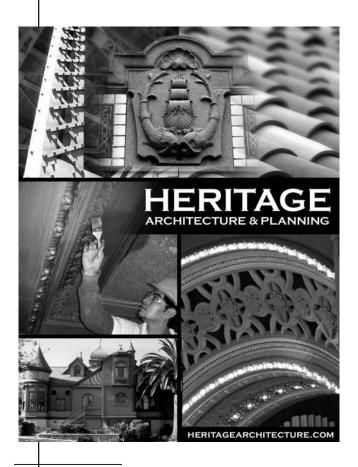


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Battle of San Diego Bay, artist Jay Wegter. ©Fort Guijarros Museum Foundation

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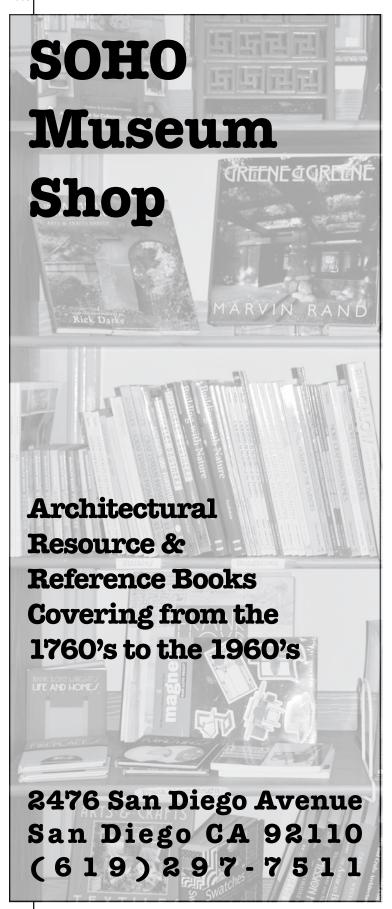
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SOHO congratulates Mission Hills on their 100th anniversary & first two historic districts!!

We thank Mission Hi**ll**s residents for hosting SOHO's Annual Historic Home Tour Weekend this year!



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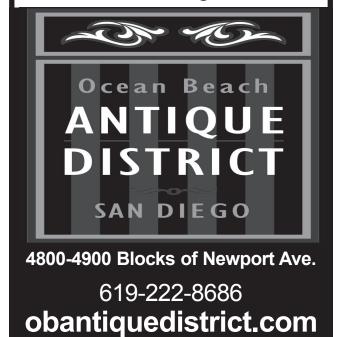
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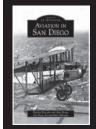
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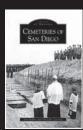
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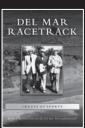
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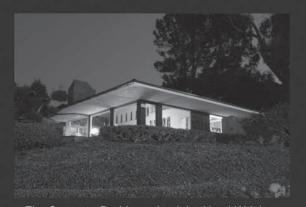
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## Saving San Diego's past for the future

Through education, advocacy, and stewardship, SOHO's mission is to preserve, promote and support preservation of the architectural, cultural and historical links and landmarks that contribute to the community identity, depth and character of our region.