



Show & Sale

Architectural  
Tours & Lectures

Historic Home Tour

March  
11-13  
2005

Old Wonder Bread Bakery  
147 14th Street • Downtown San Diego



## Save Our Heritage Organisation

Welcomes you to the

## San Diego Craftsman & Spanish Revival Weekend 2005

Each year five to seven homeowners from neighborhoods around San Diego open their lovely homes to the public so we can enjoy them and learn about architecture from the first few decades of the twentieth century. Since this is the eighth annual Craftsman & Spanish Revival Weekend, that means we have visited more than forty properties just for this one event! It might seem like we have endless numbers of older homes when we walk through these early communities, so it is easy to overlook the fact that each year dozens of older homes are lost to the wrecking ball.

Since our event usually takes place on the "mainland", we are very excited to feature homes across the water on Coronado Island. SOHO chose to focus on Coronado this year to thank the community for beginning to recognize the importance of saving historic structures. Coronado's older homes and buildings are what give the island its character and draw local, national and international visitors each year. Losing these structures will slowly erode the area's charm, eventually

making it just like any other coastal community with a pretty beach and lots of sunshine.

In June 2004, the Coronado City Council enacted an ordinance requiring further review of requested demolition permits for properties 75 years or older. That now means properties constructed in 1930 or before are afforded some measure of protection from demolition. This ordinance is a good start and we encourage the City of Coronado to build on this new legislation.

So, please join us first at the 1894 Wonder Bread Bakery in San Diego's historic warehouse district in East Village to attend our informative lectures as well as visit the vendors displaying period wares, then head over the bridge to enjoy yourselves in our beautiful city across the bay with its graceful, wide streets, its world-class views, its stunning beaches, and its very lovely architecture.

Beth Montes

President, Save Our Heritage Organisation

During this year's three day event, we are proud to include trolley and walking tours of historic neighborhoods, lectures by leading authorities on regional and national architects, workshops led by practicing professionals, a Historic Home Tour of seven homes, an elegant evening reception in a magnificent Richard Requa home and a comprehensive display of antique and revival furnishings exhibitors.

This year, SOHO is focusing on the City of Coronado, one of the oldest communities in the San Diego region. Like many other historic locations, Coronado is struggling to protect the integrity of its historic neighborhoods. While known for its Victorian

masterpiece, the Hotel Del Coronado, Coronado is also home to a fine collection of early 20th century homes in various styles: Craftsman, Prairie, Spanish, Mission, and Tudor, among other architectural genres. With this weekend's line up of educational programming, we hope to identify available preservation tools and to assist the community in keeping this jewel by the sea unique.

Join me in celebrating the *Gesamtkunstwerk*, or total work of art, of two of the most complex and meaningful periods in history. Enjoy, learn and live.

Allen A. Hazard

Chairperson of the CSR Weekend 2005

## History of the Wonder Bread Bakery

The Wonder Bread Bakery is a magnificent example of Downtown San Diego's warehouse history. There has been an operating bakery here from 1897 to 1988. An evolution of building types from 1897 to 1960 can be seen and the intact 16-foot wide, 30-foot tall grain silo is the last of its kind in the downtown area. The buildings with their high-volume space, wood bowstring trusses and glazed brick interiors, along with the stories of the early San Diego bakery families, provide a valuable link to the past for future generations.

The Winter family is significant in the history of bakeries in early San Diego. One of the earliest bakeries in the city was started by Joseph Winter in 1873 at 560 Fourth Street. Two years later, Joseph partnered with his brother Louis and enlarged the business by adding a cracker department that utilized hand-power machinery. The next year, Louis helped to pioneer the use of steam power in bakeries by adding a steam power plant. Joseph's nephew Carl Winter, along with William Sick and Christian Schlittenhardt opened a bakery of their own in 1895. In 1897, they moved to what is currently the site of the Wonder Bread Block.

In 1924, Carl Winter and William Sick hired local San Diego architect Eugene Hoffman to design a new structure that incorporated the existing location. The German born architect came to San Diego in 1910 after earning a solid reputation in New York. He attracted the attention of many business leaders and developers in the San Diego community including John D. Spreckels.

Special thanks to Bob Sinclair for providing SOHO with this wonderful venue for the 2005 Craftsman & Spanish revival weekend.



# Friday Architectural Tours

## Requa Walking Tour

9 - 11am  
Join Requa historian **Parker H. Jackson** on a walking tour in Coronado to view a premiere selection of Mr. Requa's designs. Approximately one mile in length, the tour features a broad range from pure Spanish Colonial Revival to a blending of Craftsman and Spanish Revival. Mr. Jackson will provide a history of the homes and point out specific details that mark Mr. Requa's signature. **Attendance to this tour is limited.**

## Bungalow Court Tour Begins at the Wonder Bread Bakery, 147 14th Street, Downtown

9am - 12pm  
More than thirty of San Diego's premier bungalow courts, in styles ranging from California bungalow to Spanish Revival,

Moorish Revival, Pueblo and Moderne. The tour will cover the period from approximately 1915 through 1955, and include some interesting variations on the theme. These much loved icons of the streetcar era have recently awakened the interest of the public, and SOHO is delighted to present this program once again to acquaint San Diegans with the wealth of courts remaining intact in our city. **Attendance to this tour is limited.**

## Workshop Series

Coronado Public Library, Winn  
Room, 640 Orange Avenue

### A - Gardens & Garden Plants of San Diego from the Early 20th Century, Kate Sessions & Roland Hoyt

11:30am - 12:30pm  
San Diego has a rich gardening history from the early 20th century. Enriched by the legacies of two persons in particular, Kate Sessions, the well-known horticulturalist and nurserywoman, and Roland Hoyt, the landscape architect and author. Both individuals promulgated an extensive plant palette, both in their

work and in their writings. Landscape architect **Scott Sandel**, ASLA, will focus on gardening structures and garden plants that are appropriate for Southern California houses in the Arts & Crafts and Spanish Revival styles.

### B - What Makes a Home Historic 1 - 2pm

Research historian, historic homeowner and SOHO President **Beth Montes** will give important pointers about what makes a home historic and what to do and not to do with your old home. A must attend for new old house owners or realtors!

### C - Panel Discussion: Understanding the Mills Act

2:30 - 3:30pm  
Panel: As a California senator, **Jim Mills** signed two bills that changed the face of historic preservation in the state forever. One of these is the Mills Act, which gives the homeowner and cities a valuable tool to revitalize their neighborhoods; the other is a measure that allows local jurisdictions to refrain from applying the uniform building code

to historic properties. From the County assessors office, **Gary Kendrick** will explain the county process upon receiving Mills Act applications. **Barbara Hubbard**, secretary for the San Diego Historical Resources Board will explain their contract and how it works. SOHO President **Beth Montes** will discuss the designation process and its role in becoming eligible for the Mills Act.

### D - Historic Districts: What are they and how do I get one?

4 - 5pm  
**Ron May** of Legacy 101 is a research historian and designation preparer; **Janet O'Dea** and husband **Allen Hazard** are Mission Hills residents who spearheaded a historic district drive in that community; **Scott Sandel** is working on a second district in Mission Hills; **David Marshall** is one of the west coast's leading historic preservation architects and a member of the city of San Diego's Historical Resources Board; **David Swarens**, SOHO board Director who helped create the Sherman Heights historic district will moderate.

# Saturday

Old Wonder Bread Bakery,  
147 14th Street, Downtown  
10am - 5pm through Sunday  
**Show & Sale**

## Exhibition of San Diego Ephemera

## Silent Auction

## Lecture Series

Old Wonder Bread Bakery,  
147 14th Street, Downtown

### A - Parker H. Jackson: Richard Requa & the Wider Impact of Spanish Revival Architecture

10 - 11am  
Parker Jackson describes himself as "Requa's Historian". He has cataloged Requa's extensive architectural drawings and 16mm motion picture collections at the San Diego Historical Society. Mr. Jackson presents a lecture on the central role architects played in encouraging and developing San

Diego's greatest industry: tourism. With special emphasis on the work of Richard Requa, Mr. Jackson's lecture will elaborate on the connection between the evolution of the local architecture and its impact on the local economy.

### B - David Bricker: Just Getting Started - The Early Work of Cliff May

11:30am - 12:30pm  
Cliff May began his long and successful career in the attractive, coastal city of San Diego during the 1930s. This was a period when architectural design in California and throughout the country focused increasing attention on the concept of regional context. May's early ranch houses clearly captured such inspiration. The presentation will illustrate how this self-taught architect created a recognizable and significant body of work prior to the postwar years.

### C - Keynote Speaker: Eric Lloyd Wright - The Wright Legacy

1 - 2pm  
Mr. Wright studied architecture and was an apprentice with both Frank Lloyd Wright's Taliesin

School of Architecture and his father John Lloyd Wright. He has worked on restoration and renovation of Frank Lloyd Wright and Lloyd Wright buildings throughout America and is currently pursuing his own interests in organic architecture and green building design. Eric Lloyd Wright, as keeper of the Wright flame, will lecture on his own work as well as his father's and his grandfather's work. He will also speak on the unique San Diego connection to the Wright family and how San Diego played a pivotal role in the lives of the Wright family.

### D - John Reed: Irving Gill, a Personal Experience

3 - 4pm  
John August Reed began his career as an associate of Lloyd Ruocco. He then worked with Lloyd Wright for three years and later with Sim Bruce Richards as associates. Mr. Reed was one of the founders of the Southern California Chapter of the Society of Architectural Historians. Growing up in San Diego gave him an early interest in Irving Gill and he has been presenting lectures on Gill since 1954. This

lecture will include how he first became aware of Irving Gill, his experiences with writer Ester McCoy, and personal observations from an architect's view.

## Saturday Evening Party

6 - 9pm  
Enjoy a wonderful evening at a Richard Requa landmark mansion in La Playa with wine and hors d'oeuvres.

## Sunday Historic Home Tour

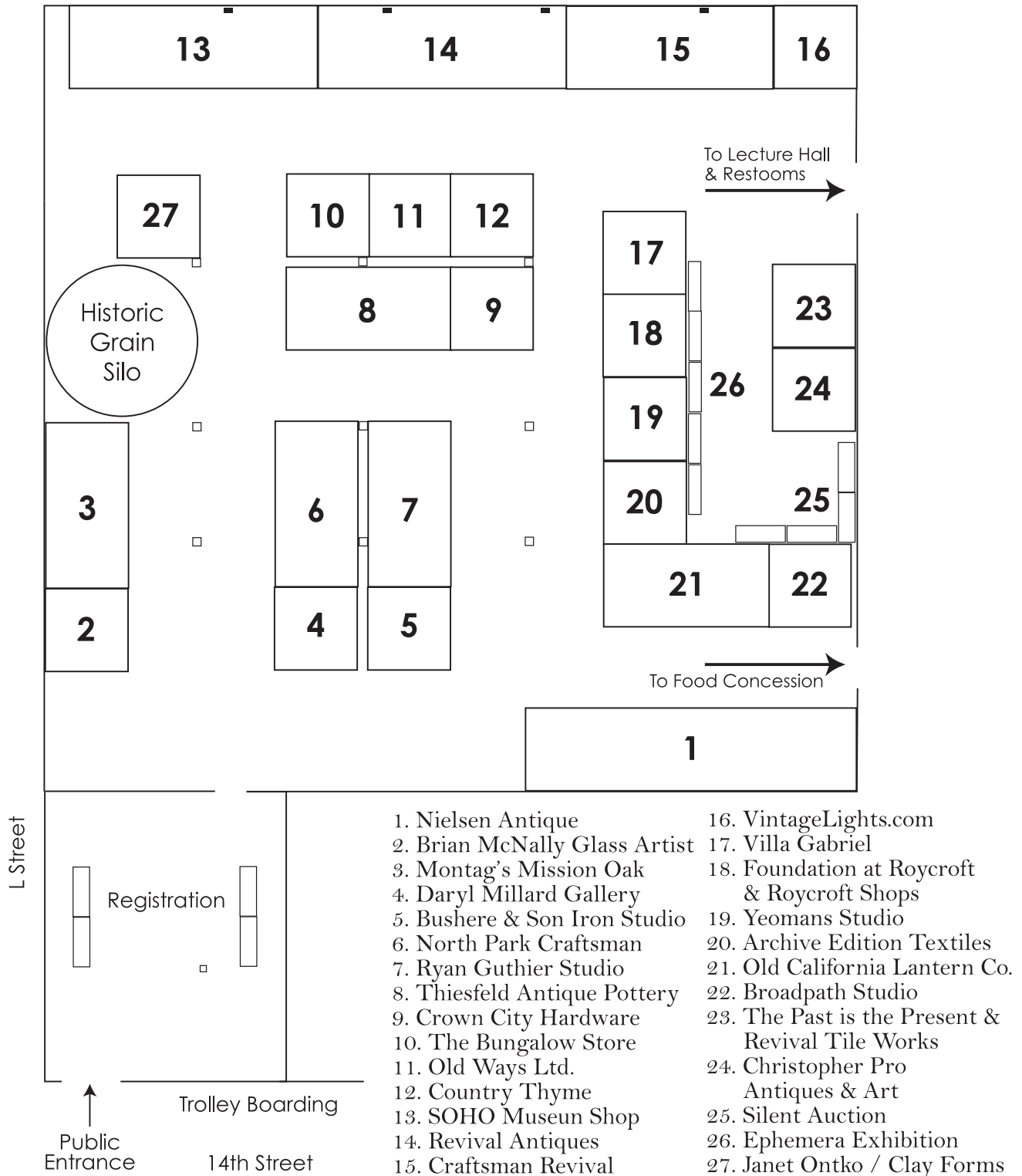
Begins at the Wonder Bread  
Bakery, 147 14th Street,  
Downtown  
11am - 4pm

## Show & Sale

Wonder Bread Bakery, 147  
14th Street, Downtown  
10am - 5pm



# Map of Exhibition Hall



### Archive Edition Textiles

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Foundation at Roycroft provides education about the Arts & Crafts movement through tours and our 2004 Elderhostel and Conference.

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Open daily 10am-4:30pm. Closed Wednesday. Books and gifts from all eras, from early California to Mid-century, San Diego's most comprehensive architectural book resource.

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## Exhibition of San Diego Ephemera

Ephemera is defined as the documents of everyday life intended for short-term use and often disposal. Ephemera comprises a wide range of printed and handwritten material, including photographs, pamphlets, newspapers, calendars, posters, advertising novelties, packaging and other items. Having served its original purpose, ephemera takes on a second life as part of the historical record, providing evidence of those who printed it, used it, saved it or wrote it.

This exhibition highlights the period from 1900 to the 1930's. This is our heritage preserved in paper, books and photographs which previous generations almost threw away, telling the story of Southern California in one of its greatest periods of growth and influence.

The collections are courtesy of Vykki Mende Gray, Erik Hanson, Sandé Lollis, David Marshall, Christopher Pro and David Swarens. All are avid collectors and between them they are able to show a wide range of artifacts that represent vital links to a bygone age. Some are rare, others are commonplace, all are history providing an important tool and resource for us to learn from.





## Bowman-Cotton Residence, 1929

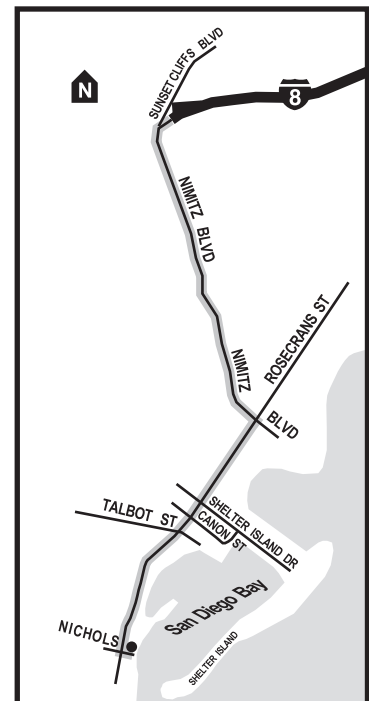
### Richard Requa, AIA

### 2900 Nichols Street, La Playa

This year's Craftsman & Spanish Revival Weekend evening reception fundraiser is being held at the exquisite Bowman-Cotton residence. The 1929 Spanish Revival home was designed by Master Architect, Richard S. Requa. The home is elegantly positioned on a large lot, over one-third acre, with direct bay/beach frontage in the unparalleled community of La Playa in Point Loma. Enjoy fine wine and light hors d'oeuvres on the expansive bay front terrace with its stunning views of San Diego's downtown and the Pacific Ocean. Enhancing the beautiful vistas will be the delightful company of the gracious homeowners and the camaraderie of preservationists like yourself.

The current homeowners engaged architectural historian Kathleen Flanigan to research and obtain designation for the home. The owners have opened their home, now known as City of San Diego Historic Site #466, to us in her memory with proceeds of this evening's event benefiting both the S. Kathleen Flanigan Preservation Revolving Fund and SOHO's general fund.

We hope you will join us in this exceedingly rare opportunity to enjoy the grace and understated elegance of a bygone era.



Interstate 8 west to the end. Take the **Nimitz Blvd exit** and go left. Turn right on **Rosecrans Street**. Turn left on **Nichols Street**.

Thomas Bros: 1288 A4



## The S. Kathleen Flanigan Preservation Revolving Fund

SOHO's Preservation Revolving Fund was established to help preserve, restore and maintain buildings and properties of historical and architectural importance, within the County of San Diego, for the benefit of future generations.

### Primary Functions of the Fund

- To preserve buildings, sites and properties of historical or architectural importance
- To acquire by gift or purchase important threatened buildings
- To place protective easements, covenants, and legal restrictions on historical properties
- To restore, lease, option or resell historic properties, historic buildings, houses and other structures

Each year we witness the loss of more historic buildings, houses and other structures. Sometimes by neglect, but more often by economic pressure to clear the way for new development. Once demolished, these valuable resources can never be retrieved.

The Fund empowers SOHO to purchase endangered properties, take action to preserve the property, then resell the property, making the proceeds available to save the next building. Similar programs have been used with great success by other preservation organizations, including Preservation North Carolina, Pasadena Heritage, and the Pittsburgh History and Landmarks Foundation.

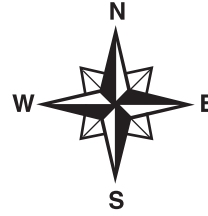
The Fund is a worthy preservation tool, which will enable SOHO to make a difference by saving an important piece of history. SOHO will purchase property, place easements or restrictive covenants on the property and find a sympathetic buyer who will restore and maintain the property. The Fund places SOHO in the real estate market along with the developer.

The Preservation Revolving Fund offers a new and powerful approach to preservation. All funds are earmarked and designated solely for the Preservation Revolving Fund.

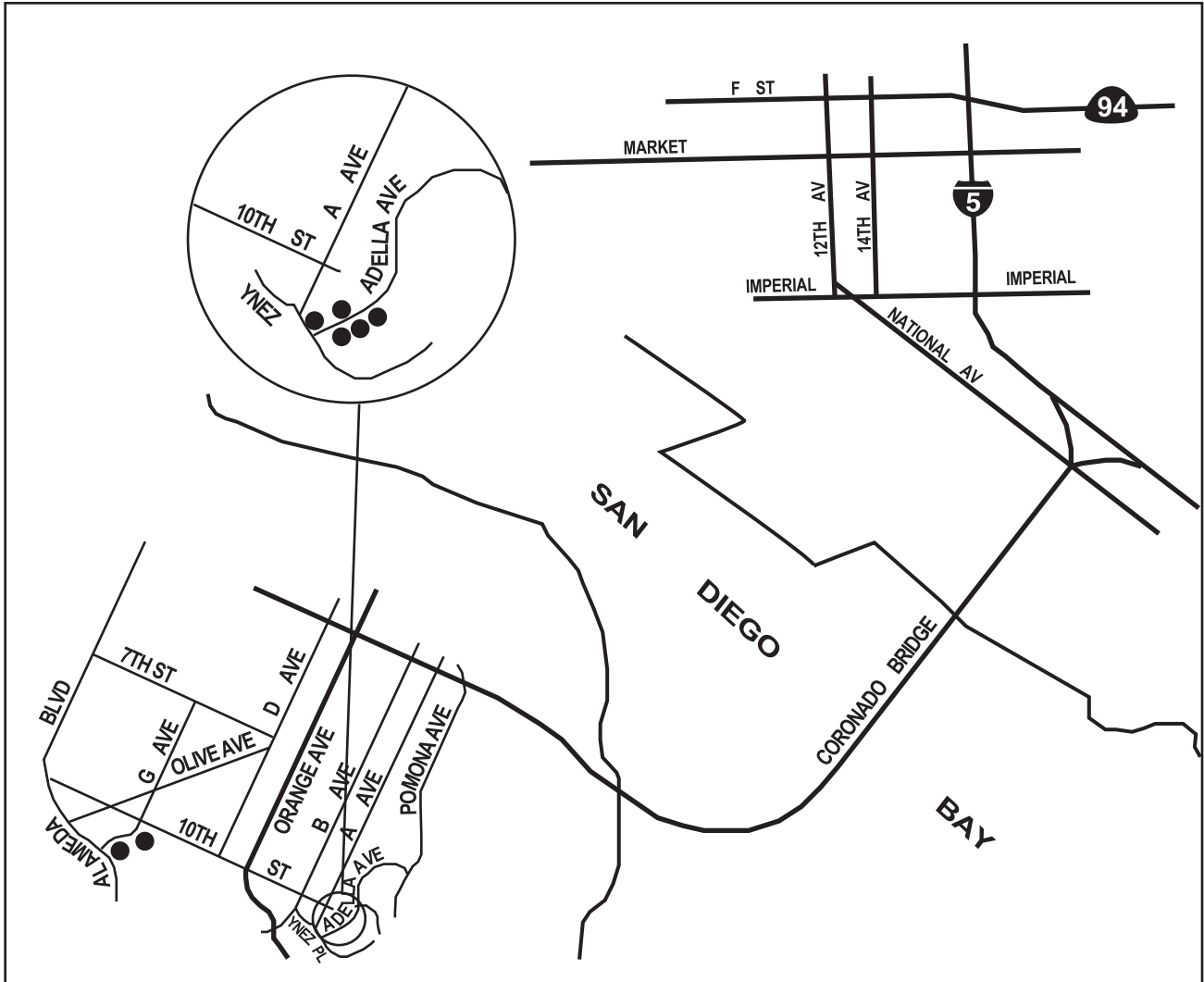
SOHO has been protecting San Diego's historical treasures since 1969, and by raising awareness and appreciation of our region's history and environment, is a valuable asset and a powerful catalyst for preservation. SOHO's mission is to preserve the links to the past that are significant to our history and contribute to our community's special identity, depth, and character.

Take ownership in the future of San Diego by preserving its past; make a donation to the Preservation Revolving Fund today and watch the numbers grow.

# Map of Historic Home Tour



1 Mile



Courtesy roving trolley service provided by Old Town Trolley is available to and from Wonder Bread Bakery and the tour houses. **The houses may be viewed in any order.**

- 1021 Adella Avenue
- 1022 Adella Avenue
- 1027 Adella Avenue
- 1033 Adella Avenue
- 1054 Adella/1401 Ynez Pl
- 1027 G Avenue
- 1125 G Avenue





**The Admiral T.J. Senn House, 1933**  
**(Paul McCoy, builder)**  
**1021 Adella Avenue, Coronado**

Paul McCoy built this lovely Spanish Revival home in 1933. McCoy, who built homes for the “rising middle class,” was born in Ohio and moved to San Diego from Yuma, Arizona. He advertised himself as a “builder of houses for sale,” and was responsible for many Spanish Revival homes, typically 3-bedroom/1 bath in the Kensington area in the 1920s and 30s as well as in Coronado.

This handsome classic Spanish Revival home features beautiful interior arches, niches in the living room, built-in corner cupboards in the dining room, and original front door. The homeowners replaced a 1970s fireplace with reproduction Batchelder tile by local master craftsman Laird Plumleigh and plaster in keeping with the Spanish Revival style. The current kitchen was also a part of the 1970s remodel and the homeowners are planning to restore it as well.



**The Major William H. Bailhache House, 1898**  
**(William S. Hebbard & Irving J. Gill, architects)**  
**1022 Adella Avenue, Coronado**

This home, which anticipates elements of the Prairie-style, was designed by the firm of Hebbard & Gill for retired newspaper editor Major William H. Bailhache in 1898. The home has been historically designated by the City of Coronado.

Hebbard, with Gill and later in solo practice, built several beautiful homes in Coronado such as the Richards/Dupee Mansion on Ocean Boulevard and the Armand Jessop home on First Street.

This home is an excellent example of this premier firm's early work and features a front gabled roof with wide eaves and a large shed dormer. The home's many original double-hung windows permit sunshine to flow into the house with fresh sea air for ventilation. Note the many original interior features such as the box beam ceiling as well as the Douglas fir sideboard and wainscoting in the dining room.

According to "local lore," President Harry S Truman's Secretary of State, Averell Harriman, summered here. The current homeowners acquired the house in a state of severe neglect and have been sensitive in their restoration, bringing it back to its original state. A garage was recently added with the mission to build it in the architectural style of the main house.





## **The Zoe Brooks House, 1923** **(L.R. Dilley, builder)** **1027 Adella Avenue, Coronado**

This one-story Spanish Colonial Revival home was built in 1923 by L.R. Dilley for Zoe Brooks. It boasts an original and distinctive stucco “rock-crete” finish, which is composed of 3/16” pea gravel that was originally placed on by hand. The homeowners have meticulously matched its color, texture and application on the newly built courtyard wall.

Abigail Dickson, PhD, grandmother of one of the current homeowners, owned the home from 1956 until 2003. Dr. Dickson earned her PhD in Psychology at age 63, and was a self-made woman who was a pen pal of Carl Jung and an avid antiques collector. The current homeowners have lovingly dedicated the recent renovations to the memory of the wife's grandmother.

A beautiful feature is the barrel-vaulted ceiling in the sunken living room and original Batchelder tile fireplace. This room enjoys a beautiful view of Glorietta Bay. Remaining faithful to the original spirit and design of the house, the homeowners have carefully selected local craftsmen to design the interior spaces. The home features primarily original features with a few new architectural details in the bathrooms and kitchen.

The gardens are a work in progress. The owner, a landscape architect, has installed new hardscape in the courtyard along with drought tolerant succulent plantings; the backyard will be designed around the existing plantings and an original fishpond.



## **Builder/Architect Unknown, 1924**

### **1033 Adella Avenue, Coronado**

This graceful, Prairie-style two-story home features traditional details such as a stucco exterior and a low-hipped and cantilevered roof. The home retains much of its original features such as double-hung windows, pocket doors, and inviting window seats. The house is a canvas to the homeowner's impressive collection of primitive American and European antique furnishings.

Although the home has undergone some additions and remodeling, it still retains much of its original floor plan, including the large living room and a generous dining room, which the homeowners regard as the "soul" of their home. In the spirit of respecting their home's history, the homeowners have recently replaced the inappropriate circa 1970s granite facing of the living room's large fireplace with reproduction Batchelder tiles from local craftsman Laird Plumleigh. Using the original blueprint, the upstairs bedrooms have been returned to the original design. Later this year the couple plan a period kitchen restoration and backyard landscaping. The homeowners plan to have the home designated a historic site and are currently researching its history.





*Greycourt, Coronado.*



## **Greycourt Inn, c. 1903** **1054 Adella Ave/1401 Ynez Pl, Coronado**

Local lore holds that in 1906 master architects William S. Hebbard and Irving Gill designed the Inn just prior to dissolving their partnership. In the 1930s, the Inn's name was changed to the Bay View Lodge. At that time only the John D. Spreckels Estate gardens separated the Lodge from the San Diego Bay. Unfortunately, time was not kind to the Lodge. It served as a boarding house and then gradually became dilapidated, hazardous and a public eyesore. The new owners, who have several historic restoration projects under their belts, have come to the rescue and are bringing the Lodge back to its former glorious self. Please be careful as you tour this property as it is presently a construction zone. It has been included on the tour to give the public a rare opportunity to view a restoration in progress and literally see the bones of this significant structure.

The Lodge's exterior walls are solid concrete at the corners. Large hollow clay tiles are visible at various places throughout the interior. While the restoration is in progress, much of the original fabric, such as interior doors, baseboards, light fixtures and rounded art glass, was placed in storage. Notice the original Honduran mahogany front door, period murals, and rare double chimney fireplace with ornate elliptical leaded glass windows.

It should be noted that the proverbial "smoking gun" directly linking the building to Hebbard & Gill has yet to be discovered, so we will simply have to wait for the final word on this matter. However, you are invited to play architectural detective and see if you can discover distinctive Hebbard & Gill elements. When restoration is complete, the owners will reopen the Lodge as a Bed & Breakfast. At that time, they will seek both local and national designation.



## **The Whiley-Wilson House, 1913** **(P.M. Holt, designer/builder)** **1027 G Avenue, Coronado**

This two-story Craftsman home was designed by builder P.M. Holt in 1913, and in 1986 became the first historically designated residence and successful Mills Act applicant in Coronado. The home was built for Elena Whiley, a musical prodigy, who received her doctorate degree in music in Paris at the age of 13. She later became a medical doctor and married Dr. Charles Wilson, son of Coronado mayor Hank Wilson. The home's exterior retains its original clapboard and wood shingle siding. There is an impressive amount of windows throughout the home, which retain their original glass and make for an expansive and light-filled interior.

The current homeowners are very proud of their own hands-on restoration efforts. When first purchased in 1999, the home was in a state of neglect. They had to replace corbels, knee braces, rafter tails and fascia and did so with resawn old growth redwood. The addition is being done in a sensitive manner. The new design is in scale with the home, set back from the original so as to protect the streetscape, and uses salvaged materials.

Notice the tintype on the piano of the first homeowner Elena Whiley and her sister; the redwood ceiling in the kitchen, which is recycled from a downtown San Diego warehouse and the impressive display of 18th and 19th century antiques, which the owners collected during their international travels and Far East Naval tours.





## **The Frances Ibold House, 1928**

**(A.M. Southard, builder)**  
**1125 G Street, Coronado**

This two-story Spanish Revival home was originally built for Frances Ibold in 1928 and is designated as a Coronado Historic Resource. Builder Southard started with Pacific Ready Cut, a mail order pre-cut lumber company that specialized in ready-made home components. The Southard Construction Company was known for designing many beautiful homes in San Diego. Southard lived in Coronado and later moved to Point Loma. Many of his homes in San Diego have also attained historic designation.

Purchased in 1988 from the original owner, the current owner feels quite fortunate that the home had a minimum of alterations. They have preserved the porcelain tub and linoleum floor. Note the sensitive remodel of the kitchen where it is difficult to tell the new from the original; with the original tile backsplash and upper cabinetry, they have made only a few small changes to accommodate modern needs. This graceful Spanish beauty retains its original stucco exterior, wood windows, and landscaping including an original fishpond, specimen eucalyptus trees and a Canary Island date palm.

Thank you's are always in order here at SOHO. We depend on our volunteer force and the support of our sponsors. We are grateful to the following people and their families for allowing them the time, and to all the volunteers whose names were not available at press time.

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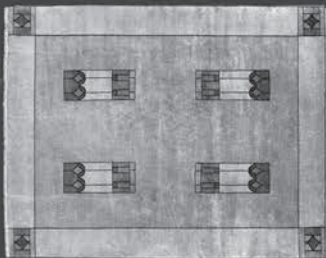
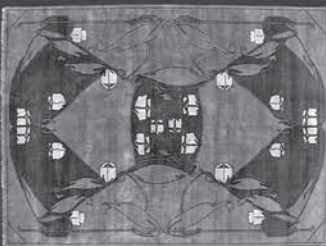
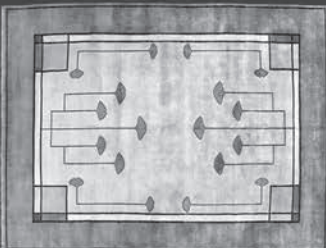
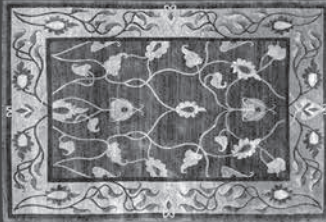
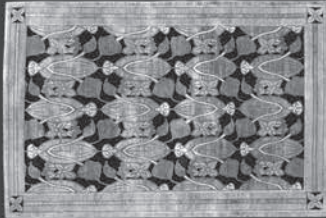
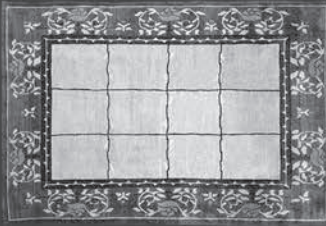
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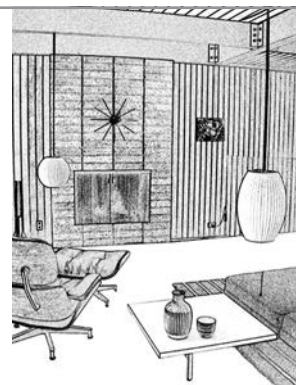
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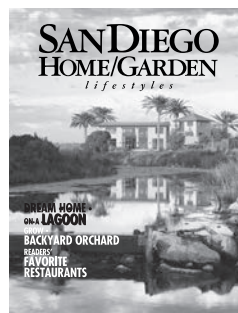
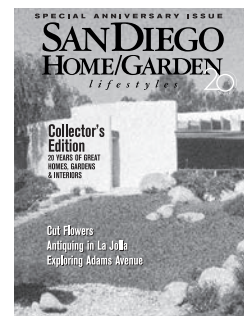
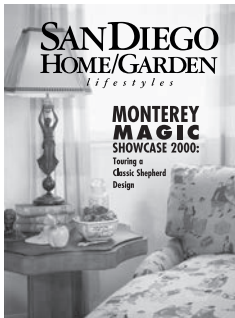
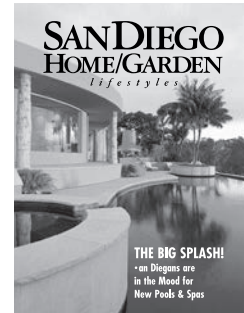


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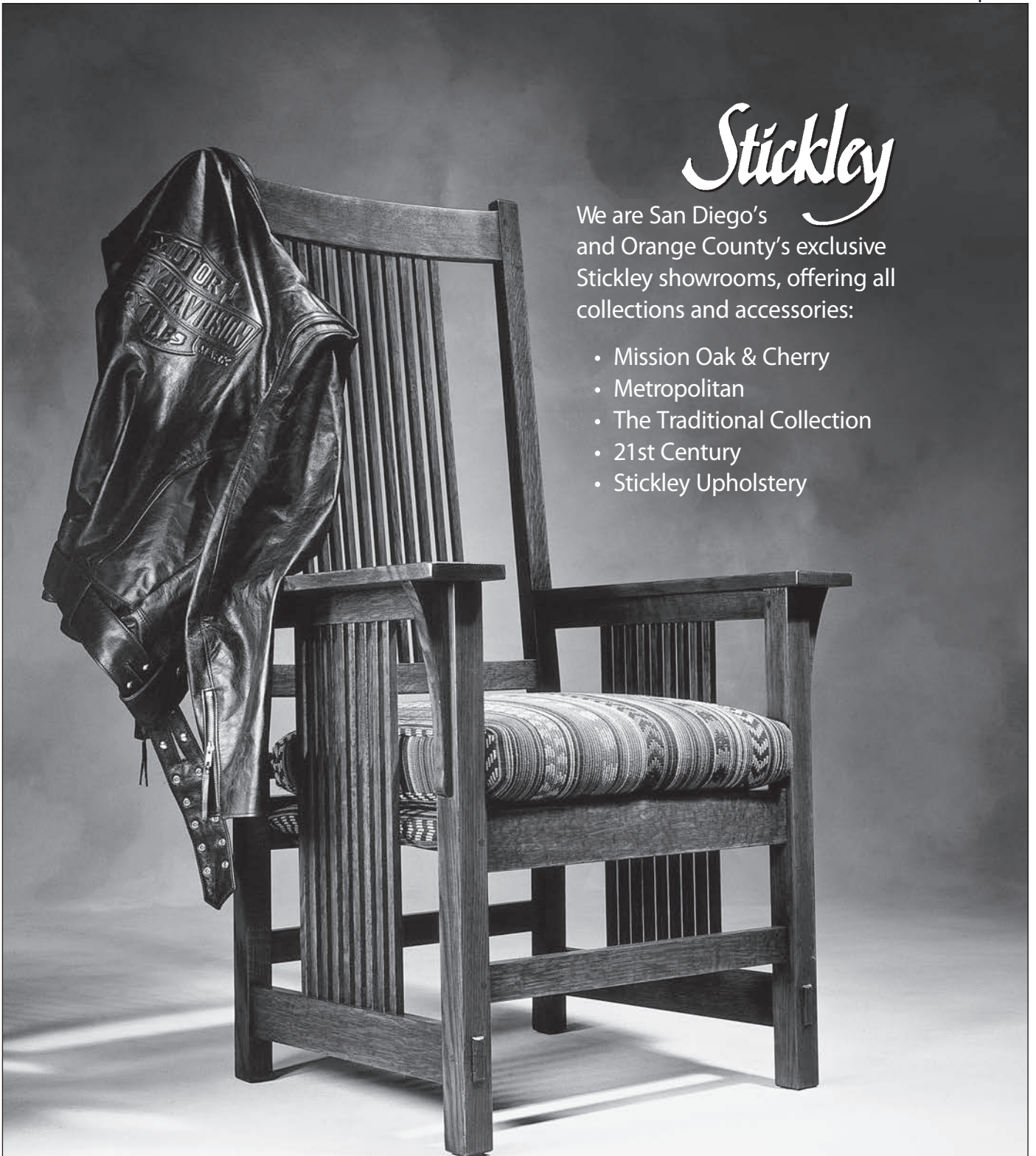


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