

Save Our Heritage Organisation
P.O.Box. 3571
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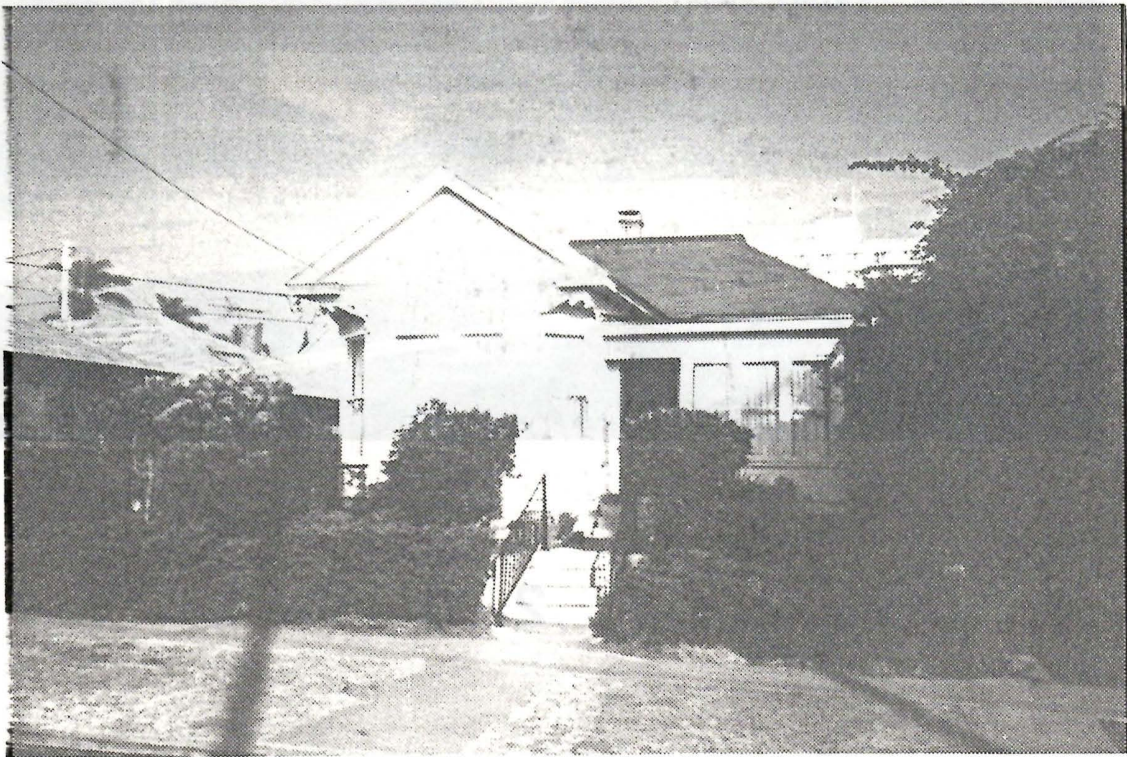
SOHO means
preservation
of architecturally and
historically significant
structures in San Diego
County.



SOHOO has been
protecting the
architectural treasures
of San Diego County
since 1969. By helping
others to understand
and appreciate our built
environment, this
nonprofit organization is
both a powerful catalyst
and a valuable resource.
SOHO is unique locally
for its status as the
only independent group
of its kind.

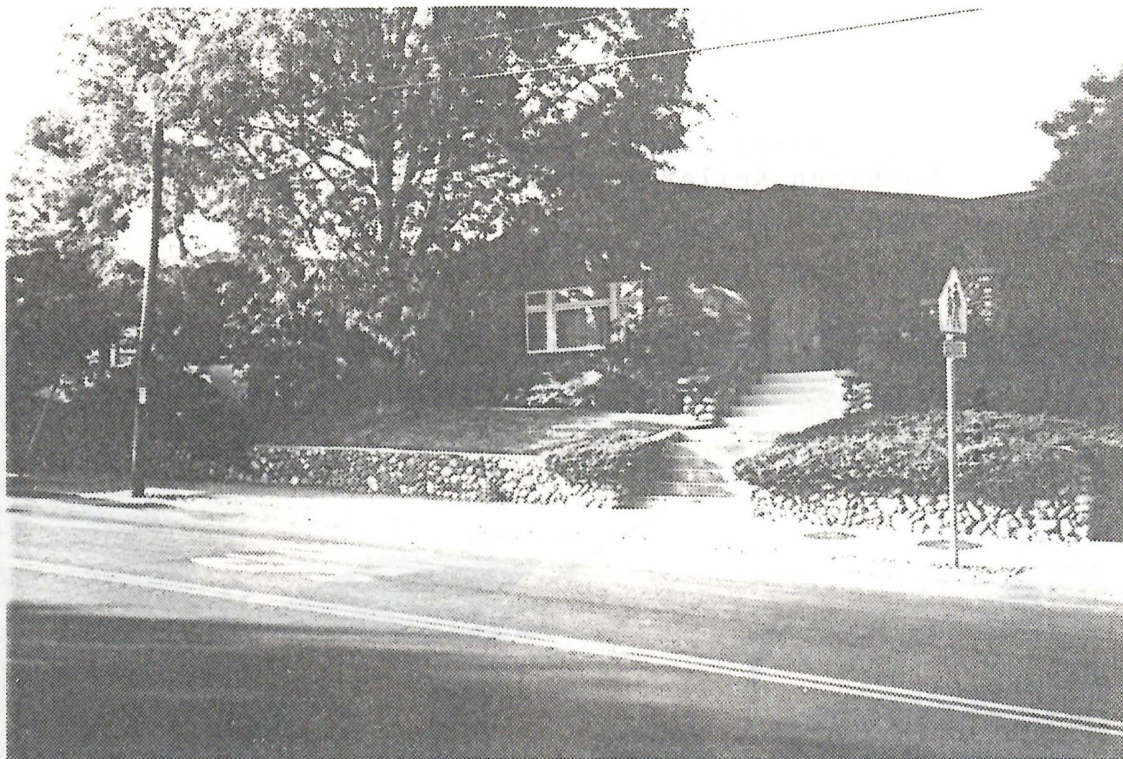
MISSION HILLS HOME TOUR

Information compiled by Corey Jon Braun and
Kathleen Kelley-Markham for SOHO, 1991.



1

4033 Ingalls St. - This Victorian Queen Anne cottage was probably built in the late 19th Century and moved here in 1912 by Frank G. Kiessig, who ran a sporting goods store on Sixth Ave. downtown. Note the fancy "ginger bread" features that were popular in even modest houses of the Victorian era. The "fish scale" siding and decorative brackets under the gable represent what was thought of as "too busy" in the later modern styles of the early 1900's.



2

1302 & 1314 W. Washington Ave. - These houses may have been built by the Alberta Security Company in 1915. This speculative company was building a lot of homes in the Mission Hills area at that time. The company was run by Martin V. Melhorn who was also president of the Bay City Construction Company. Martin lived at 1309 Fort Stockton Drive with his wife, Alberta. Note the new type of ornamentation for these Craftsman homes with rustic wood shingles and river rock or cobblestone porch posts and retaining walls. These features, along with the typical wide, wrap-around porches reflect a trend to return to nature and the outdoors.

3

Calvary Cemetery Pioneer Park - This cemetery was established in 1874 by Father Antonio Ubach (the model for Father Gaspara in the novel "Ramona") after the City of San Diego had set aside 10 acres here for cemetery use. The southern five acres were to be used as a Catholic cemetery and the northern five acres, where the tennis courts are now, were to be used as a Protestant cemetery. The Protestant half was never used. The Catholic cemetery was the principal place for Catholics to be buried from 1874, when "Campo Santo" in Old Town was getting too crowded, until 1919, when "Holy Cross Cemetery" was established. The last burial to take place in Calvary Cemetery was in 1964. The adobe wall around the park was built in 1939 as a WPA project. The cemetery fell into disrepair and was declared abandoned in 1969 and converted to a "passive park". Most of the more than 600 tombstones were then removed by the City and dumped into a ravine by the railroad tracks in Mt. Hope Cemetery. A concrete and bronze marker in the center of the park lists the names of some of the 1,650 people buried here.

4

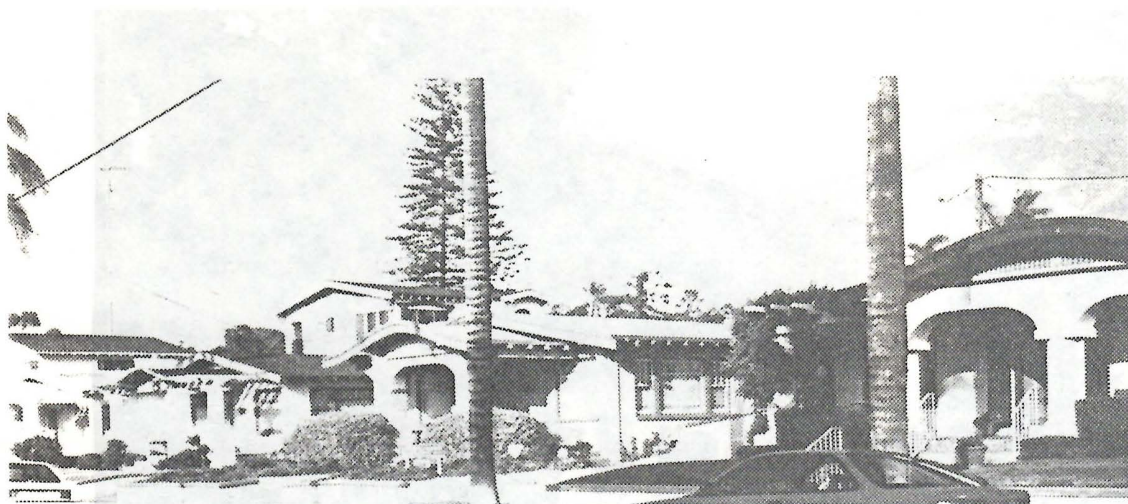
Mission Hills Nursery - Kate Sessions moved her nursery operations from Balboa Park to Mission Hills in about 1913. Her first Mission Hills nursery was located at the northeast corner of Lewis and Stephens Streets and extended to Lark and Montecito Streets. After urging from Miss Sessions, John D. Spreckles completed a trolley line to Mission Hills in 1907. The line stopped right in front of the Sessions nursery. As more people moved into the area, Miss Sessions abandoned her original nursery site in 1917 and moved the remnants of her nursery to this site. In 1928 she sold this nursery to two of her helpers, Tony and Anton Antonicelli, and moved to Pacific Beach. Until very recently this nursery was still owned by Frank Antonicelli, the son of Tony Antonicelli.

5

4061 Randolph St. - This house was designed by Richard P. Dalrymple. It has received some design awards and has been published in architectural journals. Some people think its "progressive" style does not relate well to the neighborhood. In a way, however, many of the Craftsman and Prairie style homes that were built in this neighborhood in the early 1900's were part of the "Modern Movement" in architecture and were considered "progressive" for their day. In that respect, this house may just be carrying on a neighborhood tradition.

6

1505 & 1515 W. Lewis St. - These typical 2-story Craftsman style homes were built in 1910 by Nathan Rigdon, a real estate broker who did a lot of speculating in the Mission Hills area. Like Mr. Melhorn, he lived in the area, first at 1128 W. Lewis St. a few blocks to the east, and then at 1800 Fort Stockton Dr. a few blocks to the west. In 1913 Nathan built the Rigdon Apartments a block up the street at 1609 W. Lewis Street. This beautiful Mission Revival style building represents one of the core buildings in the West Lewis business district of Mission Hills.



7

4101 thru 4127 Randolph St. - These four homes were all built in 1919 by another Mission Hills resident speculator, Morris B. Irvin. Morris was a developer and lived at 4082 St. James Place. Note the interesting eye lid shaped porch roofs. These homes represent an early version of a developers "tract home" development but at an early 1900's scale.



8

- 4144 Randolph St. - This Spanish Colonial Revival style home is typical of the style made popular by San Diego's 1915 Panama-California Exposition and spread throughout the U.S. in the 1920's. The house displays the typical features of smooth stucco siding with an asymmetrical facade, tile roof and vents in the gable, and a balcony with thick, heavy wood beams. The house was built at the height of the styles popularity, in 1925, by Mrs. Jeanette S. Thearle, the widow of Harry B. Thearle. She may have been a relative of Earnest A. Thearle who founded the Thearle Music Company, which operated in San Diego for many years.

9

- 4152 Randolph St. - Built in 1922 by Russell Engler, a banker with the First National Bank, this concrete block house represents the first style of the "modern movement" started by Frank Lloyd Wright. Its Prairie style is meant to reflect the wide, flat, horizontal plains of the Midwest. The style is "modern" because it uses new forms and does not replicate a style from the past. It also reflects the "modern" trend to strip away ornamentation and create simple, easy to care for housing. The rest of the block (4160 thru 4194 Randolph St.) represent typical 1920's housing, where there was a return to traditional forms which copied styles from the past. These Spanish, Mission and Tudor Revival styles were the most popular of the revival styles in California.



10

4204 Randolph St. - This imposing home reflects a transition from the traditional, classic forms of the Neoclassical style to the modern, rustic look of a Craftsman house. Note the central, extended gable with large porch columns. It has the appearance of a pediment over a Greek temple that should have Ionic or Doric columns supporting it. Yet, there are no classical details, only exposed rafters, wood clapboard siding and spindle work. This house was built in 1909 by an imposing man, John H. Ferry. He was elected as the San Diego County Recorder for six consecutive terms serving from 1906 to 1930. He lived here until 1922.

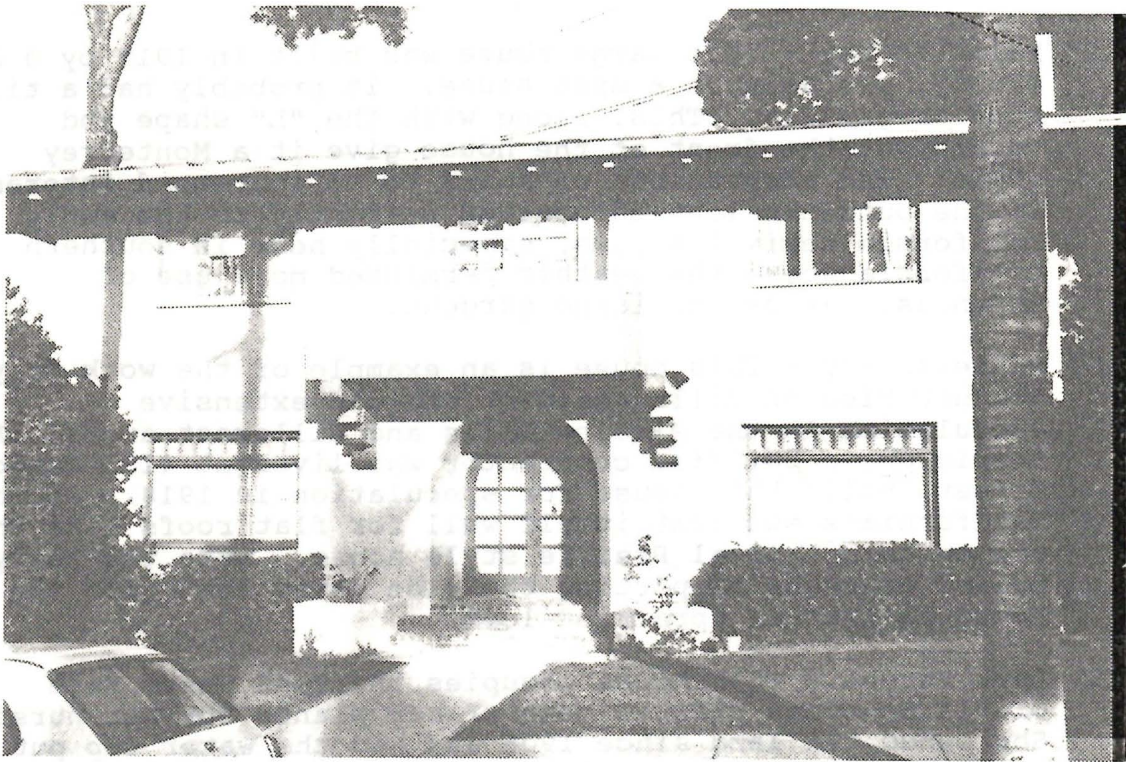
10a

Francis Parker School - This private school was founded in 1912 by the architect William Templeton Johnson and his wife, Clara Sturgis Johnson. It is named after the famous Chicago progressive educator, Colonel Parker, who argued for relevance in education, capacity for independence, good citizenship and cooperation. It represents one of the earliest of the "California open air schools" with classrooms opening onto courtyards or covered porches. This idea originated in about 1900. The building, with a portico, is exposed to a central open course, a quadrangle. It was designed by Mr. Johnson and built in stages. The building was dedicated in 1913, the auditorium was added in 1919 to 1920 and the quad was completed in 1924.

1406 Plumosa Way - Built by Kate Olivia Sessions in 1921, this was her last Mission Hills home before moving to Pacific Beach in 1928. Note the flat roof, anti-ornamental style, almost hidden behind lush landscaping, with a large outdoor patio as the main feature as one enters through the front gate.



4253 Palmetto Way - This house was built as a spec house in 1922 by Katherine Teats. She is well known for her house at 3560 Seventh Ave. and four houses on the 3700 block of Albatross St. in Banker's Hill all designed by Irving Gill for her and her friend, Alice Lee. The houses on Albatross were designed in 1905 and 1912 as a complex of affordable housing. The houses were built over a period from 1906 to 1922. This house may have been designed for Miss Teats as one of the "Canyon Houses" designed by Gill for Misses Lee and Teats over their long relationship. While the house clings to the side of a canyon, the facade visible from the street shows signs of what Gill was famous for. The basic form of the Mission Revival style has been completely stripped of ornamentation, leaving a simple, easy to care for, affordable house with just a hint of an old Mission in the curved parapet and the arched entry.



13

4239 Palmetto Way - This is the first of three houses at this intersection all designed by the firm of Mead & Requa. Built in 1914 for Ralph Ward, an auditor for the Marston Company, this house shows the results of a recent trip to the Mediterranean by Frank Mead. The once tiled roof, smooth stucco and heavy balcony over an arched entry are all features seen in other buildings designed by Mead & Requa in the same year. Notably, the Palomar Apartments at Sixth and Maple Streets and the Sweet House on the corner of W. Spruce & Curlew Streets. Richard Requa also became known for his use of Old World Mediterranean influences in his later designs of the 1920's and 30's.

14

1610 & 1625 Plumosa Way - These two houses were both designed in 1912 by Mead & Requa. The house at 1610 Plumosa Way was built for John C. Derment, a physician. This house shows a Mediterranean influence with the tile roof and palladian windows, but the house at 1625 Plumosa Way shows more of a Craftsman influence with exposed rafters and shingle roof. The house at 1625 Plumosa Way was built by Jarvis Doyle, the president of the Doyle-Barnes Co. which was a wholesale produce company located on the 500 block of Fifth Avenue in the Gaslamp Historic District.

- 15 4190 Palmetto Way - This large house was built in 1915 by a J. Krusky, probably as a spec house. It probably had a tile roof originally. This, along with the "L" shape and varanda at the front of the house give it a Monterrey style. The adaptations of homes to an increased interest in the outdoors lent themselves perfectly to the early California revival styles, especially here in southern California where the weather permitted more use of varandas, patios and large gardens.
- 16 4155 Palmetto Way - This house is an example of the work of yet another Mission Hills resident who did extensive speculating in the Mission Hills and Hillcrest areas. Alex Schrieber, a building contractor who lived at 4135 Randolph Street, built this house for speculation in 1918. Southern California's sun lent itself well for flat roofs like the one on this typical Prairie style house. Note the heavy beamed brackets supporting the wide eaves that give the house horizontal "prairie" look.
- 17 4161 Lark Street - This house occupies the land where Kate Olivia Sessions planted some of her plants for her nursery. She owned the land since 1905 and had the water tap put in in 1912. She never lived here, however, but this house has been dubbed by residents for years as "The Kate Sessions House." She sold this lot to William Templeton Johnson, the architect, in 1917. He may have designed and built this home as a spec house. He sold it to Dean & Virginia Manley in 1924, who lived there until 1940. The house has an unusual style, but the arched windows, quoins on the corners and symmetrical appearance give the house an Italian Renaissance look. The flat roof may have been an adaptation of this style to southern California's sunny days.
- 18 4154 Lark Street - This lot is the site where Kate Sessions lived with her brother, Frank, from 1907 to 1912. She sold this lot to William Templeton Johnson in 1912 when she moved into the new house she had built for herself and her Sister-in-law, Ellen. The new house was located directly behind this one where the tennis courts for Francis Parker School are now. Kate's brother, Frank, moved into a house he had built just up the street at 4119 Lark Street. Mr. Johnson sold this lot in 1923 to Samual & Mae Bogan, who only lived here for two years. The house has a "Southern plantation home" feel to it, which may be appropriate as it marks Kate Sessions plantation, so to speak. Note the circular, unpaved street with Queen Palms around it. Kate planted the same trees all along Lark Street as you look south, perhaps to mark the way to her house.



19

4141-47 Ingalls Street - Once again an example of Mission Hills resident speculators, this four-plex was built in 1921 by John & Ethel Kelley who lived at 4229 St. James Place. This house also has the heavy brackets to support the typical wide, Prairie style eaves. Also notice the heaviness of the balcony banister has been visually lightened by punching rectangular holes in it. Unusual as an early, multi-family residence for this area, the style and scale of this development still blend in nicely with the neighborhood.

20

4140 Ingalls Street - One of the first homes built in this area, this house was built in 1907 by Earle H. Bowersock, a conductor for the L.A. & S.D. Beach Railway. Since the San Diego Electric Railway Company began operating to Mission Hills this year, Mr. Bowersock could ride the trolley to downtown and transfer to his own railway tracks to work. One of few board-and-batton sided homes in this area, it represents a modest transitional style from Folk Victorian to Craftsman. Note the exposed rafters that have been worked and so give it a slight suggestion of gingerbread.

21

1218 thru 1231 W. Lewis Street - All these houses on this block were built in 1912 and represent a collection of modest income housing. They also all exhibit a transitional phase in their architectural style from typical Neoclassical homes to the Craftsman style.