

*California*  
**HOME OWNER**

*Homebuilding + Furnishing + Decorating + Gardening*

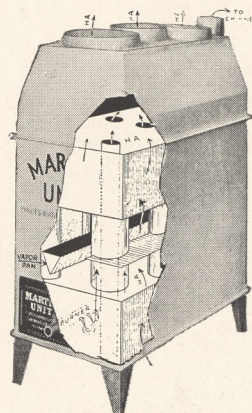


*The Story of  
Rancho Santa Fe  
in this Issue*

*December, 1925*

*25c  
\$2.00 the Year*

## Summer Heat in Winter



Patented Jan. 27, 1923

**T**HE joy of having Summer Heat on cold Winter Days comes to every owner of a Martin Unit Furnace—Uniform heat throughout the house at any time Day or Night.

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## What they Say About "Beautiful California Homes"

**H**UNDREDS of new readers of California HOME OWNER have been delighted with their copy of "Beautiful California Homes," the annual house and plan book offered with each year's subscription to the magazine. And they have not hesitated in saying so.

Here is an appreciation from a Los Angeles physician:

"I have just finished looking through your beautiful Annual Edition and whether it be in order or not, I must congratulate you for giving me such a suggestive and interesting book for \$2, with the monthly magazine. The book is really worth the price.

"The book has charm, suggesting the lure of the romantic past, and offers many valuable and timely hints for one who contemplates building.

"Again, many thanks."—F. E. Tully, M. D., 467 W. 46th St., Los Angeles.

Architects, builders and contractors also have voiced their admiration of Beautiful California Homes and agree that it is unique in the home building field in California. A builder writes as follows:

"Surely did enjoy your Annual Edition and thank you for same.

"It seems to me that you have published just the magazine we builders need. Yours for success."—Percy E. Eales, 630 No. Olive St., Alhambra, Calif.

From up and down the Pacific Coast come other letters from subscribers who tell of the book's value to them. Here is one from Seattle:

"May I express sincere appreciation for your splendid new plan book. It is certainly a work of inestimable value to all persons in any way interested in the subject of home building.

"Let me congratulate you not alone for your notable achievement in the plan book, but for the consistently high quality of California HOME OWNER, a publication of unusual merit. Really, the subscriber who fails to get far more than the cost of an entire year's subscription out of each and every issue assuredly is hard to please."—C. A. Hughes, 133 Henry Bldg., Seattle, Wash.

A further announcement with a convenient blank for your subscription is contained on Page 29 of this issue.

## House Designs and Floor Plans in California HOME OWNER and "Beautiful California Homes"

Are Approved by an  
Architectural Jury Ap-  
pointed by the Archi-  
tectural Club of Los  
Angeles and composed  
of the following mem-  
bers:

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Chairman

Sumner Maurice  
Spaulding

Winchton L. Risley

Roy Kelly, Vice Presi-  
dent

All members of the  
Jury are well known in  
Southern California,  
particularly for their  
work in the field of do-  
mestic architecture.  
Their supervision of  
the work of accredited  
California architects  
submitted to these pub-  
lications enables the  
publishers to offer the  
best that is being pro-  
duced.

VOLUME IV  
NUMBER II

**W**ITH this issue, Cali-  
fornia HOME  
OWNER completes its  
third full year of service to  
home builders, architects  
and contractors of Califor-  
nia, the Pacific Coast and  
many other sections of the  
country.

The policy of the maga-  
zine has constantly been to  
present the best in domes-  
tic architecture, home fur-  
nishing, decoration, gar-  
dening and construction,  
and we have had our re-  
ward in a steadily growing  
family of readers who have  
shown unmistakably their  
approval of such a policy.

An index, for example, of  
the good things offered in  
the past three years, would  
include some 200 designs  
of California houses and  
floor plans by the foremost  
small house architects of  
the state.

It would show every  
type of correct architecture  
suitable for the California  
environment, together with  
information as to construc-  
tion and equipment.

It would contain literally  
thousands of helpful sug-  
gestions and ideas on home  
furnishings and decorating;  
on the planting of a garden  
and the care of the trees,  
shrubs and flowers about  
the home; on the construc-  
tion of dwellings in various  
forms of materials.

Above all, it would be  
such an index as no reader  
could possibly compile for  
the very nominal sum of  
\$2—the price for which you  
are offered 12 issues of the  
magazine and a free copy  
of "Beautiful California  
Homes."

## California HOME OWNER

Homebuilding • Furnishing • Decorating • Gardening

LOS ANGELES  
CALIFORNIA



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### The Front Cover

**T**HE French type of architecture has been used with splendid effect in the planning of a group of houses in Hollywood designed by Pierpont and Walter S. Davis, architects. The front cover presents one view of this interesting development. The photo is by The Mott Studio.

**A**S we approach the  
new year we like to  
look forward and take note  
of the things that are to  
come. As we view it now,  
1926 holds much in store  
for California in home-  
building and in general  
prosperity.

At this time of year we  
are frequently asked:  
"Shall we build next  
year?" So, anticipating  
the question, we have al-  
ready set about getting the  
answer from Mr. Paul  
Langworthy, secretary of  
the Los Angeles Builders'  
Exchange. His article will  
appear in the January is-  
sue and you can rely upon  
his advice, for there are  
few men in the state who  
are better equipped to dis-  
cuss this important topic.

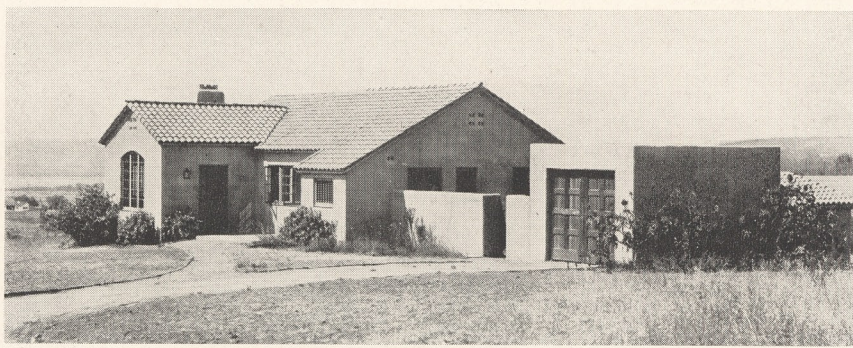
"The Bedroom Beautiful" is an illustrated article by Betty Barrett that will appeal to all because of the wealth of ideas it contains as to furnishing and decorating.

Charles M. Conant, president of The American Home Betterment, Inc., contributes some most timely suggestions as to the purchase of a suitable homesite for use and investment.

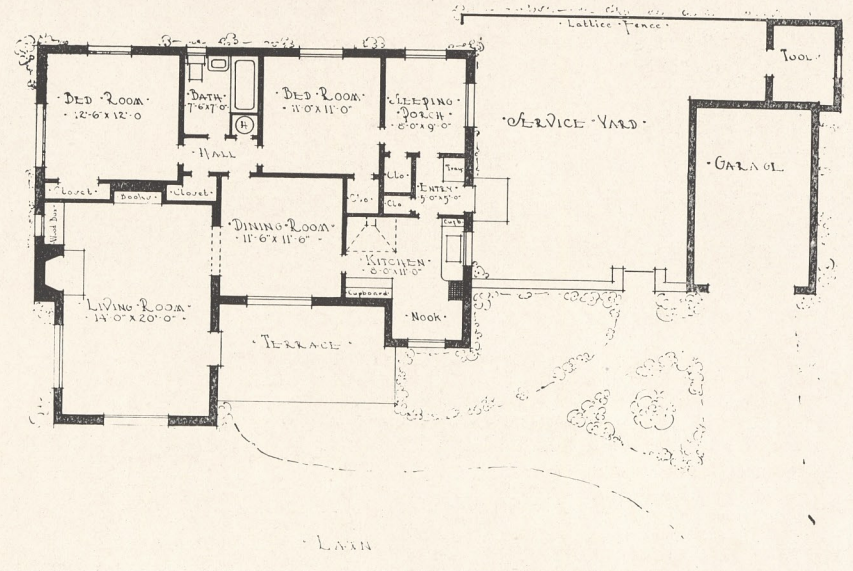
Then, of course, the houses and plans—a collection of designs by some of the foremost architects of California, adapted to their environment in a most charming way.

Also—a new cover; one we believe you will enjoy looking upon each month. Altogether, we are just sort of dressing up for 1926.

CALIFORNIA HOME OWNER is published monthly at 515 American Bank Building, Los Angeles, Calif., by Homecraft Publishing Company. D. H. McDonald, President and Business Manager; Marc N. Goodnow, Secretary-Treasurer and Editor; Betty Barrett, Associate Editor; Arthur E. Henderley, Garden Editor. Telephone: VAndike 4086.  
TERMS: \$2.00 a year; Canadian postage, 50 cents; foreign postage, \$1.00; single copies, 25 cents each. Remittance at the risk of subscriber unless by registered mail or postal order. Instructions for renewal, discontinuance or change of address should reach this office three weeks preceding date of issue.  
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CASA COLLADO—A FIVE-ROOM HOUSE OF ATTRACTIVE DESIGN AND PROVIDED WITH A SLEEPING PORCH AND BREAKFAST NOOK, THE LATTER OVERLOOKING THE FRONT YARD. THE SERVICE YARD HERE IS ENCLOSED. MR. W. L. VORIS IS THE OWNER.



competent architects in the harmonious Southern California style and approved by the architects of the tract. The company has set the example in all of its buildings and improvements and as a result, not an incongruous note exists—not even in the construction of the pump houses, workmen's cottages or machinery shelters.

The experiment from an architectural standpoint is proving splendidly successful. Property owners are becoming more and more enthusiastic and zealous to cooperate in completing the beautiful picture.

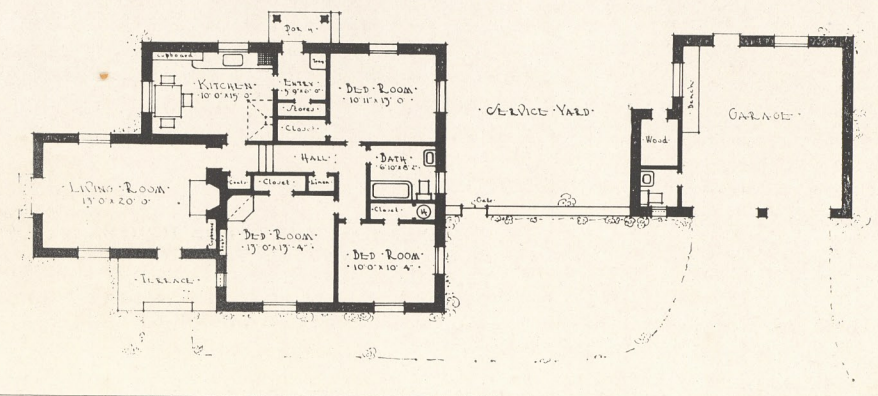
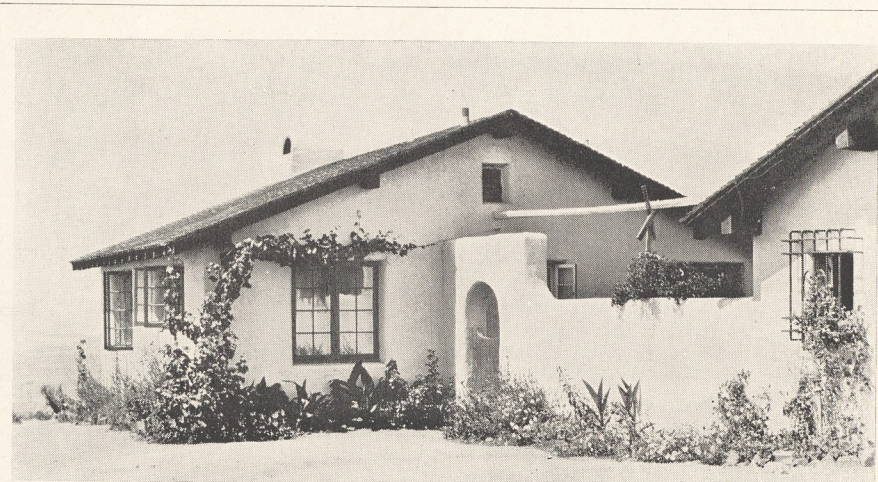
Rancho Santa Fe is an agricultural home community divided into 400 separate plots ranging in size from five to forty acres. It is not a real estate subdivision, as we know that type of enterprise, and none of its land is on the market for speculation. The restrictions call for building and planting within a certain time limit. As to cost and type of dwelling, both are rigidly restricted in order that all residents of

generally adopted, it would avoid much unnecessary confusion and discourage the restless roving after bizarre and boisterous architectural novelties—such atrocities as are making many of our new residence subdivisions resemble the "Street of All Nations" in a world's fair.

Reverence for the romance of California's early settlements is or should be inherent in every true lover of our sunny southland. The true Californian takes pride and pleasure in seeing the best of our traditions followed out in the establishment of a community of homes where every detail of the architecture is thoroughly in the spirit and feeling of its environment.

It is for this reason that a great deal of interest centers about Rancho Santa Fe, an object lesson in community development which is being created by the Santa Fe Railway company six miles inland from Del Mar. Every building in this tract, comprising some nine thousand acres, must be designed by

THE R. E. BADGER RESIDENCE OFFERS A COMPACT PLAN WITH THREE BED ROOMS AND A COMBINED LIVING AND DINING ROOM, WITH A HALLWAY OPENING INTO ALL ROOMS.



the tract may be equally protected and every outlook be one of beauty and faithful to the architectural ideals of the project.

The tract of land was originally a part of the old Spanish grant known as the rancho San Dieguito. Don Juan Maria Ozuna, grantee by gift of the king of Spain, was the first alcalde of San Diego, and presided over 4000 hectares of fair and fertile land like a veritable lord. He and his beautiful wife built for themselves first a sturdy adobe dwelling on a hillcrest which withstood the ravages of time so well that it has recently been converted into a modern home.

In their later and more expansive years Don Juan Maria and his Juliana erected what is now known as "The Manor House," a gracious example of Colonial Spanish architecture at its best, situate in a splendid grove of pepper trees. In due time, the Rancho descended to Don Juan's son, Leandro Ozuna. But Leandro fell upon political and wartime reverses, and committed suicide rather than submit to the coming of the hated Americans after the war with Mexico.

Other Ozunas lived and died beside the streams that coursed through the hills and valleys of San Dieguito, but the old feudal glory vanished with the passing of Don Leandro.

And then the railway company came into possession of the tract which was first considered for its possibilities in growing eucalyptus trees for cross ties. This idea was later abandoned, however, and there came into existence an altogether novel idea which is now bearing fruit—an agricultural project which would combine commercial success with a residential atmosphere.

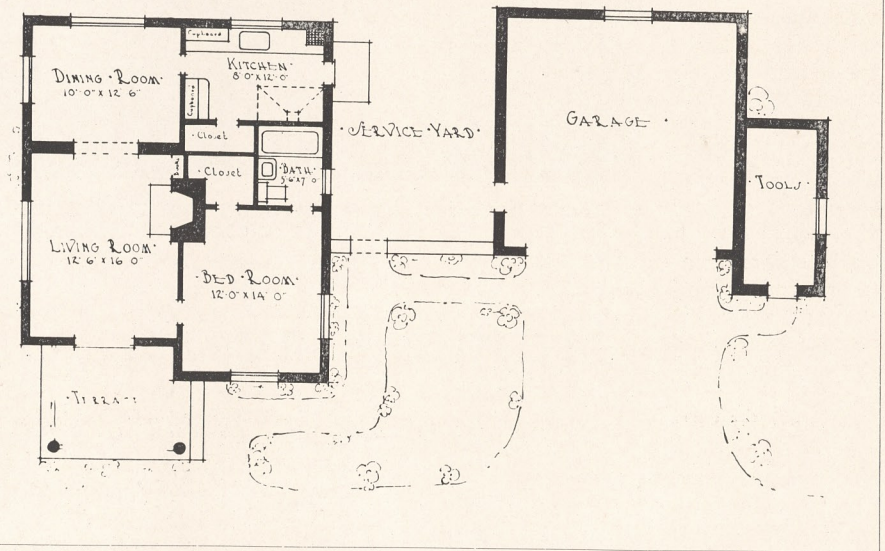
In other words, this community has been launched on its career by the necessity of a parent whose business it is to haul freight. Here the freight is grown within a short distance of the railway line and serves to utilize much rolling stock which would otherwise remain idle.

An investigation of the growing possibilities revealed that the soil was not only adapted to the culture of citrus products, avacadoes, apricots, walnuts, peaches, prunes and olives, but to the profitable planting of narcissus bulbs and many other types of California flora.

One of the recognized achievements of the project is its marked adherence to the architectural tradition in which it was conceived. A



THE C. H. BRISTOL CARETAKER'S COTTAGE IS ONE OF THE UNIQUE SMALL HOMES OF RANCHO SANTA FE. THERE ARE FOUR ROOMS COMPACTLY GROUPED IN RECTANGULAR FORM AND A SERVICE YARD WITH DOUBLE GARAGE AND TOOL HOUSE



beautiful group of civic center buildings already has been built and around this focal point are being built dwellings of varying size ranging in cost from \$5,000 to \$15,000. A beautifully planted parkway extends down the center street, at the end of which is a group of garage buildings which hide their purpose so successfully that only the initiated realize that they are not part of some rambling residence. Even the gas filling station is an adaptation of old modes to new manners, being built like a well which one might find in some quaint old Spanish village.

The series of photographs presented on these pages illustrates several of the interesting and appropri-

ate ranch houses recently completed at Rancho Santa Fe. You will note there is nothing in the designs that is false or pretentious, no meaningless gew-gaws or gim cracks, no evidence of despairing struggles for the so-called "artistic," no foolish fussy fronts to catch the eye and swindle the mind.

On the contrary, they are simple and sincere, satisfying in proportion and coloring, expressing charm and hospitality in their friendly environment. Each home is a harmonious unit in the general scheme, yet each manifests the individual desires of its owner.

Do they not satisfy all the requirements of good architecture?

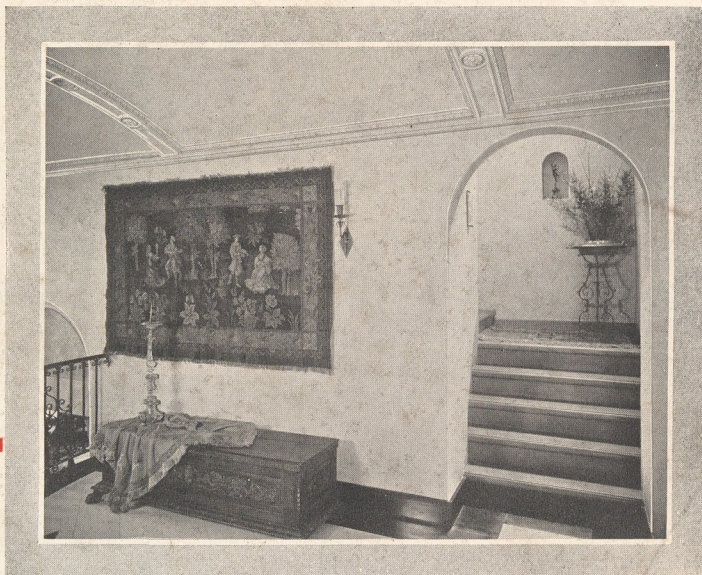
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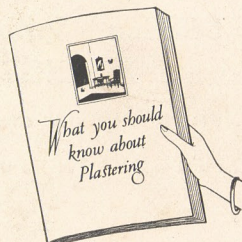
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