



BRYAN BEERY PHOTOS

A STEP BACK

REMODEL CAPTURES ELEGANCE OF '20S SPANISH-REVIVAL STYLE

BY SOPHY CHAFFEE

Tom and Nancy Davidson were poised to sign off on permit paperwork for an addition to their 1920s home designed by master architect Richard Requa (no small feat given its historic designation), when a chance encounter with a real estate agent led them to buy another Spanish Revival home in Point Loma.

The agent told them about the 1927 house, which had fallen into disrepair but had good bones and a dead-on view of the San Diego Bay.

"Our old house was very nice," Nancy said. "But we thought, 'What the heck.'"

"We were in the flight path," said Tom of their old house. "We'd been there for 15 years, but the



Antique furniture and lighting finish off the extensive renovation of the living room (top) and guest bedroom (above) in Tom and Nancy Davidson's Spanish-style house. When they first visited the Point Loma home, the original living room fireplace was crumbling at their feet.

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BRYAN BEERY PHOTOS

Architect John Beery expanded the kitchen and added an arched pass-through window to the breakfast room. Nancy Davidson found the Monterey library table and chairs in the center a perfect fit for the style and space.



Davidson and artist Amber Sidhu collaborated on the designs for the stenciled ceilings and beams in the entry. Sidhu used gold leaf here and elsewhere in the home. Davidson used houses designed by master architect Richard Requa as an inspiration for the home's design.

Point Loma

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airport wasn't moving. It was a great house, but this was a better house."

They bought the two-story home in 2011 and embarked on a two-year restoration project with the help of architect John Beery, John Clark Construction and a cadre of craftspeople.

"For me, with what the owners have done here, it's kind of a step back to the San Diego of the 1920s and 1930s," said Beery, who also worked on the couple's Requa home. "The attention to detail was paramount. We didn't put in any canned lights, we didn't put in anything that would disturb it from what I'm going to say would be contemporary construction methods, and we even hid the light switches in the walls."

Nancy, who was the interior designer for the project, emphasized the elegance of '20s Spanish



BRYAN BEERY

Antique lighting expert Jim Gibson created outdoor lights and renovated lights inside and out. The bay view captivated the homeowners and can be seen from nearly every room.

Revival homes in her selections. "I love the elegance of that style and using European antiques just fits."

Most of the antiques came from their old house, as did some of the period lighting. Antique lighting expert Jim Gibson re-created or renovated others that Nancy found on frequent trips to Los Angeles.

She used Requa-designed homes for inspiration. The couple has yet to track down the architect or builder for this home, which they moved into in October 2013.

The attention to elegance is evident in the stenciled beams and ceilings that artist Amber Sidhu of The Lost Arts painted in the entry, living room and adjacent lower hallway of the home. The home is built into the hillside with a lower, main floor and four bedrooms and sitting room on the second floor.

"The stenciled beams and ceilings were collaborations between Amber and me, but the jesters in the lower hall were totally her

idea," Nancy said of the jesters painted in period costumes on the ceiling.

Nancy took advantage of the foot-thick exterior walls to add niches and bookcases in the living room and hallways. The team was able to restore the original Douglas fir floors and the original mahogany doors in the dining room and breakfast room that they found in a crawl space.

Pat Warren of Pat's 1502 Glassworks restored the leaded, stained-glass panels Nancy found, including a small window in the front door that came from a speakeasy and the panels used on some of the kitchen cabinets that were from an old home in Pasadena.

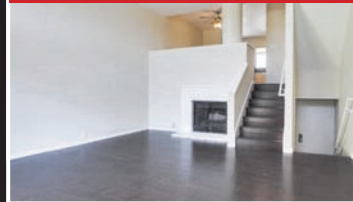
The walls are painted a creamy white, except for three of the bedrooms (one blue, one yellow and one green).

The most vibrant colors in the home come from vintage and reproduction tiles. Nancy used '30s Gladding, McBean tiles that de-

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LA JOLLA

NEW LISTING

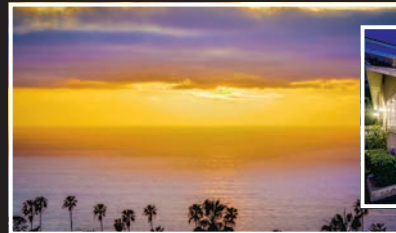


Spectacular 2 Beds, 2.5 Baths 1,140 Sq. Ft remodeled town home with vaulted ceilings, southern exposure, new kitchen cabinetry with granite counters, textured ceilings, new bathrooms, new flooring, two private patios and lavish master suite. In the heart of La Jolla Village, this unit won't last! Close to shopping and freeways, restaurants and more! \$439,000

NEW LISTING



This 3BA, 2BA, 2,300 sqft single level Mid-Century modern reflects the simplicity & integration with nature. Designed with large picture doors, windows & vaulted ceilings anchored by the polished concrete floors. The open-concept floor plan forges a connection with the natural surroundings & stunning pool, breathtaking ocean, bay & night light views from secluded roof top deck. \$1,350,000 - \$1,450,000



Presenting a highly sought-after location in the Muirlands. This 4BR, 2.5BA, 2,521 sqft classic 1-level Nantucket remodel enjoys 180° white water & sunset views are present from almost everywhere. Features includes an open floor plan, gourmet kitchen, generous master suite w/ stunning ocean views, hardwood, stone floors & crown molding. The exterior is a dream with a spacious yard & outdoor fireplace, built in BBQ w/ bread warmer, refrigerator & stove perfect for entertaining. \$2,298,000

Billionaires Row

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Gregg Whitney

Billionaires Row | La Jolla

858.456.3282

Gregg@GreggWhitney.com

CalBRE# 01005985



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The homeowners are making a bronze plaque declaring the team from Joe Weiss Masonry “Best Sub Contractor” for the extensive brickwork in the backyard. The couple also had the pool rebuilt, a feature that delights their grandchildren.

Point Loma

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pict a galleon for an outdoor bench; she selected hand-painted tiles from Malibu Ceramic Works for stair risers, accents in the flooring and around fountains.

Each of the three bathrooms is covered in period replica tiles by Revival Tiles from European Tile Art in San Diego. The master bathroom is lavender, the guest bathroom is yellow and maroon, and the new bathroom near the kitchen is turquoise and pink to match the pink period sink and toilet Nancy found separately.

The kitchen features green and yellow tiles set off against a new, maroon-and-creamy-white checkerboard linoleum floor. Beery expanded the kitchen to add a walk-in pantry, more cabinets and functionality.

Off the kitchen, he used the maid's room and extended the



A side yard, which had been a grassy slope, was terraced to create a comfortable outdoor sitting area with a greenhouse above.

outside wall to add space for a bathroom, an elevator, a laundry room, a hallway with a built-in cabinet and a stairway to the top floor. On that floor, he added a bedroom, extended the hallway and added a vintage skylight. In all, he added about 500 square

feet to the original 3,500 square foot home.

He also excavated the crawl-space next to the kitchen to make a “potting shed” for Tom. It opens to the side yard, which had been a grass slope with a chain-link fence, but now features stucco

walls, terraces, a sitting area with fireplace and a greenhouse.

The backyard features many of the 15,825 hand-tumbled bricks that Joe Weiss Masonry's crew arranged in artful patterns around the deck off the first floor, the pool below it and on the terraces.

The second-floor deck was in poor condition, so the team replaced beams, corbels and the deck itself. “We copied what was here,” Beery said. San Diego Roof Doctor replaced the roof.

Asked if they'd do another renovation project, the Davidsons are quick to say “no.” “We're way too old,” Nancy said. “This is it.”

“We call this the toe-tag house,” said Tom, who then recounted the smaller projects they recently completed or that are in the works.

“I don't think Nancy will ever be done,” he said, smiling.

Sophy Chaffee is an Encinitas-based freelance writer and can be reached at CoastalSophy@gmail.com.