

Save Our Heritage Organisation

Reflections

The SOHO newsletter for the preservation of architecturally and historically significant structures in San Diego County.

PEOPLE IN PRESERVATION

The jury has completed its selection of 1988 "People in Preservation". The selection was very difficult because there were so many worthy nominations. The nominations were diverse, from structural restorations to the very important and often unrecognized personal contributions of time and energy which truly reflects preservation work being done throughout San Diego County. The nominations also reflected the maturing concept of preservation and its contribution to community planning. The Jury, in particular, commented on the growing importance of thematic districts in a culturally diverse area.

This year's winners are:

Angeles Liera Preservationist of the Year

for her extra effort in her capacity as the first Principal Planner in Urban Conservation for the City of San Diego. She worked both in front of and behind the scenes to coordinate citizens and government officials to ensure the success of historic designations and protective ordinances.

Kathy Flannigan Leadership in Preservation

for her tenacity in ensuring the successful nomination of the County Administration Building to the National Register of Historic Places.

Robert Young Volunteer of the Year

for his countless hours of work ensuring that the Old Adobe Chapel of Old Town was properly maintained and accessible to the public.

Jim Gibson and associated artists and craftsmen Craftsman Award

for their sensitive work in restoring Hinde Hall, Christ Episcopal Church in Coronado. Contributors included Greg Leonard, oak flooring, Jim Imlay, antique lighting, Alan Stephenson, builder, Walt Diebold, custom cabinetry, Lellie Pperlis and Heather Trimlett, stained and etched glass.

Lakeside Historical Society Community Award

for returning the old Lakeside Presbyterian Church into a true community center.

Marcella Williams Residential Award

for her loving restoration of her Irving Gill designed family home.

California State Parks and Recreation Dept. Cultural Resources Conservation Award

for its wonderful restoration of the Torrey Pines Lodge.

The Watt's Building Horton Plaza Hotel Adaptive Reuse Award

for the sensitive restoration and preservation of the original fabric of the Jewelers Exchange Building.

The City of Carlsbad Civic Award

for the restoration of the Santa Fe Depot in Carlsbad for use as the Chamber of Commerce and charming Visitor's Center.

The Jury felt that special recognition should be bestowed on the entire community, both private and civic sectors, for rapidly coming to assistance of the Villa Montezuma after the destructive fire. The masterful results were obtained in a timely manner only through the commitment and cooperation of countless individuals.

Mayor O'Connor will also be recognized at the Awards Dinner for her consistent support on preservation issues and her leadership in developing San Diego into a World Class City.

The Jury consisted of Gail Garbini, landscape architect and member of the San Diego City Historic Site Board; Bruce Dammann, an architect located in the Gaslamp Quarter; Margaret Elliot, last year's "Residential Award" recipient; and William Jones, a noted craftsman specializing in the Arts and Crafts Period.



REFLECTIONS

Reflections is the monthly newsletter of Save Our Heritage Organisation (SOHO)

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Reflections was edited by Mary Dilligan. We thank the following contributors: Betty McManus, Robin Webster, Mark Landsman, and David Swarens.

MEMBERSHIP

Membership categories include:

Active: \$20
Professional: \$35
Corporate: \$100-\$500
Patron: \$500
Benefactor: \$1000

THANK YOU TO BUSINESSES

The auction held at the People in Preservation Award Dinner is lots of fun, and we appreciate the generous donations from the San Diego business community and a SOHO board member. This year high bidders will enjoy a watercolor portrait of your home by Lorri Cawley, an original Miles Parker drawing donated by Joy Higginbotham, a dinner for two at The Chart House Rowing Club, dinners for four at Acapulco Restaurant, a romantic night at the Heritage Park Bed and Breakfast, a massage by Business Alive, a night at the Hacienda Hotel, Old Town, and champagne from Culbertson. Thank you.

VOTE

FOR PRESERVATION

State of California

Proposition 70, the California Wildlife, Coastal and Parkland Bond Act, will provide \$776 million for the preservation of critical natural and historical resources, wildlife areas and parklands. Of this, \$39 million is allocated to acquire, develop, rehabilitate, and restore historical and archeological resources. \$11 million will be provided to public agencies and non-profit organizations on a competitive basis to acquire, develop, rehabilitate, or restore historical and archeological resources. Another \$5 million is allocated to the State Park system to refurbish existing historical holdings or for new historical acquisitions.

City of Escondido

Vote "Yes" on Proposition J to preserve the historic adobe firehouse in Escondido. Built by the WPA, this was the City's first firehouse. It is currently owned by the Palomar Pomerado Hospital District, which opposes its historic designation and preservation. The building is now used for City offices and has been well maintained.

SOHO WORKSHOPS

SOHO's Spring series of workshops ends Saturday, May 14, with a visit to an in-progress restoration at the home located at 345 19th St., San Diego.

This series has been highly successful, both in terms of attendance and in terms of information shared with the community. Grateful appreciation goes to Robin Webster and Charlie Sykes, SOHO Board members, who organized the ser-

HERITAGE PARK MIXER

Plans are in process for San Diego Convention and Visitors Bureau's "Mixer" at Heritage Park on June 8, from 5:00 to 7:00 pm. Tickets are \$5 when purchased prior to the event; \$10 on the day of the event, if available. Please call 232-3101, or stop by the Con-Vis Office at 1200 Third Ave., Suite A24, for reservations.

SOHO is closely associated with Heritage Park and our office is located in Senlis Cottage. The SOHO decided to sponsor the following activities:

BOOK SALE

Raymond Starr will sign his excellent book, San Diego: a Pictorial History. SOHO will also sell Rehab Right, SOHO tour books, and perhaps other titles of interest to preservationists.

HERITAGE PARK DOCENT GUIDES
SOHO volunteers will be available at each of the houses in Heritage Park to describe the houses to visitors. SOHO will publish a small guide to Heritage Park with sketches of the homes, descriptions, and a discussion of SOHO as a San Diego County historic preservation resource.

VOLUNTEERS ARE NEEDED
Volunteers will participate in the "Mixer" without charge, of course. You are encouraged to wear Victorian styles and contribute to the festivities of the evening by sharing your enthusiasm for San Diego's history and architecture. Please call the SOHO office to volunteer: 297-9327.

A GREAT SUCCESS

ies, as well as to the many people who made them so valuable.

Thank you to the guest speakers - Sue Skala, AIA; Gina Hallen; Anna McPherson; Robin Webster; and Gail Garbini, ASLA. And thank you to SOHO members and friends who shared their homes as sites for the meetings: Susan Rae Johns, Dale and Robi Robinson, Bruce and Alana Couns, Mary Ward, and Gina Hallen.

HISTORIC DESIGNATION OF SHERMAN HEIGHTS: A COMMUNITY PERSPECTIVE

by DAVID SWARENS

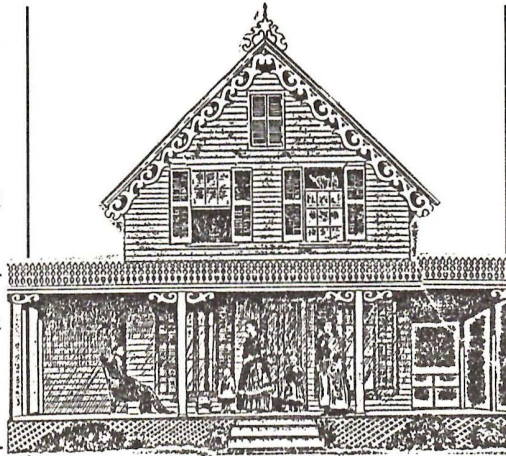
PART 3

By the Summer of 1985 many people knew about the proposed historic district designation for Sherman. We became concerned that continuing discussions might precipitate demolitions and redevelopment that would impact the historic fabric of our neighborhood and threaten the very designation process. We believed several of the most significant structures including the 1872

Andrew Jackson Chase house and Matthew Sherman's 1868 home, were at risk along with other wonderful homes.

In the neighborhood we formed an advocacy group, the Sherman Heights Architectural Review Panel (SHARP), to support designation efforts. SHARP is a loose association of area residents concerned about preservation issues. Started as a spin-off from the efforts of the Community Planning Committee SDC and the Sherman Heights Community Center Corporation, it is unaffiliated with either. SHARP also involves individuals who are interested primarily in preservation and restoration rather than the broader community development area.

As early as July 1985, the City Planning Department was exploring funding sources for the needed "cultural resources" survey, the document that provides the basis for designation action. SOHO and SHARP actively encouraged the various agencies to "put their money where their mouth is" with funding, and the Sherman Heights Community Center Board and Southeast San Diego Community Planning Committee requested enactment of a protective emergency ordinance - a moratorium on demolitions and relocations in the district until the survey and designation process could be effected.



SHARP was honored by SOHO with a "People in Preservation" award in May of 1986 for its organizing and advocacy work relating to the historic district. This recognition gave us a credential and access to press and public in a big way, with a front page (Homes Section) article by Carol Olten with pictures and a map and several pages of coverage.

By the end of the month, "Historical Survey for Sherman Heights" appeared in memos for the City Planning Dept. budget for the new fiscal year on the "wish list" of unfunded programs, along with the establishment of an Urban Conservation (Historic Preservation) section for the department.

SHARP was at every budget committee meeting (the City Council meets as a committee of the whole) to see that Historic Preservation in Sherman Heights couldn't be forgotten.

The Fourth District Council representative, William Jones, took the initiative to see that both Urban Conservation and the Sherman Heights Historic Survey received needed funding in an extremely competitive context, by reprogramming CDBG (Community Development Block Grant) funds to allocated to his Project First Class programs (Project First Class urban design program recommended survey, designation and conservation).

Sherman Heights Historic District City of San Diego

By October, interns were in the streets with cameras and notebooks documenting buildings and sites, and answering questions. Corey Braun, who worked with the Historical Society, and Anna McPherson, who as development director of SOHO had already been instrumental in keeping the need for work program funding in focus, spent over six months in the field and in various archives. They produced a monumental work, the Sherman Heights Historic District Survey. Using State Office of Historic Preservation forms, every parcel was documented and those which are contributing or potentially contributing were described both historically and structurally.

Senior planner Sheri Zumwalt, whose master's thesis had focused on this area, had the opportunity to see her academic work carried to fruition in the real world as supervisor for the survey. Angeles Leira, as principal planner for the newly created Urban Conservation unit directed the effort. It was this team that brought the completed survey and report to the Historical Sites Board in May of 1987, at a total cost about 15,500.00; almost half the initial estimates.

However, as the survey progressed, we became aware of just how much was at risk of loss. Without some protection, much of what we were fighting to save would be gone. On November of 1986 three Victorian homes in the 2400 Block of J Street, were demolished without permit (illegally) for an apartment complex.

The designation program was now on tract. Would it be derailed?

NETWORK NEWS

On Saturday, April 30, thirty individuals from throughout San Diego County met at Stagecoach Park in Carlsbad. The meeting was jointly sponsored by California Preservation Foundation and Save Our Organisation. The purpose of the meeting was to discuss the need to increase the effectiveness of historic preservation efforts in San Diego County.

Attendees included members of many historical groups, site boards, and professional organizations, as well as CPF and SOHO. In the morning speakers addressed the current situation in San Diego County. Mary Ward, San Diego County Historian, discussed the history of designation of significant historical sites in the County, and the current listing available from the County.

Anna Noah of the County Public Works Department discussed the current County historic designation process and the zoning and permit processes. Mary Dilligan of SOHO discussed the information needs apparent from the requests which are made of SOHO and the frequent lack of resources to effectively meet the requests for help.

SOHO needs more specific information about local history research resources which are so critical to the successful application for historic designation as well as access to leaders in the local historical societies who can network within their communities to implement preservation goals.

Rob Selway discussed the Federation of Orange County Historical Organizations - an umbrella organization which acts as an information clearing house. He stated that their listing which includes libraries, museums, professional associations, senior citizens groups, as well as historical societies, is a valuable resource.

The Federation is funded by Orange County, even though the County has no jurisdiction over the many cities within Orange County. These cities often have a long history and do not perceive of Orange County as a cohesive unit. Mr. Selway stated that the Federation's successes have been in large part due to the voice of the historical associations.

After a delightful pot luck lunch and barbeque, the participants had an open discussion of preservation issues which they felt were particularly critical in their areas. The five issues which were briefly discussed were:

JURISDICTIONAL BOUNDARIES FOR PRESERVATION

Lucy Berk cited the problem of the adobe fire house in Escondido which belongs to the local hospital district, a public entity. The Escondido preservation ordinance requires owner approval for historic designation, but it is unclear whether approval is necessary if the owner is a public entity.

Other participants pointed out that there have been problems with historic sites on Federal land, Native American land, the Port District, and other special zones. The San Diego County preservation community needs to understand how to be an effective proponent for historic preservation within the many government bureaucracies.

Participants also emphasized the need for San Diego County preservation community to have access to good legal advice. Both California Preservation Foundation and SOHO have Board members who are attorneys, and who can provide guidance in the areas of historic preservation.

IN PLACE AND ADHERED TO PRESERVATION POLICY

Participants exchanged war stories of how building inspectors and zoning personnel either are not informed about preservation ordinances or are inadequately staffed to implement a local government's preservation policy. Local governments are not well informed about the State Historic Building code, and it is little known that this code must now be utilized.

The understanding of key administrators of public policy is also an essential ingredient. An example of positive action is the meeting of a professional group with a new Planning Director. A friendly meeting can serve to increase the preservation group's visibility and effectiveness through accessibility to decision makers.

FUND RAISING FOR HISTORIC PRESERVATION

San Diego County preservationists could learn a great deal from Pasadena Heritage, a group which has successfully put in place many incentives for historic preservation.

Parker Finch asked for suggestions on how the Coronado Historical Association can raise substantial amounts of money to create a museum in a home recently acquired by the Association. Participants emphasized the importance of local support. Grant monies are available, but usually the application and award cycle is lengthy.

Discussions also emphasized the long term benefits of groups of people working for a common goal. Not only is money raised for the current project, but a commitment is also made for the future.

EFFECTIVE POLITICAL ACTION

Participants discussed the importance of personal contact with elected officials and the benefits of establishing good relationships outside of the inevitable crisis situations. San Diego County preservationists must become excellent educators. Historic preservation is becoming a more mainstream cause, but many of our elected officials still do not appreciate voter sentiment on these issues.

Kathleen Kelley-Markham spoke of the effectiveness of sending historic preservation questionnaires to candidates. The process of establishing a position may be a candidate's introduction to the issues of historic preservation. After the election, it may become useful to remind the official of their stated position.

COMMUNITY HOTLINE

Mary Ward discussed that telephone networks were very important in the early days of SOHO, and Wayne Donaldson suggested that SOHO again assume the role of telephone coordinator. It was pointed out that this role is very consistent with SOHO's preservation goals, but that our resources are very limited. It is necessary for all of the organizations to provide information to SOHO, so that we have an accurate record of preservation resources throughout the County.

The meeting ended with Kathleen Kelley-Markham requesting that all attendees provide information to SOHO, so that a preservation network can become a reality. Karna Webster volunteered to share the listing which the Congress of History is compiling, and Ginny Tompkins is going to include information about a preservation network in Adelante, the newsletter of the Congress of History.

It is through such cooperation that preservation efforts will become more effective in San Diego County.

THANK YOU TO WAYNE DONALDSON & CALIFORNIA PRESERVATION FOUND.

At the May 2 meeting, the SOHO Board expressed its appreciation to the California Preservation Foundation for their support for preservation issues in San Diego County. We are very fortunate that the President of the Federation, Wayne Donaldson, is an architect in San Diego, and is committed to strengthening local preservation efforts.

Wayne did an excellent job in organizing the meeting of local preservationists on Saturday, April 30, arranging all of the details from finding a beautiful location to scheduling the speakers. SOHO is looking forward to receiving information from the attendees so that a listing can be compiled.

REQUEST FOR ORGANIZATION INFORMATION

Please consider all of the organizations to which you or your friends belong and creatively think about their possible links to preservation issues. We want to include:

Historical societies
Community Planning and Development groups
Research libraries
Historical Site and Cultural Resource boards
Local Government Planning staffs with responsibilities in the area of historic preservation
Professional organizations and Business associations whose members may have needed expertise
Community service groups
Senior citizen, and other organizations whose members may be interested in specific aspects of historic preservation.

COUNTY HISTORIC SITE BOARD (continued from page 6)

Julia Liffreing House

Staff recommended that the 1983 Liffreing House, built by architect John B. Stannard in the agricultural community of Hillsdale be designated as historic. Karna Webster, a historian and SOHO member, nominated the site which is owned by Robert Chu of Monterey Park. Mr. Chu opposed the designation because it is in the middle of a desired development area and he objected to the financial burden of the historic landmark designation.

The HSB heard statements about the physical condition of the structure, the history of the home, and the development intentions of Mr. Chu. The matter was referred to a subcommittee which will report at the May 11, 1988 meeting.

Please provide the following information to SOHO, PO Box 3571, San Diego, CA 92103.

Name of Organization

Mailing Address

Office Address

Telephone:

Staff person: name and title

President: name and telephone number

Description of organization: statement of purpose

Resources of organization: membership, library, museum

Newsletter: frequency and contact person with telephone number

Meetings: frequency, location

Facilities and hours for museums and libraries

BOARDS AND COMMISSIONS

San Diego County

The April 13 meeting was the Site Board's first after the approval of their Site Listing Guidelines. On the agenda was a workshop on historic landscapes presented by Deb Denne, a landscape architect. She introduced the Board to the concept of cultural and designed landscapes, the idea that a structure's environment reflects history and art of its period.

Deb Denne stressed the the Board should consider historic landscape as one factor in the designation process. Significance should not be limited to age, structure, or historical facts, but also the fabric and cultural landscape.

St. Dominic Church

Staff explained that the 1898 adobe church with an adjacent cemetery is on the Mesa Grande Indian Reservation. The recommendation for designation was withdrawn because of a request from the Mesa Grande Band of Mission Indians.

The representative of the Mesa Grande Band stated that they are taking steps to nominate St. Dominic Church to the National Register to qualify for HUD funding to restore the church. The HSB withdrew the nomination for County designation.

(continued on page 5,
Julia Liffreing House)

Escondido

HISTORIC POLICY COMMITTEE

SOHO congratulates the Historic Policy Committee on their first five designations on May 4.

The first designation was for the Santa Fe Depot which was beautifully rehabilitated by the City with the professional services of Bob McQuead, AIA.

The Depot is located in Grape Day Park which was the second designation. From 1908 to 1950 the Park was the site of a huge festival which began as a celebration of the City's burning of its water bonds. The festival was said to rival that of Pasadena's Rose Parade.

The third designation was for the Bandy-Conley House, a 1893 Queen Anne Victorian built by the Andersons, a prominent pioneer family.

The fourth designation was for the Hotel Charlotta, a beautiful Craftsman with river rock fireplace and chimney. When it was completed in 1914 it was a social center for the Hollywood set, and then became a boarding house for school teachers. The current owners are upgrading and improving the property and would like to eventually convert it into a bed and breakfast.

The fifth designation was for the Mayflower Oak which grew from acorns which B.F. Dixon picked up in Plymouth, Mass., from trees planted by the pilgrims.

City of San Diego

Aztec Brewing Company

Staff recommended that the Site Board agree to the request of the Harborview Community Council to reconsider the historic designation of 2301 Main St.

Representatives of the owners objected to the reconsideration because of the extensive discussions which occurred in March. Some of the Board members were reluctant to establish a precedent of re-hearing a designation, but the Board voted to reconsider the exterior of the site in May.

At the time of the HSB meeting, it was expected that the City Council would hear the appeal of the owners for the designation of the interior of the building on May 3. The Council continued the matter, however.

Citrus/Pacific Soap Factory

CCDE nominated this site at 301 West Market St. for historic designation based on its association with three different soap companies dating back to 1892, the use of local lemon juice as a major ingredient, its association with the early industrial/commercial development of San Diego, and because it exempted San Diego from a national soap crisis. The building is also significant as a fine example of utilitarian, industrial construction.

The Board continued the issue until they have more time to evaluate the merits of historical designation.

Holzwasser/Walker Scott Building

Maria Lia represented the owners who applied for historic designation for this Spanish Colonial design building which has been an important part of downtown San Diego since its completion in 1920.

In 1935 the building was purchased by Walker Scott who came to San Diego from Los Angeles. At that time, the storefront was modernized. The plan for the rehabilitation of the building will remove the 1930's art deco and restore the mission revival detailing. The Board enthusiastically approved the designation and rehabilitation plans and congratulated Ms. Lia for an excellent presentation.

Green Dragon Colony

The Board rejected approval of a demolition permit for four La Jolla cottages which were designated as a part of the historic site in 1986. Representatives of the owner, the Alice B. and Jack Mosher Trust, were not enthusiastic about Bob Barrymore's offer to purchase and rehabilitate the property.

EVENTS

AN AMERICAN FOURTH OF JULY

SOHO is invited to participate in a traditional Fourth of July Celebration to take place in Old Town. Please call the SOHO Office to volunteer your organizational skills.

BY DESIGN WEEK JUNE 19-25

Fifteen special events are scheduled for this week by San Diego organizations committed to our built environment. SOHO is sponsoring a lecture by Alan Hess, author of *Googie Architecture*. Mr. Hess will talk about 50's and 60's styles, with special emphasis on San Diego examples. The lecture will be held on Wednesday evening June 22.

Other event of special interest to SOHO members is a walking tour of historical homes: A Salute to San Diego's Women of the Past. This tour is sponsored by Women in Architecture and will take place 10:00 am to 1:00 pm on Saturday, June 25.

More information will be included in the June Reflections.

ART DECO WALK

On May 22 AT 10:30 a.m., the Art Deco Committee will conduct a tour of the buildings in the Palisades area of Balboa Park, constructed for the 1935 Exposition. The tour starts under the blue airplane in front of the Aerospace Museum, and will explore the distinctive architectural features of these structures.

The hosts have researched the original uses of the buildings and believe that it will be informative for San Diego historians as well as those persons with a special interest in Art Deco. For more information, call Mark Landsman at 235-9913.

ETCETERA

MEMBERSHIP RENEWALS: Please notice the date on your mailing label. This indicates the month in which you joined SOHO and the month in which you need to renew your membership. PLEASE send your renewal check to the office in a timely manner.

SILVER GATE CONCERTS

Betty McManus and Lynn Schubert thanks everyone involved in making the season of Silver Gate concerts a great success. Particular thanks go to Kathleen and Juan Suros, the San Diego Trust and Savings Bank, the Lafayette Hotel, and the Bishop's School for providing concert sites. Invaluable help was given throughout the season by SOHO volunteers including Jim and Jerry Ray, Carol Greentree, Christine Seipel, Marjorie Stober, Jackie Estrada, Judy Swink, Marilyn Colombo, and Suzanne Lawrence.

SOHO thanks Betty and Lynn for their successful season of beautiful music in delightful settings. Their endless energies are appreciated.

REMAKING AMERICA: NEW USES, OLD PLACES

Smithsonian Institution Traveling Exhibition Service, the City of Redlands, and the San Bernardino County Museum are presenting this exhibit of vintage photographs and explanatory text which describe the successful rescue of old buildings from destruction and decay.

Remaking America will be on display at the San Bernardino County Museum, 2024 Orange Tree Lane, Redlands, CA 92374 from May 28 to June 26, 1988. Hours are Tuesdays - Saturdays, 9:00 am to 5:00 pm and Sundays, 1:00 pm to 5:00 pm.

In addition there will be a Sunday Panel Series of Historic Preservation Speakers on June 12 and June 19. Please call (714) 792-0052 or (714) 825-4823 for more information.

CALENDAR

May 9-May 27: "Archives and Architecture: Two Paths Toward Preservation." an exhibit on seven floors of San Diego City Administration Building, 202 C St., regular business hours.

May 21: Public Tour of Kensington Dental Office designed by Tom Grondona. Women in Architecture 543-9704 or 233-4789.

May 22, 10:30 am. Art Deco Walk in Palisades area of Balboa Park. Meet at the airplane in front of the Aerospace Museum.

May 28, 1:00 pm. Dr. Patricia Lowery, "Mission Period Gardens", Museum for San Diego History (Balboa Park), Thornton Theatre, free.

May 28-June 26: Smithsonian Exhibit, Redlands. (*Remaking America*)

June 4, 9:30 am. Rob Quigley, "Design Guidelines for Cities and How They Develop Through a Community Workshop Process." Friends of SD Architecture, New School of Architecture, 2252 Main St., Chula Vista. 287-0050.

June 6: SOHO Board Meeting

June 7: Election Day (*Vote for Preservation*)

June 8, 5:00 to 7:00 pm: Convention and Visitors Bureau Mixer at Heritage Park. 295-7088

June 22: Alan Hess lecture: *Googie Architecture*. (*By Design Week*)

June 25: Historic homes tour: Women of the Past. (*By Design Week*)

CALENDAR: You are invited to submit events to be included in Reflections' Calendar. Please call the SOHO Office for a publication schedule.

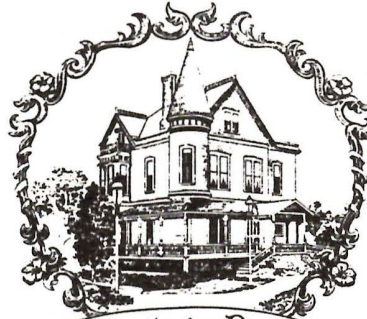
ADVERTISEMENTS

ADVERTISING

SOHO accepts advertising in Reflections for products and services of interest to our members. We are establishing a new format this month. The basic rate for a 2" x 2 1/2" advertisement is \$25 per month. Reduced rates are available for multiple insertions or multiple units.

Hopeless Romantics

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ADVERTISING

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297-9327

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