



July 2002
Volume 33, Issue 2

Reflections

SOHO IS THE OLDEST
CONTINUALLY OPERATING HISTORIC
PRESERVATION ORGANIZATION IN CALIFORNIA

S E R V I N G S A N D I E G O C O U N T Y S I N C E 1 9 6 9

Preservationists & Local Government Join Forces to Save the Hotel San Diego

Despite Efforts, Historic Hotel is Still Threatened by the Fed's Wrecking Ball

PAUL HUDSON

About ten months ago, SOHO updated its members on the status of the threatened Hotel San Diego. The Hotel San Diego is currently number 2 on SOHO's 11 Most Endangered List. In the last year there has been unprecedented unity among preservation groups and local agencies in a last ditch effort to keep the General Services Administration (GSA) of the U.S. Government from leveling our cherished hotel. For more than ten years, the GSA has wanted to crunch the landmark Hotel San Diego to make room for a new \$185 million addition to the adjacent Federal courthouse. Unfortunately, the desperate cries for a stay of execution have fallen upon the deaf ears of the Feds. The clock is ticking and the outlook has never been more bleak.

No one can recall such a unified front in an attempt to save a San Diego building. Joining forces with the Save Our Heritage Organisation (SOHO) is the City of San Diego Centre City Development Corporation

(CCDC), the City of San Diego Historical Resources Board (HRB), the San Diego Housing Commission, and the National Trust for Historic Preservation. This powerful group of organizations is allied against a single common foe: The United States Federal Government, led by the GSA. Now the scary part – the Feds are about to win and the Hotel San Diego is closer than ever to becoming landfill.

Why bother with saving this old hotel? The Hotel San Diego was built in 1914 by developer and millionaire John D. Spreckels and was completed for the opening of the 1915 Panama California Exposition. The six-story hotel was one of three new buildings constructed by Spreckels on 'D' Street, creating a row of stately buildings along San Diego's most prominent thoroughfare. At the suggestion of Spreckels, 'D' Street was bestowed its current name, "Broadway." The Hotel San Diego is significant not only for its architecture and its association with

Spreckels, but it is culturally important for its part in helping establish the urban fabric of a growing city. The loss of the Hotel San Diego would be a huge blow to San Diego's history, and would reduce John D. Spreckels' legacy to a single orphaned building on Broadway.

Because of the significance of the Hotel San Diego the GSA was forced by the National Historic Preservation Act (NHPA) to follow what is known as the Section 106 process. Section 106 requires federal agencies to consult in good faith with local agencies, preservation groups, and interested parties in an effort to avoid the unnecessary demolition of historical resources. Both SOHO Executive Director Bruce Coons and the National Trust for Historic Preservation have
(continued on page 3)



The San Diego Hotel on Broadway Built by John D. Spreckels

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President's Message

ERIK HANSON

One Friday night last month, I was sitting down in the Whaley House garden along with my family and many others to view our production of *A Midsummer Night's Dream*. Five minutes before curtain time (had there been a curtain); I was tapped on the shoulder with "someone tried to torch the Red Roost." My mind switched from anticipation of a show in which I knew what was gong to happen, to dread of a situation which I had known would happen. Several of us board members left the show and zipped up to La Jolla to survey the situation and to give our comments to the media. The damage was less than we imagined, substantially less than the damage fostered by the owners during their decades-long, slow motion, spite demolition. We left.

We arrived back in Old Town, having missed all but the last of the comedy, to hear the immortal Bard's words:

This man, with lime and rough-cast, doth present
Wall, that vile Wall which did these lovers sunder;
And through Wall's chink, poor souls, they are content
To whisper. At the which let no man wonder.

As we applauded, unbeknownst, the arsonist had returned to strike again, his second fire and threats were caught on tape by the news crew we had just left.

At the arraignment on the arson charge a couple of days later, it was the sort of a Mid-Summer fantasy that a serious preservationist might have: to see an alleged violator of a historic building in shackles and cuffs, and in a shirt stenciled 'SD JAIL'.

We try to win, and we sometimes do, but it rarely gets this dramatic.

Calendar of Meetings

All members are welcome and encouraged to attend!

SOHO BOARD • 5:30pm

1st Monday of each month, in the Courtroom at the Whaley House

GARDEN RESTORATION • 5:30

2nd Wednesday of each month at the gazebo on the Whaley House Grounds

FRIENDS OF MRS. WHALEY'S GARDEN • 9am

2nd Saturday of each month at the gazebo on the Whaley House Grounds

EVENTS & EDUCATION • 6pm

3rd Monday of each month in the kitchen of the Derby Pendleton House
on the Whaley House Museum grounds

PRESERVATION ACTION • 5:30pm

4th Monday of each month in the Study in the Derby Pendleton House

MARKETING & DEVELOPMENT • 6:30pm

4th Wednesday of each month in the kitchen at the Derby Pendleton House
on the Whaley House Museum grounds

PRESERVATION REVOLVING FUND • 5:30pm

4th Thursday of each month in the kitchen at the Derby Pendleton House
on the Whaley House Museum grounds

(continued from the front page) written that there hasn't been a good faith effort to work with concerned parties to develop a non-demolition scenario that can result in a win-win solution. According to the National Trust, the GSA seems only interested in a process "aimed at justifying demolition." Recent successes in negotiations, involving the Hotel Del Coronado and the Padres Ballpark related to historic buildings that were being threatened with new development, showed what true cooperation and fair play could accomplish.

Ironically, the General Services Administration is even at odds with their own "Center of Historic Buildings National Office" who released a simulation study and elaborate computer animation that skillfully showed how well an adaptive reuse of the hotel could work with a courthouse tower behind it. Obviously the people at the Center of Historic Buildings didn't get their memo from the GSA's head office asking them to adapt their findings to reach the predetermined demolition conclusion. The GSA was faced with having to dismiss THEIR OWN REPORT by saying that it was incomplete and only looked at the "aesthetic feasibility" of reusing the hotel. There's little doubt that the simulation study would have been tossed into the circular file before it ever saw the light of day had the head office known how reasonable and feasible its own reuse conclusions were. Reminds one of the Wizard of Oz's desperate plea, "Pay no attention to that man behind the curtain."

The bottom line is that the General Services Administration has never seriously considered a solution that keeps the Hotel San Diego. When the GSA selected the Hotel San Diego site for their new Federal Courthouse expansion they did so with little or no regard for the hotel's civic importance. The entire process has been, in the words of Bruce Coons, "a shell game of straw men" with self-imposed "fatal flaws" intended to reach the GSA's predetermined plan to demolish the hotel. At no time does it appear that the GSA has seriously looked into a non-demolition scenario. In their June 2002 report, the GSA states "we do not believe that preservation of the Hotel San Diego is feasible."

The Section 106 process has resulted in a mountain of paperwork and a series of letters and GSA responses. The most recent GSA counter punch was the report titled "Hotel San Diego Adaptive Reuse Options & Section 106 Comments & Responses of the Consulting Parties for the New United States Courthouse" dated June 2002. The report contains many misleading statements, oversimplifications, disjointed reasoning and what many consider outright lies. Below are the "Top Seven Most Blatant Misrepresentations in the GSA's Latest Report."

1. The GSA claims that the Hotel San Diego is an immediate life/safety risk due to the "severely deteriorated condition of the hotel structure." In truth, the hotel is not built with brick or any other unreinforced masonry, which is considered to be the most at-risk material in an earthquake. The Hotel San Diego is built with steel reinforced concrete and has stood the test of time with little or no indication that it can't last another 88 years. When you track down the fine print in the GSA report, the "structural deficiencies" in the hotel are confined to a single column with rusty reinforcing and some exterior ornamentation that is cracked. A single damaged column, out of 107 columns, is far from the "severely deteriorated structure" that the GSA is trying to peddle.

2. Another contradiction that the GSA has tried to quell is the far different conclusions of two different structural engineering firms that they hired. A 1999 GSA-commissioned report by a well-respected structural engineer called the reinforced concrete building structurally sound. To dismiss that account the GSA stated that the engineers "did not have access to the building," making their conclusions incomplete. I spoke with one of the professionals who authored that report and he said that his team spent many hours INSIDE the hotel while gathering information for their report. Would the GSA tell bald-faced lies to help benefit their cause? What do you think?

3. In a related structural issue, a GSA project timeline states that a

contractor was hired to mitigate "life safety hazards due to deteriorated concrete falling from the roof level ornamentation onto pedestrians walking below." Oh my God! Was anyone hurt? Well, if you read further in the same document you'll see that NOTHING has actually fallen and the "hazard" is based on the "POTENTIAL" of ornamentation falling. Such slippery language is a GSA specialty.

4. It is always easier to demolish a vacant building, so the GSA successfully chased out 400 low-income residents in July of 2001 based on a finding of "abnormal fungal amplification" — also known as mold. The mold in question was primarily found in the abandoned basement and not in the residential portions of the hotel. But it sure scares a lot of local officials when you use hideous phrases like "abnormal fungal amplification!"

5. Even before the September 11th terrorist attacks, the GSA was calling the Hotel San Diego a menace to society because it was not sufficiently "blast-resistant" to meet Federal Government requirements. What they don't bother to mention is that the current Federal Building on the adjacent block doesn't come close to meeting those same requirements — even after \$200 million is spent for the courthouse addition. This is just one more example of the GSA fabricating a list of "problems" that are supposed to be limited to the Hotel San Diego, when, in fact, they are neither unique nor insurmountable. A favorite trick of the GSA has been to create a scenario with its own inherent problems, and then use the problems THEY CREATED to prove their point. The best example is when the GSA introduced a "sky bridge" between the hotel and the courthouse addition and then complained that the bridge would be a terrorist target. One on the adjacent block doesn't come close to meeting those same requirements — even after \$200 million is spent for the courthouse addition.

6. One of the GSA's most repeated complaints concerns the supposed "funding limitations" that they must deal with. The GSA claims that there is an "extreme differential in cost" between retaining and reusing the Hotel San Diego versus its demolition. They quote the most extreme ends of the scale to reach the conclusion that reusing the hotel would increase costs over \$78 million. But if you look at the GSA's own numbers in the body of the report, retaining and reusing the hotel could be done for only \$20 million more. And if a non-Federal use was utilized for the hotel they could eliminate \$11.4 million needed to create a "blast-resistant" facade and the Hotel San Diego could be saved for less than \$10 million dollars more. Since when is a 5% increase in costs an "extreme differential?"

7. The GSA also contradicts itself regarding square footage needs. In one section of the June 2002 report the GSA says that saving the Hotel San Diego would "preclude future expansion," but later in the same report they state that "the additional square footage added by [keeping the building] is not authorized... since it exceeds the requirements of the Courts." Okay GSA, if you don't need the Hotel San Diego sell it back to the city for rehabilitation so it can once again be used for desperately needed low-income housing.

We are fast approaching zero hour. Please use the letter included in this letter to help save the Hotel San Diego. You have seen what many consider to be some of the numerous falsehoods and scare tactics employed by the General Services Administration in an effort to reduce our city's namesake hotel into rubble. Please help SOHO stop this unnecessary erasure from our history books and take an active role in saving this important national landmark.

Executive Director Report

BRUCE COONS

Vince Lombardi once said, "The achievements of an organization are the result of the combined effort of each individual."

Thanks to you, our members, partners, supporters, volunteers and employees, SOHO has come a long way in the last few years. We have become one of the largest, most respected, effective and influential Historic Preservation groups in the Nation.

This wasn't always so, just seven years ago we had an annual budget of \$2000.00, tremendous debt from the judgment in the T.M. Cobb lawsuit, and some members were even apprehensive about our future. Today things are very different. I am happy to report that our budget for the next fiscal year beginning July 1st will be over a half million dollars, that we have no debt, and we have several hundred thousand dollars in assets. I can assure you that SOHO is definitely here to stay!

Along with financial stability, our preservation successes have been even more impressive. SOHO's strategy of turning potential adversaries into partners has borne great fruit. We have negotiated unprecedented agreements with the San Diego Padres and with the Hotel Del Coronado for the preservation of significant historical resources while at the same time gaining them as powerful new partners in the effort to preserve our heritage. SOHO has just received the President's Award from the California Preservation Foundation in recognition of these achievements and our agreements are currently being used as models in several other cities. SOHO helped convince the San Diego Zoo that demolishing the War Memorial Building was a really bad idea. We raised over \$150,000.00 to protect the Warner's ranch house after 80 years of neglect. We convinced Temple Beth Israel that preservation was indeed the best option! We have taken over the operation of the Whaley House for the County and are making great strides in our effort to portray the house as the Whaleys would have known it, including the reintroduction of professional live theatre to where it began in San Diego. This year also marks the first Old House Fair under SOHO management. The newsletter has been expanded from an irregularly published four page to a 24 page timely periodical. SOHO's visibility is the greatest in our history.

Awareness of how important historic preservation is to the quality of life in San Diego County has never been higher. SOHO is not just riding the crest of this wave; we are building up the ground swell that will continue to maintain San Diego's special sense of place for the future.

Many people have told me that SOHO's work is extremely important and they have expressed their heartfelt thanks for all your efforts. San Diego is indeed a better place for having SOHO in it. We have changed the face of San Diego's future by assuring the preservation of the past. Thank you all for working hard to make this possible. We have made the difference.

Editors note: printed in part from Executive Director's speech from the 20th annual People in Preservation awards.

Red Roost & Red Rest Update

BARRY HAGER

The Red Roost and Red Rest cottages are in the saddest chapter yet in their history. For years, the current owner of the cottages, the La Jolla Cove Motel & Hotel Suites (the Heimburge Family), has withheld all maintenance in the apparent hope that the cottages will simply disintegrate, allowing the land to be scraped for development. By their inaction, they have been violating a San Diego Municipal Code ordinance, which was specifically enacted to prevent the demolition by neglect of historical resources. The ordinance became effective in January 2000, deterioration has accelerated since that time.

Following a meeting in January of this year between representatives of SOHO, the owner of the cottages, and the City of San Diego Neighborhood Code Compliance Department, it appeared that the owner of the cottages might take some measures to prevent further deterioration of the cottages. However, as the weeks and months have gone by without any action, it has become obvious that the owner does



Photo by E. Hanson

not intend to voluntarily do anything to preserve the cottages. Additionally, a letter from the owner's attorney to the NCCD in March of this year hinted that the owner intends to resist compliance, claiming that the demolition by neglect statute does not apply to them.

The Neighborhood Code Compliance Department in April, finally issued a long-overdue Notice of Violation to the owner of the cottages. To our knowledge, this is the first Notice of Violation issued to an owner of a historically designated property for violation of the demolition by neglect ordinance. Among other things, the Notice required the owner to obtain a permit to replace the roofs of the cottages by May 29, 2002. Not surprisingly however, the owner has failed to obtain such a permit, as of press time for this issue. Despite having several enforcement options at its disposal, more than a month after this deadline has passed, Neighborhood Code Compliance has not announced any plans to take action against the owner.

To add to their woes, the cottages have also become a target for vandalism. Large chunks of concrete have been thrown onto the roofs of the cottages. On Saturday, June 29, 2002, a series of arson fires scorched portions of the cottages. The fires generated local news coverage and a television news crew actually recorded the arsonist returning to the scene to light another fire! The arsonist was arrested the same evening and is being held on \$500,000 bail. While there is no known link between the arsonist and the owner of the cottages, the owner bears ultimate responsibility for allowing the cottages to deteriorate to their present condition and for inadequate security to prevent vandalism.

The Heimburge Family and the La Jolla Cove Hotel & Suites continue their open defiance of the law and their arrogant attitude toward these irreplaceable historic cottages and toward the people of San Diego. The coming weeks will test the resolve of the City of San Diego to enforce its own laws and to stand up to the Heimburge Family. SOHO is also considering its options to take legal action to ensure that these historic cottages do not perish forever.

A Del Mar Landmark Faces Demolition

VONN MARIE MAY

Just when you think society is becoming more and more sensitive about historical preservation issues, a development permit is pulled in Del Mar that would allow the demolition of a stunning landmark property.

The Canfield-Wright House sited on a hill overlooking the coast and the Blue Pacific was built in 1910 by oil magnate and philanthropist, Charles A. Canfield. The list of projects for this early century southern California mogul is quite amazing. Along with partner Edward L. Doheny, another incredibly significant figure in California history, Canfield drilled the first oil well in Los Angeles, ushering in an era of major historical proportions. The two also drilled the first oil well in Mexico. Their actions in Mexico credit them with not only being the precursors to Pemex Oil, but with a by-product of oil, asphalt, they paved all the streets in Mexico City at the time. Now, oil history is not my cup of black tea, but history is all about people who affect broad patterns of social history regardless of personal preferences.

Canfield, the philanthropist, built schools and endowed housing facilities for homeless children. He also teamed with H.E. Huntington, Wm. G. Kerckhoff, H.W. Keller (builder of the Rock Haus) and San Diego's own Col. Ed Fletcher, to found the South Coast Land Co. The partners began to develop Del Mar as a resort destination, their first project and corporate base was the beautiful Tudoresque Stratford Inn, (the demolished old Del Mar Hotel). Canfield and Huntington are also credited with being involved in the development of Beverly Hills and the Beverly Hills Hotel.

Aside from the historical characters in this scenario, the architecture and stateliness of the home is significant in its own right. It's an eclectic range of Mission Revival with Italian Villa influences, sited brilliantly on a rise addressing the ocean. Architect, John C. Austin, chosen by Canfield to design his 'second home' in Del Mar, was also the architect for the



Photo courtesy David Marshall

Stratford Inn, working closely with the South Coast Land Co. Among other notable projects attributed to Austin either personally or as a team architect are; the Shrine Auditorium, Griffith Park Planetarium, and LA City Hall, which are all major Los Angeles landmarks.

SOHO, in full preservation advocacy mode, is guiding the local community on how best to deal with this issue. The community is unable to locally designate the property because the city of Del Mar doesn't have a preservation ordinance or any preservation incentives in place to encourage and reward owners for preserving significant properties. Once again, preservationists become educators and facilitators. The development permit is pending and we hope to assist city officials in recognizing what they have and how best to facilitate its preservation.

National Trust for Historic Preservation Lists Quechan Indian Pass Area

COURTNEY ANN COYLE, Attorney, Quechan Indian Nation

Late last fall, the new executive administration in Washington DC summarily rescinded the denial of the proposed Imperial Project, an open-pit, cyanide heap-leach mine in Imperial County, California.

The mine would destroy or seriously compromise some 55 recorded historic properties eligible for listing on the National Register of Historic Places, including the Indian Pass-Running Man Area of Traditional Cultural Concern, items subject to the Native American Graves Protection and Repatriation Act (NAGPRA) and religious sites including prayer circles, ceremonial places, shrines, ceramic scatters, petroglyphs and spirit breaks linked by ancient trails.

Interior Secretary Gale Norton rescinded the denial without consulting with the Quechan Tribal Government, state or local political officials, the State Office of Historic Preservation or the National Advisory Council on Historic Preservation and without notice to a concerned public.

Based on this action and its misguided public policy, on June 6, 2002, the National Trust for Historic Preservation listed the Quechan Indian Pass Area as one of the Eleven Most Endangered Historic Places in 2002. At a press conference at the National Press Club in Washington DC, Richard Moe, President of the Trust, stated, "Indian Pass is one of the few remaining American landscapes that is largely untouched by modern man. The religion and culture of the Quechan people, who have used this

land for thousands of years, is deeply rooted in the sacred mountains of Indian Pass. They shouldn't be asked to give up their souls so others can have an ounce of gold."

Since Secretary Norton's rescission of the mine denial, the Quechan people, and other interested parties in native, political, legal and foundation arenas have been very busy refighting the battle to protect the sacred lands in and around Indian Pass:

- In November, the National Congress of American Indians unanimously passed a resolution at its annual meeting in Spokane in opposition to the proposed gold mine and supporting protection of the Quechan Indian Pass area and calling for the formation of a national Sacred Lands Protection Coalition;
- In December, 29 members of the California Congressional Delegation and both U.S. Senator Barbara Boxer and Dianne Feinstein sent a letter to Secretary Norton critical of the secretary's rescission of the denial of the mine and requesting that she again deny the project in the public interest and to protect Californians;
- In April, the California Attorney General's Office sent a letter to Secretary Norton requesting that Interior reinstate the denial of the
(continued on next page)

Preservation News Along the Border

MARÍA CASTILLO-CURRY

The Tecate Depot is added to the most endangered list of the Great American Station Foundation

SOHO's nomination of the Tecate depot for the Most Endangered list was accepted by the GASF in 2001, recognizing it as part of the San Diego and Arizona and Tijuana-Tecate railroad corridor which forms a continuous cultural thread along the border. The state government of Baja California together with the municipal government in Tecate and Carrizo Gorge Railway are taking action to preserve the depot with an estimated \$300,000 investment.

SOHO Works with Sierra Club to protect border heritage from adverse impact

The Immigration and Naturalization Service is making plans to build 14 miles of fence on the Mexico-US border. Several environmental and preservation organizations are teaming against this proposal because of its adverse impact on archeological and historical sites. The Playas de Tijuana neighborhood in Mexico and the Border State Park in Imperial Beach form a unique cultural and natural area that will be negatively affected by the fence. SOHO is supporting the efforts of the Sierra Club in order to mitigate or eliminate the impact of this project.

SOHO Condemns Defacement of Chicano Park Murals.

SOHO condemned the vandalism of the murals at Chicano Park and three at the Centro Cultural de la Raza, which took place prior to the celebration of Cinco de Mayo. The Chicano Park Steering Committee could be awarded a 1.5 million dollar federal grant for the restoration and preservation of the murals. SOHO would offer to support their nomination for the National Register.

(continued from previous page) Attorney General's legal analysis, agreed with that of the Tribe and former Secretary Bruce Babbitt: that BLM has the authority to deny the massively destructive mine as it would unduly impair the natural and cultural resources in this protected area;

• In May, the Lannan Foundation awarded a multi-year grant to the Tribe to support the fight to save the area and protect the Tribe's cultural heritage resources, native language and songs;

We are grateful for the assistance and support of each of these organizations and agencies and the tribal support we have received. But the battle to again protect the sacred lands at the Indian Pass area is far from over. There are some things historic preservationists and others can do to help:

Oldest street in Tijuana gets a face-lift.

Arguello Street is the oldest downtown street in Tijuana as documented by an 1889 map. With a matching grant totaling \$200,000, the municipal government in Tijuana and the merchants of Arguello Street remodeled the facades of the businesses. The government has stated that historical colors were used and that the facades were remodeled to look original. However, Ricardo Fitch, a member of the Commission of Preservation in Tijuana, who was able to convince the government to avoid the use of faux colonial elements, argues that there was not enough historical research prior to the work. He also raised questions about the authenticity of the colors used.

The ex-Municipal Palace in Tijuana to become a museum

The Tijuana municipal government will create a museum of history for the city in the ex-municipal palace (city hall) next year. The edifice, built c. 1924 by the Quayle brothers of San Diego was remodeled as colonial in the 1970's. Tijuana's Commission of Preservation is using the Baja California State Preservation Law to convince the municipal government to restore the façade to its original neoclassical style.

Future trips on the Iron Road of the Californias!

Announcing two thematic railroad tours as part of the Iron Road of the Californias project. The first tour is titled "Traditional Industrial Architecture (1890-1960)" and is scheduled for September 21, 2002, departing from Campo at 9.00am. The objective of this trip is to observe the architectural styles and contexts of traditional industries along the San Diego and Arizona and Tijuana-Tecate railroads. The second tour is scheduled for November 2nd with the title "The Transformation of the Natural Landscape in the Californias Border Region" departing from Campo also at 9.00am. The objective of this tour is to observe the transformation of the natural landscape and the environmental impacts on the border as a result of industrialization and urban growth in the San Diego-Tecate and Tijuana region. Experts from San Diego and Tijuana will guide both tours. For more information on these exciting tours, please contact María Castillo-Curry at mec2000_1999@yahoo.com.

• Send a fax to Interior Secretary Norton protesting her unsupported rescission of the denial of the mine and requesting that she reinstate a denial of the mine (fax: 202.208.6950);

• Send a fax to California Senator John Burton's office supporting the stateside sacred lands protection bill, SB 1828 (fax: 916.324.4708);

• Make a donation to the fight. Private and organizational donations, of any size, will help demonstrate community commitment to our supporting Foundation, call 858.454.8687.

We thank you for your interest and continued support to protect and preserve the irreplaceable history of California.

View of Picachao Peak



Save the Hotel San Diego!!!



Dear _____ :

Please join the efforts of San Diego's Save Our Heritage Organisation (SOHO), Centre City Development Corporation (CCDC), Historical Resources Board (HRB), San Diego Housing Commission, and National Trust for Historic Preservation to protect the historically significant Hotel San Diego from the wrecking ball.

The United States Federal Government, led by the General Services Administration (GSA), has not followed the Section 106 process in good faith and they are insisting that there is no alternative to demolishing the landmark hotel to make way for an addition to the downtown Federal Courthouse.

Please do whatever is in your power to stop the GSA's attempt to railroad this scheme through the process. We need your help to develop a non-demolition scenario that can result in a win-win solution for all parties involved. Thank you for your prompt attention to this important matter.

Sincerely yours, a constituent,

Signature

Date

Your Representatives

We are continually reminded to speak up in order to effect change, this is the time to make your opinion known to your elected officials. It is important to not only contact a representative that may tend to agree with your point of view, but also a representative with a divergent stand on this issue. Copy and sign the letter for the Hotel San Diego included in this newsletter, and send it off to as many of the representatives below you can. Now, more than ever, your opinion really counts.

United States Senators

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619-294-7600, 619-294-2348 fax

77th District, Jay La Suer
5360 Jackson Drive, Suite 120, San Diego CA 91942
619-465-7723, 619-465-7765 fax

78th District, Howard Wayne
1350 Front Street, Suite 6013, San Diego CA 92101
619-234-7878, 619-233-0078 fax

79th District, Juan Vargas
678 Third Avenue, Suite 105, Chula Vista CA 91910
619-409-7979, 619-409-9270 fax

80th District, Dave Kelley
73-710 Fred Waring Drive, Suite 112
Palm Desert CA 92260
760-346-2099

SOHO Receives Honors at CPF Conference

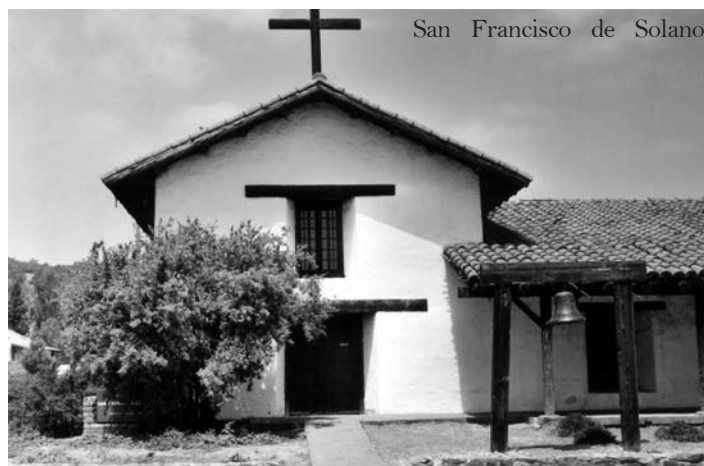
VONN MARIE MAY

A few months ago I attended, on behalf of SOHO, the 2002 Annual California Preservation Foundation Conference held in Santa Rosa, CA. It was another wonderful statewide meeting-of-the-minds from preservationists far and wide.

This year's theme was Cultural Landscapes and offered several tracks and tours, such as; historic wineries, Jack London State Park, Old Sonoma and a particular favorite, famed horticulturist Luther Burbank's home and grounds. Selfishly, this conference was clearly one of the best for me.

Especially important as well, for any native Californian, was to make a pilgrimage to the northernmost California Mission, San Francisco de Solano in Sonoma, one of the more modest of the Missions, but still powerful and revered. I learned more about the Bear Flag Republic, a brief but dramatic part of California history, and found the Old Sonoma town square has one of the state's oldest eucalyptus trees, some ten feet in trunk diameter, dating from the mid 1800's.

However, my primary reason for attending was to accept a CPF President's Award bestowed on SOHO for its preservation advocacy in 'Negotiating Skills'. The President's Awards are held at the Annual Meeting and are apart from the design award program that concentrates on restoration or rehabilitation projects done well. The President's



Awards seek to recognize preservation advocacy successes and to promote them statewide. Both the Ballpark and Hotel Del Coronado agreements were sited as being models for productive and effective negotiations. SOHO is honored by the award and will continue its mission to intervene on behalf of preservation, in the development entitlement process to affect the best project for all interested parties.

Annual Call For Board of Director Nominations

What Does A Director Do?

A director is expected to attend monthly Board of Directors meetings where they will address timely issues, establish policies, and direct the organization's assets to fulfill the goals and mission of SOHO.

Some of the ways your leadership would be helpful as a director include participating at events, recruiting new members, or developing additional funding. In essence, each director promotes volunteerism by example, expands SOHO's assets, and works as an ambassador for the organization to the community.

Knowledge of historic preservation is not mandatory, but sensitivity to the subject and willingness to learn are essential.

The term for a director is two years; the term for an officer is one year. Prior to being voted into office by the general membership, each nomination is reviewed by the Board Development Committee and approved by the current Board of Directors.

Election of Officers and Directors will take place at the Annual Meeting on September 21, 2002. Any member in good standing may also submit his or her own name for consideration.

Name of Nominee: _____

Address: _____

City, State, zip: _____

Phone: _____

email: _____

Please include a resume or personal profile with your nomination. FAX (619) 291-3576 or mail completed form to SOHO, 2476 San Diego Avenue, San Diego CA 92110.

w w w . s o h o s a n d i e g o . o r g

Our new web site is a great way for members to appreciate the wide range of SOHO projects, and discover how they can become involved with SOHO on a volunteer basis.

Check to see what's happening with SOHO on our updated Calendar of Events

Read past articles from the *Reflections* quarterly • Browse our on-line SOHO Museum Shop

Learn about the Whaley House • Use our web site as your launchpad to visit other preservation sites on the internet through SOHO's selected architecture, history and preservation links.

M E M B E R S H I P A P P L I C A T I O N

I want to help preserve the historical resources of San Diego by joining SOHO at the following Membership level.

- \$15 Student \$30 Individual or Family \$50 Professional \$100 Executive
 \$250 Corporate \$500 Benefactor \$1000 Lifetime

Please complete this form and send it with your payment to SOHO, 2476 San Diego Avenue, San Diego CA 92110

Please charge my Visa MasterCard

Card Number _____ Exp. date _____

Name as it appears on card: _____

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ e-mail _____

Please extend my membership for another year.

In addition, I am making a tax deductible contribution of \$_____ to the Preservation Revolving Fund, to be used to purchase and preserve endangered historic properties.

Are you interested in helping at SOHO events?

- I WOULD LIKE TO HELP WITH: Tours Whaley House
 Office Membership Workshops Other Events

Remember Someone Special with a SOHO Membership

Please send a one-year gift membership to the person named below. A gift card will be sent to your recipient.

Recipient _____

Address: _____

City, State Zip _____

Membership Includes

- ◆ Free admission to Whaley House Museum
- ◆ Quarterly *Reflections* Newsletter
- ◆ 10% discount on Museum Shop items
- ◆ Advance notice & discounts to lectures, special events, & tours
- ◆ Invitations to special receptions & events
- ◆ Participation in volunteer programs

The 2002 Eleven Most Endangered

Marine Corps Recruit Depot (1921)

MCRD is a 388-acre military base that opened in 1921. It was designed by the notable architect Bertram Goodhue in the Spanish Colonial Revival style that he popularized at the 1915 Panama California Exposition in San Diego. It was part of a concerted effort to design all the Military bases in the Spanish Revival style pioneered by Goodhue to give San Diego a unique identity. These bases are MCRD; Naval Air Station North Island; Rockwell Field; 32nd Street Naval Base; Naval Training Center and Balboa Hospital. We know of no other city in which this occurred. MCRD played a major role in WWII, it has one of the best Marine Corps Museums in the country, and has the longest open air arcade in the country. This site was listed on the National Register in 1991 and is now threatened by Airport expansion for a second runway.



Photo by Jim Brady



Hotel San Diego (1910)

Photo by Jim Brady

This landmark finds itself in the middle of a huge multi-jurisdictional "governmental core" that is being planned for the City, County and Federal Governments. The first renderings of the site, which covers several downtown blocks on both sides of Broadway, addressed the area as having no encumbrances. This National Register eligible building is essentially in the way and the Feds want to turn it into rubble. *(Please see article in this issue)*



Photo by Jim Brady

Red Rest & Red Roost (1894)

Noted as the progenitors to the California Bungalow, they were listed on the National Register in the 1970's, they sit suffering from demolition by neglect. SOHO petitioned the City of San Diego to enforce their new preservation code that addresses this issue. A reluctant city finally issued a notice of violation in April with a 30-day clock running for compliance. With its neighbor, the 1894 Brockton Villa, on the same block having been restored and reused as a successful restaurant and coffee business, one wonders why these rough gems can't be restored and adaptively reused. *(Please see article in this issue)*

SS Catalina (1924)

This California Landmark is on the National Register of Historic Places and is known as the Last Great White Steamer on the Pacific Coast. Built for one million dollars in 1924 by chewing gum magnate William Wrigley, the steamer elegantly carried people to and from the



mainland to Wrigley's Santa Catalina Island. From her maiden voyage in 1924 until her retirement in 1975, the 301-foot long vessel ferried over 2.4 million people. During WWII, she was used to transport over 3/4 of a million troops, more than any other transport during the war. Abandoned by her owners and seized by the Mexican government, she now stands in the way of a multi million dollar cruise ship terminal. Partially submerged and listing 15 degrees to her port side in the Ensenada harbor, she faces dismantling.

Photo by Shelley Carron

Marron Adobe

Built in the 1850's by the early Californios Marron family, this L shaped structure is an important and rare example of early stage adobe ranch house construction. The site is threatened by a proposed interchange off of Freeway 78, in the Oceanside/Carlsbad area. The planned alignment



would envelope the whole property, which also hosts the Buena Vista Creek and El Salto Falls, archaeological sites and the last stretch of natural open space in the area and sensitive habitat as well. Chauncy Hayes, who married into the Marron family, later owned the adobe next door, which is now an archeological site and will also be destroyed by the interchange. This is an important cultural landscape setting and one of the last intact adobes in San Diego County. The property is currently privately owned by direct Marron and Hayes descendants. CalTrans and the Cities of Oceanside and Carlsbad need to reconsider an alternative alignment and respect this very special place.



Western Salt Works Building

The Western Company Salt Works still in operation after nearly 100 years, has played an important role in the solar salt industry in Southern California. The site retains a high degree of integrity and has changed little since its reconstruction following the great flood of 1916. By 1922 the Salt Works grew to nine buildings and 32 salt ponds and levees. This complex of early 20th century industrial works conveys a sense of function and industry that is unique. During the late 1990's a move to incorporate the Salt Works as part of a National Wildlife Reserve was proposed and finalized by 1999. Deemed National Register eligible, this property should stand as a testimony of purpose and longevity.

Photo by Jim Brady

Old San Diego Police Headquarters (1939)

Photo by Jim Brady



This beautiful Spanish Revival landmark remains in serious peril from the aspirations of both the San Diego Unified Port District and developers of the Hyatt Hotel and Seaport Village. This WPA built structure was designed by master architects, the Quayle Brothers and Alberto Treganz. It offers 110,000 square feet of highly reusable space with a courtyard rich in character. Several politicians are on board for preservation, and a list of potential developers stand at the ready to restore, redevelop and utilize financial incentives afforded a National Register site. Still, the Port remains committed to a park plan that would occupy most of the site, requiring demolition of at least half the building. Photo by Jim Brady



Photo by Jim Brady

Border Field State Park

A triple border fence is being proposed along this section of the International Border between the United States and Mexico. This is a California State Park with adjacent San Diego County public lands. The wall will destroy sensitive prehistoric sites that host a major Native American village; significant historic trails that connect this site from the south to the north, believed to be those of the Portola expedition and the Spanish padres. The entire cultural and environmental landscape of this international setting is at risk.

Photo by Jim Brady



Top Gun Cottage (1887)

This sweet Victorian was built for a local developer named Graves. It is the oldest, and last best beachfront cottage in Oceanside. Featured in the movie Top Gun, it has consequently has been known as the Top Gun Cottage. The site is threatened by the huge hotel development proposed by Manchester Resort Hotels and the City of Oceanside. The cottage is on a corner of the property and could easily be integrated into the development and used as an adjunct facility to the hotel. Right now it appears it will be moved off site, out of context, with its use yet to be determined.

Photo by Jim Brady



Coronado Railroad (1888)

The Coronado Railroad served the Hotel Del Coronado and residents of the city, for both commuter and tourist. This historic rail transportation corridor also served as a critical component in WWII, connecting North Island with San Diego. It is now threatened by a shopping mall project within the city of Chula Vista. A counter proposal has been offered by a coalition of environmental groups to support its use as a rail line for eco-tourism. It was recently listed as a California State Historic landmark, despite a concerted effort by attorneys and consultants to the San Diego Unified Port District to contest the designation. Having survived that battle, now its future must be preserved, adaptively reused and interpreted for all to understand and enjoy.

Railroad Depot in Tecate, Mexico (c. 1916)

This important railroad station is the one of the best examples of Prairie Style commercial architecture in the cross border region, and was possibly designed by either John Lloyd Wright or Eugene Hoffman. The station is threatened by neglect and encroachment by the Tecate Brewery. Initially the station was part of the Spreckels San Diego-Arizona Railroad that was to hookup to transcontinental Southern Pacific Railroad at Seeley, California. SOHO contends that this could be a well restored and rehabilitated functioning train station and a major tourist destination for Tecate.



Photo by María Castillo-Curry

CALENDAR OF EVENTS

July

27, 12-3pm..... Volunteer Appreciation Party

August

10, 11am-1pm..... Old House Plant Palette Workshop

17, 1-3pm..... Sensitive Additions & Period Bathrooms Workshop

24, 11am-12:30pm..... Using Vintage Appliances Workshop

September

Date to be announced..... Preservation Revolving Fund
Wine & Cheese Fundraiser

21, 4:30-7pm..... Annual Membership Meeting

October

3, 4, 5, 6..... Fall Play

10, 11, 12, 13..... Fall Play

17, 18, 19, 20..... Fall Play

24, 25, 26, 27..... Fall Play

25, 26, 27, 31..... Halloween with the Whaleys

November

9, 1pm..... San Diego State University Architectural Tour & Lecture

December

Date to be announced..... Red Tile Style Book National Book
Launch, Reception & Lecture

5, 6, 7, 8..... Gift of the Magi

12, 13, 14, 15..... Gift of the Magi

14..... Holiday Party

19, 20, 21, 22..... Gift of the Magi

26, 27, 28, 29..... Gift of the Magi

Annual Election Meeting & Potluck

All SOHO members are invited to participate in the election & the induction of new board members

Saturday, September 21, 2002 · 4:30-7pm
at the Whaley House
2482 San Diego Avenue in Old Town

Bring a friend,
although non-members may not vote, the
annual meeting is a great way to introduce
people to SOHO & enjoy the
camaraderie of like-minded individuals.

SOHO will furnish beverages

Please RSVP by September 18th

Call the SOHO Events Hotline (619)297-7511

Summer Workshop Series

The workshops this year promise to be as educational and interesting as ever. As a benefit of membership this is your advance notice before the general public. These workshops are limited and sell out quickly so please, in order to avoid disappointment, reserve early. If you want to attend please call the SOHO events hotline at (619)297-7511 now and reserve your tickets, we except both Visa and MasterCard. Tickets are \$20.00 SOHO members, \$25.00 non-members, or for the series of three \$50.00 SOHO members, \$70.00 for non-members.

The Old House Plant Palette

August 10, 11:00am-1:00pm

Limited to 50

Join us once again in the Whaley House Garden/Gazebo where noted landscape historian, Vonn Marie May will lecture on the historic house landscape. This will be followed by a tour of the Mission Hills Nursery where we will show you just how readily available the appropriate plants for your period landscape are.

The Sensitive Additions & Period Bathrooms

August 17, 1:00-3:30pm

Limited to 40

Bruce Coons, Erik Hanson, & David Swarens show how to blend the old with the new. This wonderful Mission Hills Spanish bungalow is situated in a lovely family oriented neighborhood with a great canyon backyard, mature eucalyptus & ambiance that the owners did not want to leave although their family was quickly growing out of it. An addition was the solution & the owners insisted on keeping the original house's integrity intact with a historically sensitive addition. In the new bathrooms you will learn how to blend vintage style with today's modern needs. Hardscape is an important part of any new addition & that will also be a portion of the workshops focus.

Using Vintage Appliances in your Old House

August 24, 11:00am-12:30pm

Limited to 50

Join the proprietors of RMR Stoves and learn how you can incorporate vintage appliances. In 1997, three friends got together and decided to combine their love of things past into a now burgeoning business restoring vintage stoves. Rena Holford, Vintage Stove Technical Specialist (15 years previous experience), Robert Fanella, Engineer, and Michael Kravcar, Business Manager, found that by bringing together their diverse talents they were able to create a new business providing stoves and services to consumers with historical interests.

Holford, Fanella & Kravcar take restoration very seriously. In order to learn more about the stoves they restore, they research University Libraries and seek out old stove manuals and catalogs for original advertising and technical information.

This first time workshop will be held in the Whaley House Garden/Gazebo area. RMR will show you how using old appliances in the kitchen, bathroom and other areas of the house can add to the character and enjoyment of your old house.

Say No To Vinyl Windows

Keeping your old windows & doors adds value to your home

- Do not be controlled by telemarketers and synthetic window distributors.
- Sellers of replacement windows do not want to admit that they do not have the appropriate windows for your older house. They do not make money by referring you to low cost repair alternatives and they have not been educated in old house aesthetics.
- Savvy home buyers are understanding more and more the design importance of original material, are expecting pre-WWII homes to have their original windows and are paying a premium for it. This will help your home's resale value and the speed in which it will sell.
- Removal of original windows is the most frequent reason for a home's ineligibility for Mills act tax savings, this would mean \$1000's over the 10 year span of the contract.
- The technology to repair wood windows will always be there. Synthetics lock you into a material destined to become obsolete and unrepairable, forcing yet another set down the line. In the interest of matching, you are sold a full house set of windows when usually only a couple of the wood windows need serious work.
- Besides being available in a very limited number of colors, not necessarily period correct choices, vinyl and metal windows commit you to a lifetime color choice. We all know how color taste and fads come and go with the times, but when you want to change the color, the vinyl will not accept the paint.
- Keeping your wood windows supports local business. No one in San Diego County is manufacturing metal or vinyl windows, but numerous small local shops are able to make or repair wooden windows.
- Heat loss and soundproofing situations can be helped in many cheaper and less intrusive ways, including: landscaping, drape selection, and insulation.
- Ironically, while much of the marketing seems to be aimed at the elderly, in our climate, heating savings may take many decades to equal the windows and labor.

WANTED DEAD OR ALIVE!

SOHO is posting a reward of \$250.00 for anyone who can prove beyond a shadow of a doubt who the architect was on the Tecate Depot and the year of construction. This offer extends to both sides of the border and the deadline is January 1, 2003.

Two architects are currently suspects; Eugene Hoffman who has a vast body of work involving John D. Spreckels, the Hotel Del Coronado, etc.; and John Lloyd Wright, son of Frank Lloyd Wright who also commanded a great body of work predominately residential. Historians on both sides of the border are stymied on this one.

Because of the shared border heritage work SOHO has been involved in for the last decade we will stop at nothing to find all salient historical facts. We feel it is part of the mission of SOHO to gather as much factual data as possible when advocating for historical resources.



Congratulations!

*To the newest appointed members to the 15 member
City Historic Resources Board,
and we wish them great success in their efforts
to preserve San Diego's architectural heritage!*

*David Marshall ♦ Juan Ulloa
Otto Emme ♦ John Brooks
Gary Edwards ♦ Lilly Cheng*



Drop by for a unique alternative to the traditional Old Town menu

The 1870's storefront building on the grounds of the Whaley House is now home to the charming, family run Courtyard Café with lovely outdoor dining. The café serves homemade homestyle food, fresh baked goods, pastas, pizza, gourmet sandwiches and soups, desserts and espresso.

Monday-Friday 6:30am-10pm • Saturday & Sunday 7am-10pm
2476a San Diego Avenue, Old Town San Diego • (619)542-1698

COURTYARD CAFE

2002 People In Preservation Awards Recipients

Lifetime Achievement Award

Dr. Florence C. Shipek is acknowledged as the nation's leading authority on the Kumeyaay People of San Diego County and a trusted friend to the Kumeyaay themselves. Dr. Shipek's 50-year association with local Indians began with an invitation to a church coalition meeting to assist Indians in negotiating government bureaucracies. Dr. Shipek became a relentless advocate for American Indian rights and fair treatment. Beginning in the 1950's, she traveled across San Diego County and the backcountry taping interviews with Kumeyaay Elders, many whose memories went back into the 19th century. Her work has not only been used to revise inaccurate information about local Indian groups, but has also been used to reestablish lost traditions including music, dance, arts, ethno-botany and family histories. Because of her scholarship, use of primary records and documents to properly present the past, and dedication to developing accurate accounts of the culture and heritage of the Kumeyaay and other Southern and Baja California Indians.



Developer of the Year, Preservation Pays Award

Tim Rudolph is a developer who is working wonders in the Sherman Heights Historic District and surrounding areas, having rehabilitated at least five historic Victorian homes. Most of the homes have prominent visibility, and they, as well as the surrounding neighborhoods, have been greatly enhanced, not only by the rehabilitation itself but through Tim's use of colorful, historic paint palates. Mr. Rudolph has made a significant contribution to the community and has led the way for the renaissance of Sherman Heights, spotlighting its architectural resources for others to work with.



Exterior Restoration Award

San Diego Historical Society, Wayne Donaldson and Councilman Ralph Inzunza. Built in 1887, the Villa Montezuma was a private residence for renowned author, musician and spiritualist Jesse Shepard. Now, for the first time in over a century, the Villa has her original colors. The San Diego Historical Society, stewards of the Villa Montezuma, tasked the office of Architect Milford Wayne Donaldson with identifying and reapplying the original color scheme. In addition to brush-applied paint, the exterior restoration included re-glazing the windows, minor roof repairs, patching and replacing deteriorated wood, plaster repair, and lead paint abatement. It was a large financial commitment on the part of the Historical Society, and a grant made possible by Councilmember Ralph Inzunza.



Town Crier Award

Roger Showley has been covering San Diego architecture, historic preservation and related subjects for over two decades. He is the author of several San Diego history books, including Balboa Park and San Diego; Then and Now. In addition to his on-going "Smokestacks and Geraniums" series in the Union-Tribune, which has highlighted many preservation issues, Mr. Showley has covered SOHO stories year after year, facilitating SOHO's efforts to get out its preservation message.



Preservationists of the Year

Dan Furlan & Dan Stovall

The 1913 Mission Revival Golden Hill Presbyterian Church is a community landmark and designated historic site. For over a decade it stood in disrepair until Dan Furlan, owner of Construction Renovation Services, Incorporated, Curt Holder, an architect with CRS, and real estate broker Dan Stovall, stepped in to save this treasure. The restoration was completed quickly and skillfully.



Partners in Preservation Award

The Coronado Planning Commission has demonstrated good stewardship in protection of Coronado's historical resources. It supported the establishment of the Historic Resources Board and the Mills Act. The commissioners have been diligent in their review of projects and their impacts on historic resources. The commissioners are Denise Herron, Leslie Reynolds, Maureen Steiner, James Strickland, and Guy Zeller.

Save Our Heritage Again Award
The County of San Diego was open to learning about and using proper period colors when it came time to repaint the Sherman/Gilbert House and Temple Beth Israel in Heritage Park. Ranger Faith Berry worked vigilantly to oversee the painting crew, ensuring that the details of the color design were followed correctly and professionally. An important aspect of preservation is the proper interpretation of historic sites during the restoration and maintenance processes, applying historically accurate exterior paint colors has a dramatic impact upon the interpretation of a site. Heritage Park was the first joint-collaboration between SOHO and the County 33 years ago and we are pleased to honor their continued commitment.



Gift to the Street Award

Doug Myking and Tina Navarro stood their ground while all around them historic buildings such as the Klauber house, the U.S. Grant Presidential Library, and others were bulldozed. They remained stalwart, keeping this reminder of early San Diego's glory days as they lovingly restored their Victorian home on 6th Avenue, leaving residents with a glimpse of what was on this historic street during its heyday.



Pride of Ownership Award

Emily McLean and Tom McLean have made an unbelievable effort to restore a sorely neglected house! Tom McLean's labor of love returned his parents' newly purchased 1920's Spanish style property to its original look; which had been hidden under pink paint, mildew, rotten windows, and a 1950's fake rock facade.



Education Award

Harriet Gill created the Friends of San Diego Architecture in 1985, a non-profit association that sponsors a series of nine public lectures each year. For 17 years, Harriet has organized each lecture, providing an opportunity for architects, planners, urban theorists, landscape architects, design professionals, and preservationists to present their projects and ideas directly to the public. She has succeeded in making the series an outstanding information resource for the entire San Diego region.



People in the Trenches Award

Betty McMillan of the Lakeside Historical Society, has worked unrelentingly toward the preservation of her community. She fought for a historical survey of Lakeside, formed the Lakeside Preservation Action Committee, working to try to save historic buildings like the Birchard House on River and Laurel (now demolished) and the Birchard Candy Store (still standing). Her preservation work also includes striving to keep the Ferry Farm in Lakeside standing and the preservation of a 1912 Lakeside school designed by architect Theodore Kistner.

Farm in Lakeside standing and the preservation of a 1912 Lakeside school designed by architect Theodore Kistner.

A Historian's Legacy of Research and Restoration

Don Covington was a key architect of North Park's renaissance

THOMAS SHESS

Reprinted in part with permission from the North Park News & Tom Shess

Don Covington, a long time resident and good neighbor to all of North Park, died last month. When his son Paul notified friends, colleagues, neighbors and this newspaper that North Park's pre-eminent historian, scholar, artist and community leader had passed away on May 13, the sad news left many in disbelief and tears.

Don added immeasurable grace to North Park. His contributions to the community's history and legacy are as rich as his art and his gentle leadership.

He and his wife Karon of 48 years were the conscience and backbone of many causes and accomplishments in North Park and in San Diego's historical community. His death came at 73 from pneumonia brought on by chronic leukemia.

Don was foremost a teacher. He shared what he understood in a series of community lectures and at the San Diego Historical Society. He taught students at San Diego State University fine arts and interior design, and how to appreciate them by understanding history. He and Karon taught an entire city that older neighborhoods are treasures to be preserved, restored and celebrated. Their ability to communicate the importance of 20th century Arts & Crafts design and architecture helped lead to North Park's renaissance as a Craftsman community today.

They practiced what they lectured. Their home built in 1916 by builder/designer David Owen Dryden is a classic of restoration. Located on the southwest corner of 28th Street and Myrtle Avenue, this modest yet finely detailed home is a model for all Craftsman bungalow owners.

Don researched, wrote, illustrated and published "Burlingame, The Tract of Character 1912-1929." He also was a regular contributor to the Journal of San Diego History, North Park News and other publications, including a definitive article on Dryden's North Park homes in American Bungalow.

At his death, Don and Karon were researching and writing the "History of North Park." The manuscript is finished through 1940. With support from family, friends and the community, Karon is urged to continue the labor of love.

A memorial service was held July 6 on the lawn of the Marston House.

Editors note: Don and Karon Covington, longtime SOHO members held the very first SOHO fundraiser in their back yard over 30 years ago. He will be missed greatly by all of us at SOHO.

Become a Summer Volunteer Today!

The summer months are a time of vacation for many, which means it is also Old Town's busiest time of year with visitors from all over the nation and worldwide coming to the Whaley House. We need docents to help guide people through the home, a printed tour guide and history are provided.

The house is being transformed in time and excitement is in the air. Changes are being made weekly, sometimes daily, as we bring this wonderful Greek Revival structure back to its original use and beauty. The first commercial theater in San Diego was born here, as well as one of our earliest courthouses and the Whaley and Crosthwaite general store. An extremely important figure in our city, Crosthwaite has no other representation in San Diego and we are proud to highlight, at the very least, this part of his life. The residential portions of the restoration are ongoing and include period wallpaper, carpeting and faux grained woodwork all a part of the major restoration plan.

Visitors are often drawn in by the house's reputation as the most haunted house in America, but become fascinated by the more interesting aspects of its actual history. As a docent you can be a part of teaching San Diego History to these unsuspecting students and in so doing, provide a great service for us all.

We do need extra help at this busy time and we hope some of you will come to see this as part of your own summer vacation. It is a fun time to be in Old Town and the Whaley House Museum complex with the wonderful SOHO Museum Shop, the new cafe with lovely outdoor dining, all make for an enjoyable day. Call Alana Coons at (619)297-9327 and sign up now.

Volunteer Profile



MICHELLE HAMILTON joined SOHO as a volunteer docent at the Whaley House last summer and has continued on every Sunday since, she was the first to join our junior docent program. Michelle has always loved history and plans on a degree in History. She just graduated from Monte Vista High School where she was awarded scholarship funds from the local chapter of the Spring Valley Rotary Club. Requirements included not only a GPA of 3.0 or above, but also volunteer hours supporting her

chosen area of interest, listing her hours and projects worked on with SOHO and the San Diego Historical Society. Michelle's love of the Whaley House brought the added bonus of her mother Lynn who is now a head docent on Sundays in charge of the Junior program. Michelle is an avid researcher and plans to write a book with Lynn on the Whaley House.

Friends of Mrs. Whaley's Garden

If you like to garden with friends in a pretty place and can spare a couple of hours a month, why not join the Friends of Mrs. Whaley's Garden? This new committee meets on the 2nd Saturday of each month from 9-11am in the gazebo area of the garden at the Whaley House. It is chaired by Master Gardener Jessica McGee.

We do light garden grooming, such as weeding, dead-heading, etc., in a friendly, stress-free environment. No experience is necessary, just a positive attitude and a willingness to make these beautiful gardens even lovelier. So, if this sounds like something you would enjoy, bring your gloves if you use them and your favorite handtool and join us!

If These Walls Could Talk, the Stories They Would Tell...

MICHELLE HAMILTON

That used to be my line while sharing the history about the courthouse at the Whaley House, but thanks to Bruce and Alana who retrieved four court cases from the archives and with the help of my mom, we were able to decipher these handwritten records of 1869 & 1870. It was fascinating to see court records from 130 years ago. The handwritten search warrants, arrest warrants, trial transcriptions and jury verdicts certainly have changed over the years. I have found that visitors who work in law enforcement or in the court system are fascinated to see how it once was. We had the records copied, transcribed and set up in a binder so visitors can enjoy them. We learned that two individuals had been sentenced to state prison, one received 20 years and the other 8 years.

I wondered how old they were, did they serve their time or get out early, what did they look like, where were they sent? With a little research we found that San Quentin was the only state prison at the time. After curiosity really set in, we made a call to San Quentin and were referred to the right department. My second phone call happened to fall on a day they were on full lock down while preparing for the execution of one of their inmates. Was my timing off! A few days later I spoke with Sgt. Crindon at the prison, and after telling him what I wanted and why I was looking for these records, he was interested and helpful. He told me that once a prisoner is off parole, their records go to the state archives, so my

next stop was the California State Archives in Sacramento. About a week after speaking with them, I got the call I was waiting for. They had it! 27 pages of information on these two cases. We ordered copies and impatiently waited for the packet to arrive.

It is interesting looking back 130 years. As you may remember computers were not invented back then, heck, I don't know if they even had typewriters yet. Needless to say, these records were all handwritten. Reading them has been time consuming but well worth it. It has been fun to see, what I call, the guest registry log that was used to enter them into the prison system. It listed their name, where they were from, what they were convicted of, how long their sentence was, and a physical description, including height and hair color. We will be preparing this for our records and in hopes that when we do courtroom re-enactments, which is one of SOHO's planned living history goals, we will really have some details.

So as we continue to look into the past, we now know that this information is accessible and we will continue having fun retrieving it. Stop by the Whaley House to see what we have uncovered.

...now we know what these walls are saying!

The SOHO Old House Fair 2002

Fifty vendors and approximately 2,000 visitors made SOHO's first go at this annual event a great success and very gratifying to the SOHO committee who put it together on short notice. Thank you to all the volunteers who were such an important part of this success.

An excellent mix of exhibitors, musical entertainment from the 1850's to 1950's, and plenty of good food. South Park's 30th and Beech businesses supported SOHO's new charge and were an integral part of the day's success. Studio Maureen had a special art exhibit, Sparky's provided both electricity to our musicians and great hamburgers and hot dogs from the grill, Santo's was kept busy by fairgoers with coffee, wonderful baked goods and sandwiches while Word Of Mouth Bakery & Catering, friends of the newly opened Ginseng Yoga Center, had the best fresh strawberry shortcake in town!

Exhibitors were pleased with sales and leads, one exhibitor sold out and another had their best show of the season. We had many first time vendors and lots of veterans. Rumor that the Old House Fair would not be continued after South Park Action Council decided not to host the event prevented some old vendors from applying in time, and now that it is established that SOHO will be keeping this as an annual event we look forward to seeing you next year with a much expanded event.

Home tour tickets were limited to 500, which as expected sold out. The Historic Home Tour consisted of four styles of architecture, two of them in South Park and two in Golden Hill. The homeowners who so graciously opened their homes received our gratitude and the gratitude of tourgoers whose many compliments and appreciative words were heard all day. SOHO's goal of preservation through education was met in the great success of this event. Next year's plans have already begun so you can expect the best Old House Fair ever!

Co-sponsors, The North Park News, San Diego Home/Garden Lifestyles and the San Diego Historical Society were all present and we'd like to take this opportunity to once again thank them and applaud their contribution of support to SOHO as advocates of historic preservation.

We are proud to welcome aboard



Dr. Mike Kelly
The volunteer webmaster
extraordinaire
for the SOHO website.

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Historic Architectural Styles

Building An American Identity, Linda E. Smeins
335 pages, \$24.95 sb
Traces the evolution of architectural style & the advance of American suburban development. A resource for architectural historians, educators, historic preservationists & anyone interested in the social history behind the building of America's Victorian homes.

Sunset Western Ranch Houses, Editorial Staff of Sunset Magazine
160 pages, \$29.95 sb
This exact reprint of the original edition has plans, drawings, and photographs of ranch houses that trace the development of the style from settler's adobes to working ranches to Cliff May's modernist interpretations.

Pictorial Archive of Early Illustrations and Views of American Architecture, Edmund V. Gillon Jr.
295 pages, \$15.95 sb
Artist's renderings of what late 19th century Americans saw when they went into their streets, industrial areas and countryside. 742 representative illustrations of buildings made between 1839 and the end of the century, many of the pictures now very rare, are reproduced in this volume. This is an authentic view of an America only recently vanished, yet startlingly unlike our own.

Building The Slope, Dominique Rouillard
169 pages, \$24.50 sb
A survey and analysis of the design methods and construction techniques used by the principal figures of the modern movement in Southern California for difficult sloping canyon and hillside sites. Architects whose works are shown and discussed include Wright, Schindler, Neutra, Lautner, Koenig, Ellwood and many others. Dominique Rouillard, an architect with a doctorate in art history, is professor at the School of Architecture of the University of Lille, France.

Homes In A Box, Modern Homes From Sears Roebuck
116 pages, \$19.95 sb
A facsimile reproduction of the Sears Modern Homes catalog, this book contains more than 100 home kits sold in the early 1900's. The architectural styles ranged from simple bungalows to beautiful homes with a strong Frank Lloyd Wright influence. These homes were offered as simple kits with only the blueprints and bill-of-materials or as complete homes with all materials and finishes.

The Bungalow, America's Arts & Crafts Home, Paul Duchscherer & Doug Keister
152 pages, \$32.95 hb
Contains 197 illustrations of which 182 are in color & include 102 exterior photos and 80 that show the beauty of the interior architecture, furnishings, and decorative objects.

Identifying American Architecture, A Pictorial Guide to Styles and Terms, 1600-1945, John J.-G. Blumenson
120 pages, \$12.95 sb
214 photographs enable the reader to associate real buildings with architectural styles, elements, & orders. Every photograph is keyed to explanatory text pointing out characteristic features of each building's style. Helpful for both students of American architecture & non-specialist general readers alike.

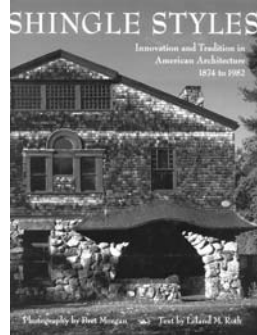
Storybook Style, America's Whimsical Homes of the Twenties, Arrol Gellner & Douglas Keister
160 pages, \$32.95 hb
Storybook Style houses were created by architects and builders with a distinct flair for theatre, a love of fine craftsmanship, and a good sense of humor, attributes that make these homes endearing to the jaded modern eye. This book is a wealth of information on this architectural subject that is both great fun and beautifully illustrated with over two hundred color photographs.

Irving Gill and the Architecture of Reform, Thomas S. Hines
300 pages, \$75.00 hb
Black & white archival photographs & twelve pages of color plates illustrate this book, which is a detailed analysis of the work of a rediscovered master.



American Bungalow Style, Robert Winter & Alexander Vertikoff
224 pages \$40.00 hb

Beautifully illustrated with more than three hundred color photographs, this book presents two dozen American houses that capture the bungalow spirit. Among the bungalows included are examples by famous architects from Frank Lloyd Wright to Bernard Maybeck, as well as Gustav Stickley's own log cabin retreat. Many are the work of anonymous but skilled builders, & some were ordered by mail. A fully illustrated appendix features more than one hundred furnishings suitable for bungalows and Arts & Crafts houses.

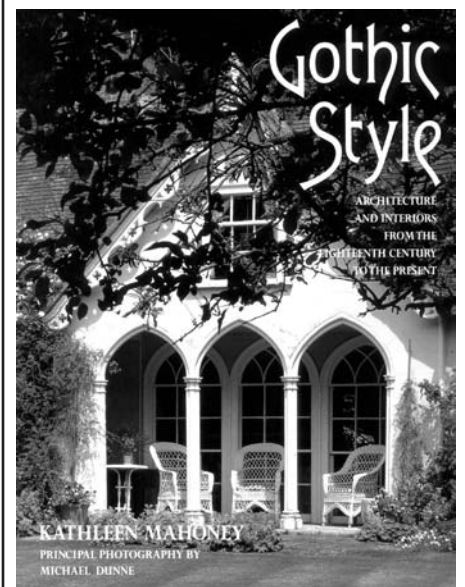


Shingle Styles, Innovation & Tradition in American Architecture 1874 to 1982, Leland M. Roth
240 pages \$49.50 hb
Through color photography & informative text, this volume celebrates one of America's most original & beautiful architectural idioms. 30 of the nation's finest examples of shingle architecture are portrayed here.



American Masterworks, The Twentieth Century House, Kenneth Frampton
300 pages \$75.00 hb

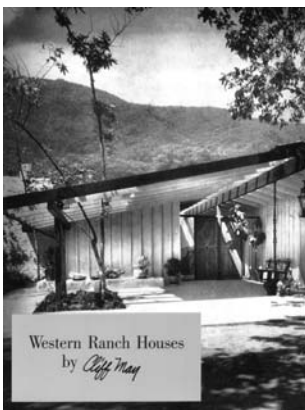
This history of American house design contains hundreds of color photographs & selections of architects' plans & freehand drawings; featuring homes by such luminaries as Richard Neutra, Eliel Saarinen, Frank Lloyd Wright, & others.



Gothic Style, Architecture and Interiors From the Eighteenth Century to the Present, Kathleen Mahoney
264 pages \$60.00 hb

Examines Gothic's inventive and exuberant design heritage over the last three centuries. Some 30 structures in the United States and Great Britain are explored inside and out in full-color photographs and historic engravings.

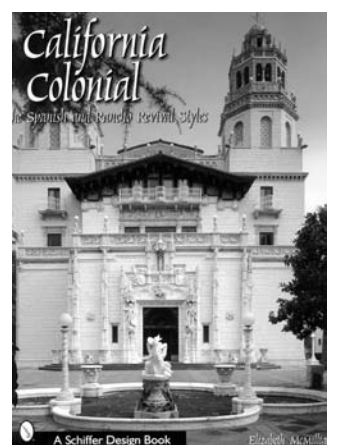
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Western Ranch Houses, Cliff May
176 pages \$32.50 sb
A reprint of the 1958 original which teamed Sunset Magazine and Cliff May in the publishing of this best seller. The book shows that May's architecture was moving in new directions; he still preserved the rustic traditions and materials of the ranch house, but his designs were more open and flexible. It modernist advances in domestic architecture taking place in Southern California, while still maintaining his esthetic roots in the Spanish ranch house.

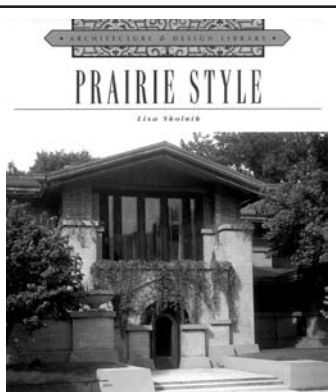
California Colonial, The Spanish and Rancho Revival Styles, Elizabeth McMillian
240 pages \$49.94 hb

The Colonial styles provide Californians with a great variety of building types and their revival pays tribute to the strength of Southern California's history and depth of its design heritage. The drama and beauty of historic homes in California are studied and displayed here in a deeply researched text and over 350 color and over 50 black and white photographs.



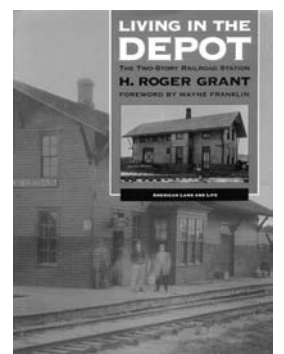
Prairie Style, Lisa Skolnik
96 pages \$17.95 hb

Part of the Architecture and Design Library series, this book showcases, through text and color photographs, the work of the Prairie School architects, as well as the furnishings and accents that enhance these revolutionary homes.



Living In The Depot, The Two-Story Railroad Station, H. Roger Grant
131 pages \$15.95 sb

This well-researched volume examines the American railroad depot in social and architectural terms. Enhanced with historic photos and plans, it traces depots from their beginnings as existing trackside hotels, stores, or residences to highly specialized buildings developed by individual railroads for their particular needs.



Contributors To Success

SOHO would like to acknowledge the following for their contributions.
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* Correction - Mistakenly listed as a 10-year-member, Sidney Jones has actually been a SOHO member for over 30 years.

Please note: If we have made any errors in our membership roster, we would greatly appreciate you bringing it to our attention.

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Mills Act Information

A historical designation can provide a property tax reduction. San Diego is a relatively young town, but many residents are beginning to take notice of one of our most valuable resources, our historic sites and houses. The Mills Act, named for San Diegan James Mills, a former State Senator, provides an important monetary incentive designed to encourage the preservation, maintenance, and restoration of designated historic properties. If you have questions on the calculation of the assessed value, please call the Assessor's Office at (858) 505-6262.

What is the Mills Act?

The Mills Act provides that property that is subject to a historical property contract be valued using the rental income that could be expected from that property rather than using comparable sales to establish the assessed value. This generally results in a much lower assessment if the property has been recently purchased.

How does my property qualify for the Mills Act?

It must meet qualifying criteria such as significant architecture, association with a historically significant event or person, or location in a historic district, such as Marston Hills. Once designated as a historical site, the owner can then enter into a voluntary contract with that city.

How long is the contract and is it canceled if I sell the property?

The term of the contract is ten years, however, it is automatically extended unless the property owner cancels the contract. The new owner would receive the full benefit of the contract because the contract goes with the property.

Is the property owner required to open the property to the public?

No, the law was revised in 1985 when new legislation relaxed the rules to encourage the preservation of historic properties. Prior to that time, any property under contract had to be open to the public for tours. After the 1985 revision, many additional properties have been placed under contract.

Do all historical properties in San Diego County qualify for the Mills Act?

No, only the City of San Diego, the City of Chula Vista, the City of Coronado, the City of Escondido, the City of La Mesa, and the City of National City have enacted ordinances to grant the Mills Act exclusion. The County of San Diego has also passed an ordinance for historical properties in the unincorporated areas of the county.

How many properties are benefiting under the Mills Act in San Diego County?

Currently, there are approximately 370 properties under contract with the various cities that receive this property tax benefit.

What is the Assessor's role in the process?

Although the individual cities actually place the property under a historical contract, the Assessor's Office must determine the actual assessed value based on a formula under State law, using the income that could be generated from the property.

What kind of savings can I expect on my property tax bill?

Typically, property owners can expect a 20% to 70% savings on their property taxes. Under State law, the lesser of 1) the current market value, 2) the Proposition 13 value, or 3) the restricted value based on the rents will be used to calculate your property taxes. It is possible that the Proposition 13 value may actually be lower than the restricted value, and the property would receive no benefit.

Since I have owned my property for many years and already have a very low assessment, is it worthwhile to apply for the Mills Act?

Some owners who would receive no benefit still apply for the Mills Act. It can be a selling point to a potential buyer because the property would not be reappraised at its full market value upon sale if the property were already under a historical contract.

Once my property is listed on a historic register, are there any binding restrictions that will affect my property?

Yes, once that property is designated on a Federal, State, or local register, it is subject to the rules and regulations of the Office of Historic Preservation of the Department of Parks and Recreation, and the U.S. Secretary of the Interior's Standards for Rehabilitation, and the Historic Building Code. In effect, the owner must protect, maintain, and rehabilitate the property into perpetuity.

Mills Act Benefits

- Reduction in Property taxes – 20% to 70%
- No supplemental bills if under contract at the time of transfer or completion of new construction
- Transferable if property is sold

Mills Act Restrictions

- 10-year contract, which is renewable
- Once a property is designated as a Historical Property, it must be permanently maintained as a historical site

Who should I contact if I want to place my property under the Mills Act?

Each city has its own ordinance and criteria to determine if a particular property qualifies. Contact the following departments for further information:

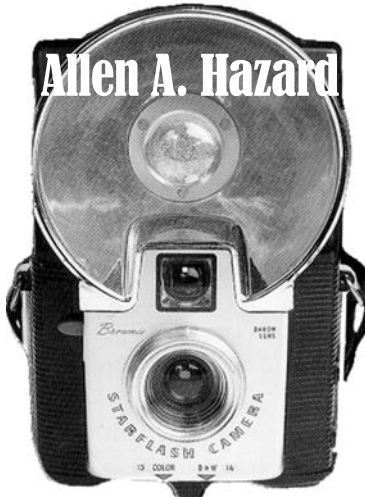
- San Diego – Historical Resources Blvd., (619)235-5224
- Chula Vista – Planning Dept., (619)409-5465 or (619)585-5621
- Coronado – Community Development Dept., (619)522-7326
- Escondido – Planning Dept., (760)839-4553
- La Mesa – Community Development Dept., (619)667-1177
- National City – Planning Dept., (619)336-4310
- County of San Diego – Dept. of Planning and Land Use Historical Properties, (858)694-2981 or (858)694-3656

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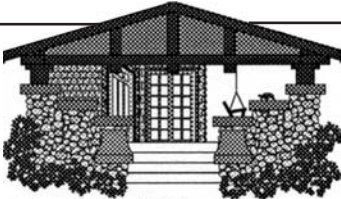
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Are you concerned about maintaining the historical integrity of one of San Diego's oldest and most intact neighborhoods?

A committee is being formed to explore designating Mission Hills as a historical district to both maintain and preserve its beautiful homes before its too late.

Call Allen & Janet, Mission Hills residents, at (619)574-6247

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