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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

Announcing San Diego's First Modernism Weekend

Why a Modernism Show in San Diego?

BRYAN FORWARD

San Diego Modernism Weekend 2003 Steering Committee Chairman

Why a Modernism show in San Diego? The question we should be asking ourselves is why has it taken us so long to have one. Long overdue, the time has come for us to document, to preserve, and to educate our community about the great legacy of San Diego's Modernist past and to secure the story of this period for generations to come.

What is Modernism and where did it come from? For a scholarly definition, Modernism can be linked to the mid-19th century work of Briton William Morris. His work is easily the first to challenge the Victorian/Beaux Arts tradition by employing a "truth of materials" approach to the arts which helped lead to the Arts & Crafts movement. This seminal attitude of abandoning the trappings of the Victorian environment for simple, well-crafted, nature-inspired living set the foundation for the movements that would follow in the 20th century. Unadorned, simple, and sometimes streamlined objects took the place of heavily decorated and cluttered architecture, interiors, and decorative arts.

Modernism San Diego style can be defined through a long line of architectural genius starting with the first Prairie style works of Irving Gill around 1904 and extending to the compelling work occurring downtown today by architects like Jonathon Segal. San Diego's Modern style has always been in concert with our perfect weather and the innovative use of materials and the definition of living spaces. From Gill's use of simple Moorish and Spanish influences to the pure organic style of Kendrick Bangs Kellogg, there have always been certain San Diego styles of architecture that are purely ours. In fact, we are lucky enough in San Diego to be able to trace a distinct lineage of architects and their prodigy in their different schools of Modernism from Gill directly to architects practicing today.

In addition to the architecture movements of the 20th century, San Diego also had a flourishing Arts & Crafts community working in the Modernist idiom that effectively complemented the new architecture movement. From fine arts to the burgeoning craft industry, we have a rich history of artistry that

was equally important to the growing Modern movement. Many San Diego architects were artists first, architects second, in fact.

So why have a show dedicated to the Modernist movement? There are many reasons that make this show vitally significant to the cultural and architectural health of San Diego's future.

The first reason is importance. "San Diego had more Modernist architecture per capita in 1950 than Los Angeles." This quote, by the world-renowned architectural photographer Julius Shulman, stresses the importance of San Diego's mid-twentieth century Modernist movement. The wrecking ball and the obliterating remodel endanger the remaining quantity of outstanding modern architecture in San Diego, so it is vitally important to the community and this legacy of architecture to act now to retain it for future generations.

The second reason is timeliness. We have the opportunity right now to seek out, appreciate, and protect (*continued on page three*)



Craig Ellwood, Bobertz Residence, 1954

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Deadline for all information and ads for the July 2003 issue is June 15. Submit articles by mail or email to SOHO, attention editor. We reserve the right to edit all articles submitted for publication.

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President's Message

DAVID MARSHALL

Adding To The Controversy

There may be no preservation topic more controversial or divisive than the issue of additions to historic buildings. San Diego has stumbled into this quagmire on recent high-profile projects involving the Old Police Headquarters, the ReinCarnation Building, and the downtown Santa Fe Depot. The controversy over what constitutes appropriate additions to historic buildings has even driven a wedge between preservation allies who can't reach a consensus on this topic.

The main reason there is so much conflict and confusion is that the preservation "Bible," The Secretary of the Interior's Standards, is somewhat vague on this topic. This vagueness results in many different interpretations that are hard to quantify. The Standards read, in part: "New additions, exterior alterations, or related new construction shall... be differentiated from the old and shall be compatible... to protect the historic integrity of the property and its environment." That sounds reasonable, but what does it really mean?

Note the two key words: "differentiated" and "compatible." The fact that these words seem mutually exclusive is part of the paradox. The reason an addition should be differentiated is to make it clear what is historic and what is not. On the other hand, an addition should be compatible in terms of mass, materials, relationship, and color.

Since land to develop new buildings is scarce in urban areas, one way to accommodate the demand for more square footage is to build on top of or behind existing historic structures. San Diego's venerable Gaslamp Quarter - a National Historic Landmark District - is an area under the constant threat of this add-on mania. There is a real risk that the Gaslamp's historic collection of two- and three-story buildings may one day be transformed into a Death Star trench of additions and infill buildings reaching 75 to 125 feet tall.

I'd love to conclude this President's Message with a solution to this dilemma, but there is no easy answer to be found. Over the next few years, the preservation community will need to decide where they stand on this issue, because appropriate additions to historic buildings is an issue that will continue to grow - literally.

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

FRIENDS OF MRS. WHALEY'S GARDEN • 9am

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

EVENTS & EDUCATION • 5:30pm

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

PRESERVATION REVOLVING FUND • 5:30pm

3rd Wednesday of each month in the Study in the Derby Pendleton House

PRESERVATION ACTION • 5:30pm

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

(continued from the front page) the buildings; we are also fortunate enough to be able to document the stories of their designers first-hand. This is a critical and fortuitous component of preserving this period's architecture that has not been enjoyed by preservationist efforts of more distant architectural movements. SOHO members never had a chance to chat with Irving Gill and praise his works, but we should consider ourselves lucky indeed to be able to sit down with the people responsible for the mid-twentieth century masterpieces we enjoy today.

The third reason is relevance. In our fast-paced society where the general public is taught that "new is best," it is important to educate San Diegans about the brilliant ways this period's architecture was built around people rather than people adapting to the architecture, as is the case with today's tract housing mentality. Mid-twentieth century architecture used innovations like radiant heating, tailoring living spaces to dweller's needs, structure positioning, and generous indoor/outdoor living spaces to maximize on San Diego's most vital commodity, its weather. Homes were situated to maximize privacy, views, and natural ventilation while minimizing wasted space and confinement from the outdoors. These homes employed the use of natural materials used honestly and wisely to economize every effort by the homebuilder and subsequent homeowner.

In contrast, today's oversized, over-ventilated, under-lighted, squished together "Tuscan" stucco boxes with their faux finishes, "upgraded amenities," tiny windows wasting the views, and useless back yards, all demonstrate that the opportunities for real California living have been lost by the current generation. We don't need fake storm shutters that are too small for the windows they are fashioned to protect; we need to be able to experience real indoor/outdoor living again. Therefore, the relevance of the public's learning about the style of living afforded by mid-twentieth century architecture is just as important as educating them about the period. Who knows? Perhaps we might be lucky enough to intrigue a developer of single-family residences to give Modernism a try. We would all reap the benefits

The fourth and final reason for a Modernism show, of course, is the historical need to preserve the mid-twentieth century modern architecture assets that San Diego has to afford. Every week we are losing valuable resources to the demolition or careless remodel of both residential and commercial sites. The San Diego Modernism show will be a catalyst for people to come together to celebrate this style and to become more active in the role of education and preservation of San Diego's heritage. There is little doubt that SOHO will benefit tremendously from a new group of preservationists committed to leveraging SOHO's presence in saving and cherishing a new resource at an organized level.

In the spirit of the aforementioned reasons for a Modernism show, SOHO will be providing a world-class show like no other.

When this show is over, there will be no question that there is a real interest in the community to preserve twentieth century Modernist architecture and that there is a new generation of preservationists willing to step up to the plate to ensure that this resource gets the protection and dedication it deserves.

Editor's note... Bryan Forward is the principal of Forward Design Group, a design consulting company specializing in interior, exterior, and landscaping design in the mid-twentieth century modern aesthetic. He has spent the last 15 years expanding his knowledge of the Modernism movement by studying architecture, furniture and home accessory design, building construction, and innovative landscaping. Shifting his focus recently to San Diego Modernism and preservation, Bryan has been featured in the local media; he has held guided tours for museum and architectural groups; and, along with co-author, Keith York, he is collaborating with famed architectural photographer Julius Shulman on a book about Modernism in San Diego. Bryan was raised in North County, where he lives with his wife and two young children in the mid-century home he restored to its original intent.

Julius Shulman – Celebrated Architectural Photographer to Lecture at Modernism Weekend

SOHO is honored to have architectural photographer Julius Shulman's participation in our First Annual San Diego Modernism Weekend. With a body of work spanning more than 60 years, Mr. Shulman has been credited as much with helping to define the visual style of the period as he is credited with documenting the celebrated structures of noted Modernist architects such as Richard Neutra, Raphael Soriano, R.M. Schindler, Gregory Ain, and Frank Lloyd Wright. Those who speak and write about Mr. Shulman use words such as esteemed, legendary, highly regarded, and world-renowned to describe his stature within the fields of architecture and photography. He has been awarded the AIA Architecture Photography Medal and he received an honorary AIA recognition.

According to an exhibition of Mr. Shulman's photographs on display between July 20 and September 14, 2003, at the Palm Springs Desert Museum, Mr. Shulman provided the following reflection on his long career:

I see my role as important in portraying images of architectural designs for the purpose of demonstrating the ultimate role of the designer in creating structures. The photographer must assume the responsibility of projecting that to the printed page; in turn we become archivists. The

thought also occurs to me that our initial purpose of composition as architectural photographers is to introduce an almost purely objective exposure—that perhaps the "art" content was not even a consideration. Based on my experience, great rewards are felt by the photographer who allows a bit of imagination and experimentation to enter into the process before tripping the shutter. I have felt the greatest privilege: the freedom of expressing my reaction to the architect's production.

Mr. Shulman has been quoted as saying, "San Diego had more modern architecture per capita in 1950 than Los Angeles," reflecting the need to both preserve our modernist heritage as well as educate the general public that the modern movement is a vital part of San Diego's history. After his lecture, Mr. Shulman will be signing the calendar *Paradise Bound - San Diego Modern Architectural Photography by Julius Shulman*, making its debut at this event.

Separate reservations are required for the Friday night reception and for the Julius Shulman lecture. Seating for the lecture is limited, and it is not uncommon for his lectures to sell-out.

Please see further details on this special event in this issue.

Vintage Trailer Show Rolls In for the San Diego Modernism Weekend

Step into the past as you tour an assortment of beautifully restored travel trailers at the Vintage Trailer Show held during the San Diego Modernism Weekend. Featuring 7 to 9 vintage travel trailers from the 1930's to 1950's, this display of trailers provides a glimpse into the nomadic world of the vintage travel trailer buff or "trailerite." From Spartans to the widely recognized Airstreams, these vintage travel trailers remain popular examples of true Americana.

The careful restoration of these trailers redefines vintage comfort, retaining the charm, details, and characteristics of the trailers while providing a variety of the modern conveniences. Tour visitors will marvel at the craftsmanship required to restore these in a style that is true to the era while integrating modern conveniences that blend into the period's design.

These trailers will be on display in the Community Concourse Exhibition Hall throughout the entire San Diego Modernism Weekend, allowing guests



©Douglas Keister

plenty of opportunity to view their unique interiors. This display promises to evoke the spirit of adventure on the open road vintage style.

Coinciding with the weekend's Vintage Trailer Show, SOHO welcomes author and photographer Doug Keister who will be speaking about our continuing fascination with vintage travel trailers on Saturday, October 11, as part of the San Diego Modernism Weekend's lecture series. Mr. Keister, along with architect and columnist Arrol Gellner, has co-authored and photographed a newly released book about vintage travel trailer design and culture. At the conclusion of his lecture, Mr. Keister will be signing this new book *Ready to Roll - A Celebration of the Classic American Travel Trailer*.



©Douglas Keister

SOHO Volunteers Needed for Modernism Weekend!!

We are seeking volunteers for our upcoming First Annual San Diego Modernism Weekend on October 10, 11, and 12. Early interest in the show has been strong. Capitalizing on a nationwide trend of revitalized interest in Modernism, this event will celebrate and recognize the wealth of Modern architecture and design within the San Diego region. Now is our chance to save a part of San Diego history that has been largely overlooked.

Due to the high profile nature of this event, it is critical that we do everything possible to ensure the success of this fabulous three-day show. We are going to need over 100 volunteers to man houses, help with the exhibition hall, and much more. Whether you are a faithful, long-time volunteer or you are new to volunteering, we need you!

Money alone does not aid SOHO in the fulfillment of its mission to serve as a stalwart of San Diego preservation. The strength and success of a grassroots organization relies on the willingness of its members to give of their time. By saying yes when the call for volunteers comes in, your efforts provide the manpower needed to power the SOHO preservation engine.

If you have hesitated about volunteering because you were not sure what was required, please contact us. Volunteering for SOHO allows you to meet and work with like-minded preservationists, it strengthens the organization, it's fun, and it leaves you with a sense of accomplishment.

Please call (619) 297-7511, email sohosandiego@earthlink.net, or fax (619) 291-3576 as soon as possible and our San Diego Modernism Weekend Volunteer Coordinator Beth Montes will contact you. Beth will begin placement and communication with volunteers after August 15th.

Join us in making SOHO's First Annual San Diego Modernism Show a world-class event. As always, you will receive a Home Tour Ticket as a thank you for helping. Please contact us now!

Message from the Executive Director

A Salute to Our Volunteers

BRUCE COONS

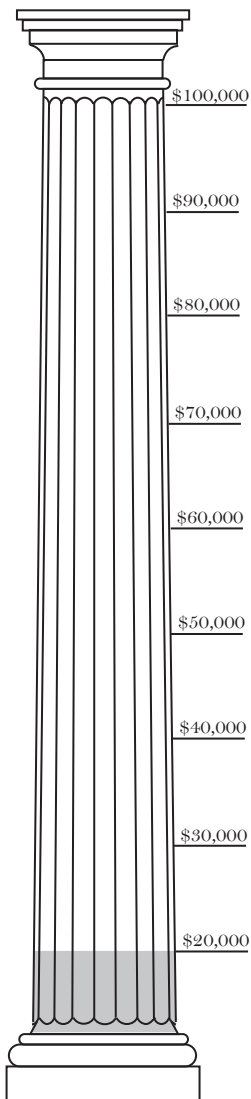
In any successful non-profit organization or museum there is a small group of volunteers on whose hard work and dedication the success of the organization is dependent.

At SOHO this volunteerism begins with the leadership of a dedicated group of individuals: the SOHO Board of Directors. The 15-member board meets monthly, and each member sits on different committees that meet monthly as well. In addition they contribute in other areas their individual skills, wealth of knowledge, and expertise to the benefit of historic preservation in San Diego County.

SOHO has been holding home tours and special events for 34 years now, and this has always been manned by volunteers. Only in the last two years has there been adequate staff support for these labor-intensive fundraisers and educational functions. Without these volunteers we would not have been able to function as successfully as we have. These volunteers become the most visible face of the organization and that interaction contributes significantly to the excellent public perception of SOHO.

Our house museum volunteer staff makes it possible for us to be open six days a week and to engage over 60,000 visitors a year. Our Whaley House volunteers gave a collective 4,500 hours over the last year. It is in great part because of these volunteers that the Whaley House has become, according to a recent survey of Old Town, the number one historic site visitors come to see.

I want to personally thank each and every SOHO volunteer for your individual and collective efforts that have made it possible for SOHO to become one of the most effective preservation organizations in the nation. You should be very proud of what we have accomplished together.



Preservation Revolving Fund Building a Strong Base

SOHO's Preservation Revolving Fund was established to help preserve, restore and maintain buildings and properties of historical and architectural importance, within the County of San Diego, for the benefit of future generations.

Primary Functions of the Fund

- To preserve buildings, sites and properties of historical or architectural importance
- To acquire by gift or purchase important threatened buildings
- To place protective easements, covenants, and legal restrictions on historical properties
- To restore, lease, option or resell historic properties historic buildings, houses and other structures.

Each year we witness the loss of more historic buildings, houses and other structures. Sometimes by neglect, but more often by economic pressure to clear the way for new development. Once demolished, these valuable resources can never be retrieved.

The Fund empowers SOHO to purchase endangered properties, take action to preserve the property, then resell the property, making the proceeds available to save the next building. Similar programs have been used with great success by other preservation organizations, including Preservation North Carolina, Pasadena Heritage, and the Pittsburgh History and Landmarks Foundation.

The Fund is a worthy preservation tool, which will enable SOHO to make a difference by saving an important piece of history. SOHO would purchase the property, place easements or restrictive covenants on the property and find a sympathetic buyer who will restore and maintain the property. The Fund places SOHO in the real estate market along with the developer.

The Preservation Revolving Fund offers a new and powerful approach to preservation. All funds are earmarked and designated solely for the Preservation Revolving Fund.

SOHO has been protecting San Diego's historical treasures since 1969, and by raising awareness and appreciation of our region's history and environment, is a valuable asset and a powerful catalyst for preservation. SOHO's mission is to preserve the links to the past that are significant to our history and contribute to our community's special identity, depth, and character.

Take ownership in the future of San Diego by preserving its past; make a donation to the Preservation Revolving Fund today and watch the numbers grow.

The 2003 Eleven Most Endangered



Rawson Residence, (1888)

This Eastlake style residence is historically designated and one of the few remaining examples of this style in the downtown area. A proposed project would demolish the structure and paste replicas of the bay windows on a new glass box. This is no way to treat a Victorian lady.



Old San Diego Police Headquarters

This beautiful 1939 Spanish Revival landmark remains in serious peril due to 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 & Alberto Treganz. There has been tremendous public outcry to preserve it, more than any other in recent memory. We hope the Port will accede to the wishes of the community and preserve this key landmark.

Western Salt Works Building

In operation since the 1870's, the Western Salt Works Company has played an important role in the solar salt industry in Southern California. The site retains a high degree of integrity and has changed very 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; the plan was finalized by 1999. Deemed National Register eligible, this property should stand as a testimony to purpose and longevity.



Red Rest & Red Roost (1894)

Noted as the progenitors to the California Bungalow, these cottages were listed on the National Register in the 1970's, and yet they suffer demolition by neglect. 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.



Photo courtesy San Diego Historical Society Archives

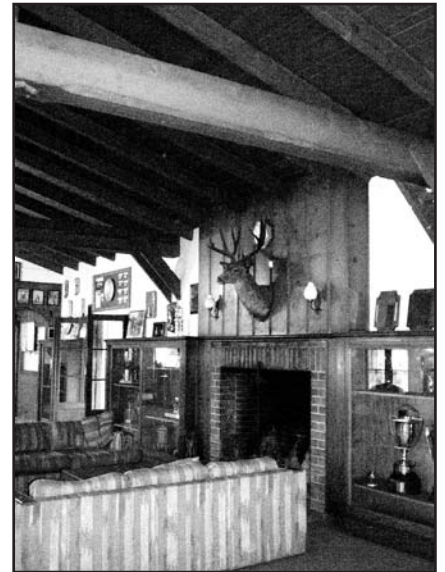
California Theater

When it opened in 1927, the California Theater was heralded as "the cathedral of the motion picture" and "an enduring contribution to the artistic beauty of the entire Southland." The architecture is Spanish Colonial Revival, and the ornate interior at one time featured gold leaf ceilings and murals throughout. The 2200 seat auditorium is almost five stories and originally housed a Wurlitzer organ. Plans are being circulated that would replace this outstanding theater hall with a new condominium tower.

The Marron Adobe (1850's)
 Built by the 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 in the Oceanside/Carlsbad area off Freeway 78. The planned alignment would envelope the whole property. This property hosts the Buena Vista Creek and El Salto Falls archaeological sites as well as the last stretch of natural open space in the area, which includes sensitive habitat. This is an important cultural landscape setting, and one of the last intact adobes in San Diego County. The property is 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.



Photo Jamie Scott Lytle



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 adjacent to San Diego County public lands. The wall will destroy sensitive prehistoric sites and significant historic

trails, 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.

Balboa Park Golf Course Clubhouse (1934) WPA

This early California Rancho style building is due to be replaced by a new faux Craftsman style clubhouse. The historic core should be restored and incorporated into the new building compatible to the Spanish heritage of Balboa Park.



Photo Bruce Coons



Coronado Railroad (1888)

The Coronado Railroad served the Hotel Del Coronado and residents of the city, 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 new development 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. Through a concerted effort by attorneys and consultants to the San Diego Unified Port District contesting its designation, the Coronado Railroad was recently delisted

as a California State Historic landmark. SOHO has filed suit to force preparation of an EIR so that impacts to this resource can be addressed.

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 by William Wrigley, the steamer elegantly carried people between the mainland and Santa Catalina Island. During WWII, she transported more troops than any other ship during the war. Abandoned by her owners and seized by the Mexican government, she now stands in the way of a multi-million dollar marina. Partially submerged in the Ensenada harbor and listing 15 degrees to her port side, she faces dismantling.

Hotel San Diego (1914)

Millionaire developer John D. Spreckels built the Hotel San Diego, one of three buildings Spreckels constructed on Broadway. (His other buildings include the Union Building and the Spreckels Theater.) In 1983, the Hotel San Diego was listed as a Historical Site in San Diego and was deemed eligible for listing on the National Register of Historic Places. According to the historical material, the six-story Hotel San Diego is significant not only for its architecture and size but is culturally important because of "its part in establishing the urban fabric of a growing city." For a city with as few important buildings as San Diego, how can we afford to lose another one?



2003 People In Preservation Award Winners



The Lifetime Achievement Award Architect **Homer Delawie** is being honored for his unmatched dedication to saving San Diego's Mid-Century Modern Architecture, which is only now coming into its own. Especially noteworthy are his efforts to preserve the outstanding record of Master Architect Lloyd A. Ruocco, who designed The Design Center, San Diego Civic Concourse, and Scripps Institution of Oceanography, Geophysics Building. Mr. Delawie not only nominated Ruocco to the College of Fellows, AIA, but made certain his papers and photographic record were preserved at the San Diego Historical Society. Homer Delawie has also made valiant stands at the Historic Resources Board, City of San Diego for the fantastic works of Sim Bruce Richards, modernist James Hubble, and other visionary architects. Although most of Mr. Delawie's own creations are too young for landmark

status, they will certainly rank high when their time comes. Homer Delawie has greatly contributed to the 20th century historic fabric of San Diego. As the historical timeline expands, Mr. Delawie's commitment to preserving works of the mid-20th Century Modernism serves as a guiding light to a new generation of preservationists.

The Preservationist of the Year Award

Kathy Flanigan has been a driving force in uncovering our history throughout San Diego County for many years. She has been involved in historical surveys and studies and in residential designations for more than 20 years. One of her most recent projects was in Oceanside where she updated the Cultural Resources Survey and focused on the untapped history of US Highway 101. She followed with a study of historic resources on Highway 101 with the intention of creating a National Register District for Oceanside's Main Street District in 2002. The jury had much to say about Kathy, a testament to her profile in the preservation community. One comment made was that "Kathy's willingness to share her extremely vast knowledge with others has helped many in our community." Kathy is dedicated to every project she accepts. We recognize her for her many accomplishments.



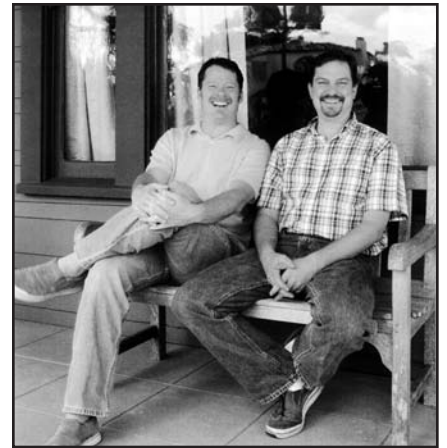
Courtesy Kathy Flanigan



The Developer of the Year Award

In 1998, **Dave Bark, Bill Pettersen, Dave Gillingham, and Bob Larson** became aware of a potential historic restoration project in Little Italy, the site comprised 3 Victorian buildings and 4 early bungalows. Although in sad shape, the buildings had unique features that the partners felt were worth saving. Over the course of three years, the partners (now Amici Properties, LLC) restored and rehabilitated the seven structures. Several of them required new foundations, and all required either major

upgrades or total replacement of plumbing, electrical, and mechanical components. The jury remarked that "It took an open mind for this developer to decide to restore these houses and a great deal of dedication to complete the job." So often our historic fabric is torn a stitch at a time; Amici Properties has kept a whole piece of cloth in Little Italy and deserves our praise. The partners dedicate their award to the memory of their good friend, partner, and general contractor Bob Larson, without whom, the group says they would not have even considered the project.



The Preservation dot.com Award

Kevin and Janet Conway purchased their home less than two years ago and have since renewed every inch of the interior and exterior, while still managing to keep almost all original craftwork. The exterior was brought back to its original shakes after 50 years behind asbestos shingles. They have applied for and received historic designation. Kevin oversaw and did much of the work himself. To serve as an inspiration to others, Janet created a website devoted to the restoration of their historic home, with before and after photos, details of all they did, along with a list of businesses and craftspeople who worked with them on the project.

The Home Restoration Award

In 2001 when **Jim Marich and Scott Sandel** bought their 1914 two-story Swiss Chalet Craftsman, it was an eyesore in North Mission Hills. Now with the exterior painted with historical colors, it is one of the more beautiful homes on the street. Much care and effort went into the job of researching and implementing a restoration that does the Mission Hills home and garden heritage proud. As homeowners they have demonstrated the commitment to our heritage that is so critical in maintaining the historic integrity of our neighborhoods.



The Banking on History Award
Don Budinger, Kelley-Markham Architecture & Planning, Coronado Historical Association
 Designed by noted architect George Applegarth of San Francisco, the Coronado Museum of History and Art was built around 1910 for the Spreckels family. This Beaux Arts building served the citizens of Coronado as a bank until the early 1960's. In 1999 Budinger Realty, LLC purchased the building and endeavored to return it to its original grandeur. The project architect was Kelley-Markham

Architects. Working with the owner and the Coronado Historical Association, they created plans for restoration of the exterior, renovation of the interior, and a new elevator tower designed to integrate with the building's architecture. This Coronado landmark has been beautifully restored and tastefully adapted to its new use and is a source of civic pride.



The Town Crier Award
Ann Jarmusch's passionate and compelling articles in the San Diego Union have been a tremendous help in getting SOHO's message out to the public. Of most recent significance were her articles on the Red Rest and Red Roost; there have rarely been preservation articles of such high quality in a publication outside the historic preservation field. Ann has been an avid supporter of preservation, and thankfully, she doesn't shy away from expressing those opinions in print. By sharing

her opinions, she brings preservation issues into the arena of public debate. The jury commented that Ann's design criticism elevates our cultural awareness about the state of our built environment, both contemporary and historic.

The Preservation Salute Award
Captain Donald Boland and the Naval Base Point Loma have an outstanding historic preservation program at the Fort Rosecrans Historic District. They have restored four duplexes on Officer's Row at a cost of more than \$2.5 million dollars. As the base is off-limits to the general public this outstanding effort has gone unrewarded until now. The U.S. Navy merits a medal for their historic preservation program. With their oversight of so many of San Diego's historic treasures, it is important that we celebrate the commitment of Captain Boland and the Navy to the preservation and restoration of these significant pieces of our history.



Preservation UpLifting Award
Hotel Del Coronado - Michael Hardisty, Rob Lowe, Phil Stukin, Alisha Young

This award is to commend the seismic retrofitting of the Hotel del Coronado, which began with refurbishing the foundation of the Victorian Building with over 4,000 yards of concrete. The structure was then reinforced with over 200 tons of steel and thousands of board feet of timber. Painstaking preservation of the historic smokestack took three months to complete and cost over \$250,000. One of the most challenging tasks was the preservation of the 13,500 square-foot Crown Room. A new steel structure around and over the legendary room was created to anchor the 33-foot high rib-vaulted pine ceiling to a refurbished foundation.



Courtesy Hotel Del Coronado

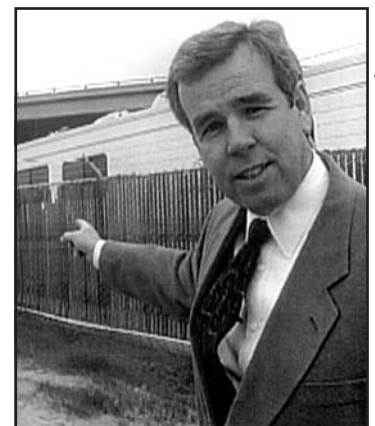
Preservation on the Point Award
Mary Platter-Rieger has single-handedly done more to preserve historic resources on Point Loma than a civilian can count. Using Environmental Funds from the former Naval Submarine Base in San Diego, Mary restored a 1915 Coast Artillery Searchlight at Battery White, a 1917 street light on Rosecrans Street, and she hired Milford Wayne Donaldson, FAIA, to develop structural preservation reports for the 1898 Battery Wilkeson and the 1908 Army Post Exchange. She funded and managed the restoration of the staircase at the 115th Company Coast Artillery Barracks and supervised the installation of 25 historic signs throughout the Fort Rosecrans Historic District. Through her innovation, knowledge of the system, and dogged dedication to history, Mary has saved dozens of threatened buildings in the Fort Rosecrans Historic District over the past 25 years.



The Trailblazer Award
 While looking at property for redevelopment, **Ann Keyser** discovered a Spanish Revival two-story bungalow court, which she wanted to preserve by converting them to condominiums. At the Community Development Department she found that city rules would not allow apartment-to-condo conversions. With the help of staff and the Historic Resources Commission, Ann went through a long process to amend Coronado City codes to allow condominium conversion for buildings designated historic. She then obtained designation and approval for conversion. Ann and her partners have developed a beautiful project of tremendous historic and economic appeal. This is one of the single greatest successful applications of the City of Coronado Historic Resources Preservation program and has opened the door for more sensitive redevelopment.



The Embedded Reporter Award
Mark Matthews' TV reporting on the plight of the Coronado Belt Line has been thorough and truly investigative. He has helped to bring the issue to the public's attention. Once he was on the case, he went on to expose the political games that exist in various public offices. Mark was also able to make this



Courtesy Channel 10 archives

complex issue clear. His efforts to shed light on preservation topics have helped keep local citizens well-informed. So much of preservation is about getting information out to the community so that public debate can occur. Mark deserves our praise for his determined effort to make us aware of the potential loss of a hidden and long forgotten piece of our history.

An Evening with People In Preservation

The Twenty-First Annual **People In Preservation** Awards will certainly be remembered as one of the best parties of the year. This year's awards were held on the grounds of the **Scripps Institution of Oceanography**. SIO co-sponsored the event with SOHO, and we thank them for their marvelous hospitality. The sold-out event brought together some of our longtime members, along with some of our newest members, winners, and SIO officials. Also in attendance was honored guest **Edith Munk**, whose parents **Judith** and **Walter Munk** were responsible for the oceanfront **Lloyd Ruocco** designed Munk Laboratory building where the awards ceremony was held. It was in this setting that awards ceremony guests beheld a most beautiful sunset.

The Behind-the-Scenes tours were interesting and informative. At the T-cottages, tour leader **David Goldberg** regaled the groups with stories of his childhood spent there. **Jim Kelley-Markham** guided guests through the Munk Lab where we learned about the architect's designs. We also learned about the inventions created there, such as the wet suit, and the important oceanographic research work that has made history and that continues today. **Kevin Hardy** of SIO took guests through the Hydraulics Laboratory building where we saw the famous roof structure and the very cool wave machine.

The garden reception was intimate and lively with lots of laughter to be heard. SIO Events Director **Jill Hammons** created a colorful and elegant décor. **UCSD Caterers** prepared the food, which was especially good and which everyone truly raved about.

The winners were congratulated by so many SOHO friends on hand for this event: SOHO co-founder **Carol Lindemulder**, County Director **Renée Bahl**, County Historian **Lynn Christenson**, **Ellen** and **Melvin Sweet**, **Charles Riley**, **Deirdre Lee** and past SOHO President **Robert Broms**. Many of the present SOHO Board attended including Treasurer





Jessica McGee, President David Marshall and his wife Stacy, Vice President Barry Hager and his wife Hilary, Dr. Susan Hector and Michael Sampson, Lori Peoples and Christopher Pro, and Beth Montes. Longtime supporters who rarely miss a SOHO event Franklin and Marian Gould were present, as well as Kristen Aliotti, Ron and Dale May, Kerri Klein and Mark Wiesner, Helen and Andrew Halmay, Elizabeth Courtier, and one of our favorite archivists San Diego Historical Society's John Panter, SOHO Executive Director Bruce Coons, and so many more.

The ceremonies began with opening remarks by SOHO President David Marshall who introduced our emcees: SOHO past Board Chairman, Bill Lawrence, and the lovely Nigella Hillgarth, Director of the Birch Aquarium. Nigella comes to San Diego from Salt Lake City, Utah, with a love of and a background in historic preservation. Recently many of us first met Nigella at another SOHO sold-out event, Red Tile Style, whose hosts Lee and Barbara Roper were also present for this evening.

The laughter carried well into the night especially during the ceremony when the slide show had a bit of a mix-up. Our Audio/Visual volunteer Erik Hanson, well known for his witty remarks, and emcee Bill Lawrence, who very much holds his own, verbally sparred off good naturedly and created a most entertaining time out of an awkward moment. Neither was responsible for the mix-up, we should hastily add! Oh, how nice it is to be among friends.

Thank you to our jury: David Marshall, David Goldberg, Kim Grant, and Marty Poirier, who were very impressed with the scope and quality of this year's nominations. The winners gave warm and generous speeches with many words of thanks. The ceremony ended with a standing ovation for Lifetime Achievement winner Architect Homer Delawie.

It was a fabulous evening, and we wish you all could have been there as well. At the close of ceremonies each year, SOHO announces its Most Endangered List. Read more in this issue about this year's list and look for details about our wonderful 2003 People in Preservation Winners. Thank you to this year's People In Preservation committee: Kathleen Kelly-Markham, Bill and Suzanne Lawrence, and special thanks to SOHO staff Mary Jones and Sandé Lollis, and to Events & Education Coordinator Alana Coons.

Cross-Border Preservation Updates

MARÍA CASTILLO-CURRY

Tecate Depot removed from SOHO's Most Endangered List

The Tecate Depot has been removed from SOHO's Most Endangered List after three years of being considered threatened by abandonment, vandalism, and new construction. Built in México at the beginning of the twentieth century, this historically significant structure was remodeled with an investment of \$15,000 from the Mexican Federal and State governments. The finalization of the work convinced SOHO's Preservation Action Committee that this treasure was no longer in danger of destruction.

New hopes for the SS Catalina

The SS Catalina, stranded in the Ensenada Harbor since 1999, was listed again on SOHO's Most Endangered List since the efforts to refloat and restore it are still underway by the international SS Catalina Preservation Association. The good news is that a recent survey by a well-known international company showed that there is still hope for the White Steamer. The SSCPA is hoping for an anonymous donation that will be able to pay for the refloating and relocation works. More fundraising would be needed to bring the ship back to the US.



SS Catalina in the harbor at Avalon, c. 1940's

Border Field State Park still threatened

Border Field State Park made SOHO's Most Endangered List for a second year. The construction of a 14-mile triple border fence that will enclose and militarize this state park has not been halted despite the efforts of environmental and preservation groups from Mexico and the US. The Safe Border Coalition, formed in 2002 to battle the construction of the fence, is still trying to convince the Department of Homeland Security that the new fence will negatively impact fragile ecosystems, cultural resources, and community life in the southwestern-most point of the US. A strategy for continuing this battle is to collaborate with other grassroots organizations along the Mexico-US border facing the same problem.

The Bungalows at Agua Caliente are being altered

Some of the 32 bungalows on the grounds of the former Agua Caliente Casino Resort have been altered recently by additions made by the tenants who have lived there since the Federal Government expropriated them in 1938. Most of the occupants are former professors of the Lazaro Cárdenas High School, and some are refugees from the Spanish Civil War. The Commission

of Preservation in Tijuana, the advisory group at the municipal level under the State Preservation Law, is taking action to stop these alterations. Many people ignore the existence of these beautiful bungalows, which lie hidden in the back of the Casino. Architects Wayne and Corinne McAlester of California built both the Casino and the bungalows.



The Jai Alai Palace in Tijuana remodeled and restored

The Jai Alai Palace, built by San Diego Architect Eugene Hoffman in the 1930s, is being remodeled. With the completion of the exterior, the remodeling of the interior is now underway. The Commission of Preservation from Tijuana and members of the Council of Monuments visited the place to assess the work and to give it the green light under the requirements imposed by the State Preservation Law of Baja California. The building, located in Avenida Revolución, was used to play the famous Basque game and is considered one of the best examples of Californian architecture in Tijuana. The restored Jai Alai Palace will be used for shows of international quality and appeal, helping in the regeneration of one of the oldest streets in downtown Tijuana.

Preservation Workshop sponsored by the Centro de Enseñanza Técnica y Superior

In June, a series of conferences on historic preservation took place on the various CETY campuses in Mexicali, Ensenada, and Tijuana as part of the Program of Preservation that the Instituto de Cultura of Baja California coordinates under the State Preservation Law. The talks were transmitted through closed circuit television, and the topics were on international preservation documents, law, and natural patrimony. The speakers were professors from the University of Baja California, the Colegio de la Frontera Norte, and the Instituto Nacional de Antropología e Historia.

Tijuana celebrates its 114th Anniversary

The City of Tijuana celebrated the 114th anniversary of its 'virtual' foundation with a series of cultural events sponsored by the city government, the Instituto Municipal de Arte y Cultura, the Lazaro Cárdenas High School, the Instituto de Cultura de Baja California, and the Society of History. The history and architecture of the Agua Caliente Casino and the high school that took its place was one of the main topics presented in a celebration dedicated to the Casino's history. A dinner with a menu designed using old recipes from the Casino was offered as part of the events.

(Continued on next page)

Irving Gill in Oceanside

ERIK HANSON

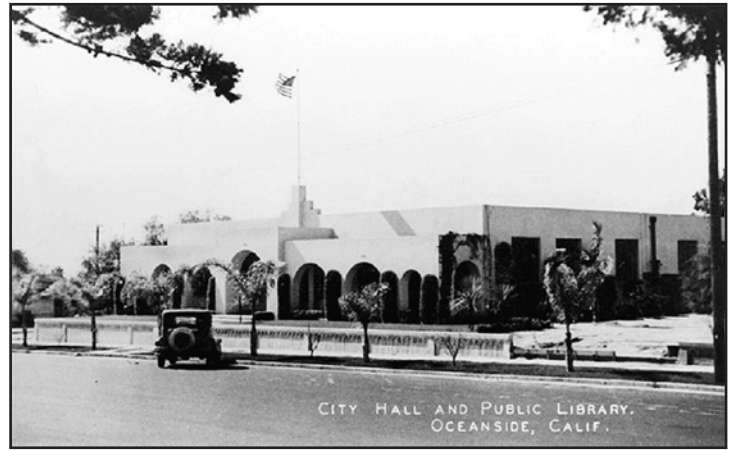
In a recent poll of local architects, Irving J. Gill (1870-1936) was named San Diego's greatest deceased architect. No great surprise.

Oceanside was and is blessed to have a number of Gill designed buildings. Some have been lost and a couple are in serious need of restoration.

Gill's work in Oceanside was in the last 10 years of his life, and during the Depression, when residential projects had almost ceased and the best architects were hustling public building projects. Gill solicited the attention of the city governments and chambers of commerce in North San Diego County, as he was living in Carlsbad at the time. He cryptically promised the Carlsbad community he would be founding the "Carlsbad Style" of architectural design, which would make the town famous. This was not to be as Gill apparently never finished a building in Carlsbad. For the City of Oceanside, however, he rendered large complexes of city buildings, large even in a Los Angeles scale. This served to hook interest and resulted in commissions, albeit radically smaller ones.

Irving Gill's Oceanside era work is more personal than most. He was working with few, if any, staff and so every detail was drawn from his own hand. He was no longer interested in jumping between proto-modernist and revivalist styles, but stuck to the look he had developed. Unlike other architects of his time, notably Frank Lloyd Wright and Louis Sullivan (both of whom Gill worked with early on), Irving Gill was reluctant to put into words his design theories. His one major article describing his taste and philosophy was almost certainly ghostwritten for him. His comparatively small number of surviving drawings are infrequently displayed, and only a couple of handfuls of his structures survive in a form he would approve of.

So, what makes Gill's best work work? Some have suggested, lines and shapes: others, soul. I'd add: theatre: the orderly progression and focusing of an all-media idea to its conclusion.



If one thinks of the word "theatrical" related to design, one would not think of a minimalist like Gill, but he brought a theatrical control to his spaces that few can match. As a theatre design student, I was taught "if the set looks finished before the actors enter, you have failed." In this way his work is a success.

No single exhibition, book or web-site can alone convey the range of an artist's work. I encourage you to enjoy the fragments we are able to show, then visit the sites, read the books and look at the photographs. And when your head is full, eliminate all but the essential.

The Show "Irving Gill in Oceanside" opened on Saturday, June 21st at the Oceanside Museum of Art. A crowd of 350 people attended the preview. The show, which runs through August 17th, features original Gill drawings for the Melville Klauber and Wheeler J. Bailey homes and the Coronado Christian Science Church, artifacts salvaged from the Klauber house, the largest selection of Gill furniture seen at one time, Oceanside school blueprints and photos, Gill's diary and notebook and other interesting items. The Museum is at 704 Pier View Way (old Oceanside City Hall building) in Oceanside, CA. Closed Mondays. Call (760) 721-2787 for more information.

Editor's note: Erik Hanson is the guest curator for this exhibition. He is also the creator of the preeminent website regarding Gill, www.irvinggill.com



The border marker at Border Field State Park

(continued from previous page)

Iron Road of the Californias Presentations

A presentation on the IRC was made at the First International Conference of Heritage Development Areas in Pittsburgh, Pennsylvania (June 9-11). A talk on the Criteria of Intervention for the Tecate Depot was also presented at the History Seminar in Ensenada in May. Another talk on the cultural diversity aspects of the project was presented at the California Preservation Foundation Conference in Santa Barbara. The Tecate group, formed by city council members, professionals, and grassroots activists working on several subprojects for the IRC, met on July 10th. A workshop on the Restoration of Windows and Doors, to be held by the National Park Service in Las Flores, California, at the end of July, will be attended by architects from Baja California who want to help in future train depot restoration projects.

American Institute of Architects professional Tours

Ernesto Santos, from the American Institute of Architects Border Group, and María Castillo-Curry coordinated three professional tours on old and modern architecture in Tijuana during the AIA International Conference. The tours took place on May 9th, 10th, and 11th and were very well received by those who had the opportunity to attend. We visited Avenida Revolución, downtown Tijuana, and Zona Rio, La Cacho and La Chapultepec neighborhoods. The end of the tours was the 'Mona,' or 'Doll,' a house built in the shape of a woman, in a popular Tijuana neighborhood, in celebration of the 100th anniversary of the City.

María Castillo-Curry is a professor at El Colegio de la Frontera Norte and can be contacted at mec2000_1999@yahoo.com.

From Seismic Event to Spanish Style

A Look at the 2003 California Preservation Conference in Santa Barbara

DAVID MARSHALL

On June 29, 1925 at 6:44am a magnitude 6.3 earthquake shook up sleepy Santa Barbara. Wood-framed houses rode it out, but most of the city's commercial buildings didn't fare so well. Along State Street, in the center of downtown, the rubble from brick buildings was so thick that cars couldn't drive the streets. Several hotels partially collapsed while other buildings were completely leveled. The nearby Sheffield Dam ruptured, letting loose a wall of water all the way to the ocean. Thirteen people died and many more were injured.

Out of the rubble grew present-day Santa Barbara, or "The American Riviera" as some call it. Ironically, it was the deadly earthquake of 1925 that, more than any other factor, gave birth to Santa Barbara's distinctive style. This event led to the wholesale adoption of the Spanish Revival architectural style, which was peaking in popularity at the time. City leaders seized the opportunity that the earthquake provided and instituted strict building codes and planning guidelines that remain to this day.

Today, Santa Barbara is a well-known harborside tourist destination with multimillion-dollar homes and a strong legacy of historic preservation. It is against this backdrop that the 2003 California Preservation Conference took place from April 24th through 27th. The California Preservation Foundation (CPF) held the annual conference, subtitled "A Blueprint for Preservation"

Since I was SOHO's representative board member in attendance I attempted to pack my four days with tours, workshops, seminars, and pasta dishes. I decided that the best way to get acquainted with Santa Barbara was by going on the Historic Architectural Uptown Walking Tour. It was a three hour tour... a three hour tour... The weather was perfect and our group walked State Street and viewed many commercial, municipal, and religious structures. The next day I took another walking tour, this time focusing on alternative building code methods for historic structures. We visited the tallest building in Santa Barbara, which is the restored Granada Theatre, and toured the San Marcos Building and the Trinity Church, both of which were seriously damaged in the 1925 earthquake and later reconstructed.

The highlight of both tours was discovering the countless passages, paseos, and courtyards that are hidden in the mid-block gaps between historic commercial buildings. Bubbling fountains, flowering vines, and imaginative (yet restrained) public art fill these spaces that provide shoppers and residents with shade and relief from the automobile. They don't tolerate strip malls in Santa Barbara.

Some may consider Santa Barbara's enforcement of strict design guidelines heavy-handed and even un-American, but it's hard to argue with the results. Because the politicians and planners are strong-willed and consistent, everyone seems to be on the same page. If you don't love Spanish Revival, Mission Revival, or Moorish style architecture, this isn't the town for you. One look at the McDonalds restaurant on State Street – with a carved wood sign less than two feet square – and it's clear that

The Santa Barbara County Courthouse, 1929. Photo David Marshall



Santa Barbara is a different place. The most shocking thing I saw in Santa Barbara was the downtown RiteAid drugstore that was not an eyesore. I swear. RiteAid even had a modest-sized sign made from brass letters. If I were to name the ten ugliest buildings in San Diego, RiteAid drugstores would probably account for at least half of the list. If Santa Barbara can control the RiteAid monster, they are clearly way ahead of the game.

One of the largest and most spectacular buildings in Santa Barbara is the County Courthouse, completed in 1929. The Spanish Revival structure resembles a castle, both inside and out. The courthouse shares its large site with a beautiful public park that gives the monumental architecture an ideal backdrop. The view from the top of the clock tower is amazing, with red clay tile as far as the eye can see. The courthouse was the location of the opening night reception and made for a memorable venue.

The Radisson Hotel was the site for the seminars and, although it was less enchanting than the Courthouse, the hotel sits only 500 feet from the sandy beaches of the harbor. The first seminar I attended was "Evaluation and Designation of 'Modern' Resources." The label "Modern" generally refers to buildings constructed between 1945 and 1965. There's a growing international movement to save buildings of the Modern era. The successful fight to save the first McDonalds in Downey, built in 1953, was one of the first times that the historic merits of post-war architecture were recognized.

Some of the rapidly disappearing reminders of the Modern era include bowling alleys, car washes, motels, theaters, and cocktail lounges. Adventurous styles such as Polynesian/Tiki, Streamline Moderne, Googie, and Roadside Vernacular were some of the popular themes of the Modern era. The fight to save Modern buildings from the wrecking ball is being led by the Los Angeles Conservancy and an international organization called "DoCoMoMo" which stands for Documentation and Conservation of Buildings, Sites and Neighborhoods of the Modern Movement. While their efforts are worthwhile and long overdue, it's scary when buildings constructed in my lifetime start being designated as "historic."

Another seminar I attended was called "Design Guidelines for Additions and Infill" and it proved to be an enlightening and controversial topic. The session was divided into a dozen small groups who each functioned like design review committees. Several addition and infill projects were presented and each committee would debate their merits in front of the entire group. Projects ranged from a perforated steel-skinned high-rise in San Francisco to a modest housing development in San Jose. San Diego's controversial museum addition to the *(continued on next page)*

(continued from previous page) downtown Santa Fe Depot was also presented. One of the moderators shared a quote from famed architect Robert Venturi that was appropriate for our topic. Venturi once said "We hate the architecture of our fathers, but we love the architecture of our grandfathers." Disagreements over what constituted appropriate additions to historic buildings led to several lively exchanges – and no easy answers.

From a personal standpoint, the most enjoyable event of the conference took place on Friday night. That's when the annual "Three-Minute Success Stories" were presented in the historic Veteran's Memorial Building. The popular CPF event calls for presentations and dramatizations of successful (or at least entertaining) stories from the preservation field. This year nine skits were featured, including one called "Honey, I Shrunk the Warehouse" presented by members of the firm Architect Milford Wayne Donaldson, FAIA, of which I'm a member. Tom Neary of Morley Builders joined us in a slapstick re-telling of the unorthodox restoration of the Western Metal Building as part of the new Padres ballpark. For three brief minutes, we were the funniest preservationists on the planet.



View from atop the County Courthouse toward the harbor. Photo David Marshall

Time is Not on Our Side

ALLEN HAZARD

I went jogging. I think going for a morning run where I live in Mission Hills is bad for my health, at least bad for my spiritual health. I have many running routes in my neighborhood, but this particular morning I ran in a part of Mission Hills that I hadn't jogged through for a month or so. I was shocked when I saw a vacant lot; a deep dirt hole had replaced a 1920's English cottage, a quaint little wood shingle home with mature landscaping. All gone. Perhaps Mick Jagger was wrong when he sang "Time is on our side" Time is NOT on our side for preserving San Diego, for preserving the older communities such as Mission Hills, North Park, South Park, Golden Hills, Sherman Heights and University Heights.



The hole

Photo Allen Hazard

This is my story. Over two years ago, my wife and I were happily living in a fairly new 2000 sq. ft. three-car-garage tract home in Scripps Ranch with a view of the nearby mountains. We were living the American dream. Then we made a big mistake. We started going on SOHO home tours and to Arts & Crafts Weekend events. We started watching shows such as HGTV's "Restore America" and "If These Walls Could Talk." While visiting my in-laws in Chicago, we visited Frank Lloyd Wright homes. We joined SOHO and the San Diego Historical Society. We got hooked. Big time!

We started driving to Missions Hills for a jog around the neighborhood. We packed our bikes for rides on Fort Stockton and on Sunset Blvd., and we dreamed of living in such a wonderful community with tree-lined streets where the homes are unique. We learned to identify Craftsman bungalows, Prairie-style homes, Spanish Revival, English Tudors and more. We even started to notice how many TV commercials featured beautiful Craftsman homes in the background.

We began having breakfast, lunch and dinner (but not on the same day!) at the Mission Hills Café and browsing around the Private Collector for A&C antiques. We fell in love with old homes and everything that goes with them: a wealth of historic older homes built with character and charm, a sense of community, a sense of history, and a sense of appreciation for an era that no longer exists except in San Diego's older neighborhoods. We made the next obvious move and purchased our own California Craftsman.

Joining the community has heightened our concern about the present and the future of Mission Hills and other established communities. How will Mission Hills look in 5 years, in 10 years, or in 2020 when our California Craftsman turns 100 years old? We are excited to see several of the older homes being restored by new neighbors. Jamie and Ed MacBean are doing a great job on their run-down airplane bungalow on St. James; Jim Marich and Scott Sandel just won a SOHO People in Preservation award for saving their Swiss-style bungalow on Ft. Stockton; and long-time Mission Hills residents Carol and Don Mayfield just bought a Prairie-style home on Arden to save it and to bring it back to life. And we love the work Rich Bellows and Erin Matthews have done on Hickory. We are truly blessed to have such preservation energy at work here.

However, we can't help but notice the old homes being torn down, and in many cases, being replaced by "MacMansions." A "MacMansion" refers to a new, out-of-scale structure that is usually quite large (3000 sq. ft on average) that does not fit into a historic neighborhood. These structures are usually tall and massive, losing the side yards to this mass and losing the front yards to large three-car garages and driveways. These 'Tara on a quarter acre' overwhelm the homes next to them. "MacMansions" stick out like a sore thumb, both architecturally and culturally. The livability of historic neighborhoods is eroded as these new monster houses destroy the fabric of these communities. (continued on next page)



An 8' high block foundation, the beginning of a MacMansion

integrity of the neighbor's backyard privacy.

My wife and I fell in love with a historic neighborhood. We could have stayed in Scripps Ranch if we loved tract homes. We don't understand how Mission Hills, a community developed by George Marston and Kate Sessions, a community featuring many of San Diego's great builders and architects from the turn of the last century - Louie Gill, David Owen Dryden, Nat Rigdon, Richard Requa, William Templeton Johnson, Emmor Brooke Weaver, William Hebbard and others, isn't already protected from people with more cents (\$\$) than sense!

An old home is not a renewable resource. The loss of these homes affects us all. While these particular homes cannot be saved, there are things that can be done to save others from a similar fate. In response to these

(continued from previous page) Last year, the National Trust placed 'Tear-downs in Historic Neighborhoods' on its annual list of America's 11 Most Endangered Historic Places. In San Diego, only 5 percent of our remaining housing stock were built before World War II. That English Cottage on Hawk Street is not coming back. It is gone forever. That lovely two-story wood shingle Craftsman down on Lyndon is gone. I wish that I had taken its picture. The monster house replacing it is over 4,500 square feet! Its mass overwhelms the lot. There will be NO front yard or side yards! An imposing deck in the back of this colossal uber-house has changed the

recent "tear-downs," we have united with a group of Mission Hills citizens mobilized into action to stop this trend. Our most powerful tools for saving our historic neighborhoods are communication, community-wide support, and historic district designation. Toward this end, we have spoken to the Mission Hills Residents and Design Committee. We have garnered the support of Uptown Planners, Councilman Michael Zucchet, and SOHO. Because it has become clear that the majority of our neighbors support a historical district in our neighborhood, we met with the City Historical Planners and are working on a traditional historical district designation. (For more details about historic district designation, please see *Reflections* April '03 for details.)

There are so many benefits of living in a historic district. Our homes and our neighborhoods will be here long after we are all gone. Future generations will have an opportunity to see and to live in a type of community that is nearly extinct in San Diego. A historic district will put "time on our side." It's too late for that lovely English Cottage. It's too late for the rustic Craftsman on Lyndon. It's too late for many old homes already lost in Mission Hills. I hope and pray it's not too late for the citizens of Mission Hills to be moved into action to save one of the most intact older communities in San Diego!

Call to Action

Let your city council representative and the Mayor's office know that preserving our historic communities is important to you; otherwise, the trends to demolish these historic structures will continue. Contact information can be found at www.sannet.gov/city-council/.

For more information, contact SOHO at (619) 297-9327, or Allen Hazard and Janet O'Dea at (619) 574-6247.

The San Diego Old House Fair In Review

JULIE KOLB

While clouds replaced San Diego's normally sunny skies at this year's Fifth Annual Old House Fair, overcast skies and drizzle didn't dampen the enthusiasm of Fair attendees and vendors who converged in historic South Park on Saturday, June 21.

Although the turnout was no doubt affected by the pouring rain in other parts of the county, this year's fair proved to be quite a success based on the comments of the 500-600 fair attendees and of the attending vendors. Most of the vendors reported a great response: People came to the fair looking for goods and services for their older homes, and shop they did. Local businesses reported their best Old House Fair ever; we suspect shelter from the weather contributed to that. No matter what the reason, many more people are now aware of these great businesses located in the heart of South Park.

A standard favorite in the Old House Fair lineup, this year's Home Tour featured four great houses. The 300-plus tour participants enjoyed the leisure of no lines and more intimate tours. Many thanks to our homeowners, **Terry Anderson**, **Patricia Kendall**, **Rancho Buena Vista Realty**, and **Will Nevilles** and **Judi Smith**.

The fair's success proved that it remains a unique opportunity for homeowners who value an event that brings together the old house experts and contractors, the vendors, and the artists in a single location. Supplementing this lineup was our workshop series that provided homeowners with advice and hands-on demonstrations of door and lock maintenance by **Dave Caldwell**, of wood window repair and maintenance by **Joy Pifer**, and of native landscaping tips by **Bonnie Poppe**. We hope to expand this series even more next year.

In addition to the workshops that provided nitty-gritty details needed for home upkeep, we had our popular "Ask the Old House Experts" booth.

The experts volunteering at the booth, **Kathy Flanigan**, **Bruce Coons** and **David Marshall**, provided homeowners with individual help on matters ranging from period-appropriate paint color to the steps necessary for applying for historic designation under the Mills Act.

While many homeowners are interested in getting more information on the Mills Act, there has been an increase in the homeowners who are interested in protecting their communities through historic district designation. New to this year's fair, the roundtable discussion on historic district designation sought to provide people with answers to some of their questions. This interest was perhaps reflected in the surprising increase in the number of out-of-town visitors. Many of these visitors came to learn how to develop more preservation action in their communities. Thanks to our moderators **Allen Hazard** and **Janet O'Dea**.

Although there is little doubt that the weather had an impact on our fundraising efforts, we are proud to report that the event raised \$2,000. As is true of other SOHO special events, much of the success of this year's Old House Fair can be attributed to the hard work of our volunteers. Special events such as the Old House Fair and the Arts & Crafts Weekend raise the profile of SOHO's work in the community and provide a vehicle for raising funds vital to our mission; however, the success of each event hinges on the commitment and work of our volunteers.

Clouds and drizzle may have dampened the streets of the Fifth Annual Old House Fair, but they did not dampen any goodwill or high spirits. A positive energy permeated the entire event. We look forward to next year's Old House Fair and fair skies of blue!

Thanks to our sponsors, the **North Park News** and **San Diego Home/Garden Lifestyles Magazine**, who also supplied fair goers with complimentary magazines. Thanks also to the **South Park Business Association** and the **South Park Action Council**, and a very special thank you to **Diamond Environmental**.

Contributors To Success

SOHO would like to acknowledge the following for their contributions.
April through July 2003

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Scott McCaul
Kimberly McKean
Larry & Bonnie O'Dell
Frances Prichett
C.J. Rizzo
Kathleen & Martin Steinley
Maura Tillotson
Pitt & Virginia Warner

Individual or Family

James & Marjorie Ahern
Muriel Ahlee
Terry Anderson
Jon & Heidi Anderson
Sylvia Arden
Charles E. Bahde
Valerie Ann Bailey
Rita Baker
Ben Baltic
Cia & Larry Barron
Jacqueline & Darrell Beck
Joanne Berelowitz
Priscilla Ann Berge
Janet & Larry Berggren
Larry Berkowitz
Susan & Gary Bier
Stephen Boeh
Judith Bond
Jim Brady
Carol Breitenfeld
Ann Breslauer
Linda & Robert Bridges
Richard Buccigross, M.D.
Wm Burgett
Chuck, Blanche, & Pamela Catania
Olive Chivers
Gail Conklin
Ruth Contino
Kevin & Janet Conway
Donna Couchman
John & Mary Craig
Joan Cudhea
Bethel & Ruth Dahl
John & Jeannie Daley
Sheila W. de Maine
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Ella May, Erin & Geery Distler
Paul Duchscherer
Jeanette Dutton
Lyda Dicus
Aaron & Antoinette Embry
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Drs. George & Susan Dersnah Fee
Pamela M. Filley

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Susan J. Floyd
Van & Sheila Ford
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Deanne Gauthier
Scott Glazebrook
David Goldberg
Michael Good
Michaelle Goodman
Franklin & Marian Gould
Dudley K. Graham
Mary & Robert Grandell
Rebecca Grossenbacher
Phillip & Margaret Ham
Katy Hamilton
Lynn & Michelle Hamilton
David Hamilton
Robert Hanson
Michael Hardisty
Dave & Kathryn Harris
Sharon Hatch
Allen Hazard
Patricia Hoffman
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Val & Nacy Hoy
Sonja F. Jones
Pat McNeece Kelly
Patricia Kendall
Mindy Kollisch
Barbara T. Kronewitter
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Peggy Lacy
Karen Ledterman
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Kathleen Markham
Mark & Marguerite Matthews
Ron & Dale May
Priscilla McCoy
Jessica McGee
Veronica McGowan
Karen Merry
Sen. James Mills
Roger Mohling
Kathy Moore
Thomas & Kathleen Motley
Mary Neal
Helen Neal
James & Kathalyn Nelson
Will Nevilles
Janet O'Dea
Kevin O'Neill
Chris Ownby
Bjorn Palenius

(Continued on the next page)

Contributors To Success (Continued from the previous page)

Individual or Family *(continued)*

Edward Paynter
 James Phelan
 Julia & Walter Pietila
 Bonnie Poppe
 Richard D. Rees
 Charles Reilly
 Ron & Lynn Render
 Robin & Stuart Rivers
 C.B. & Dale O'Day Robison
 Stephen Rosenberg
 Mark Rosengrant
 James W. Royle, Jr.
 John & Dorothy Rumsey
 Dick & Ann Ruppert
 Scott Sandel
 Sherri & Brian Schottlaender
 Charlotte Schriefer
 Anne Schwartz
 Doug Scott
 Mim Sellgren
 Barbara & Richard Seymour
 Genie & Al Shenk
 Curt Sherman
 Patricia A. Shook
 Douglas & Lucia Smalheer
 Judi Smith
 Noah Stewart
 Lester & Elizabeth Stiel
 Susan Stratton
 Dan Stricker
 Steven Sund
 Robin Sweeton
 Charles & Juliet Sykes
 Sandra Tomita
 Marty & Jim Tullar
 Renee Valley

Bonnie & Leslie Vent
 Norm Warner
 Mary Wendorf
 Anne West
 Sheila, Cyril & Jesse Wisneski
 Nancy & Stewart Witt
 Rob & Anne Wlodarski
 Don Wood

Student
 Mimi Levinson

New Members

Professional
 Jinna & Don Albright
 Cathy Brettman
 Catherine & Peter Chester
 J. Spencer Lake
 Kaarin Vaughan

Individual or Family

Sophie Akins
 Jene Alan
 Terry Anderson
 JW August
 David Bark
 Dreux, Graciela, Jessica & Ashley Benne
 Karlene Bergold
 Margaret Bézy
 Captain Donald Boland
 Laurie & Tim Bostrom
 Don Budinger
 Ruth Burkhart
 Kara Church
 Janet Crynriale
 Homer Delawie
 Lucia Edmondson

Bryan Forward
 Duane Gardella
 Kris Griffin
 Elaine Harvey
 Tammy Hersley
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 Kimberly Marrocco
 Kathryn McDonald
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 Carrie Noble
 James Nocito
 John & Ginger Panter
 Ray Pennisi
 Mary Platter Rieger
 John Rotsart
 Sally Schoeffel
 Charles Spratley
 Phil Stukin
 Allen & Gloria Van Norman
 Kathy Gordon
 James, Bronwen & Gethin Wade
 Michael & Lynn Williams
 David Wolfson
 Susan Woodworth
 Alisha Young
 Robert Zucco

Student
 Dale Fleener
 Brett Weaver

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

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 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.

What SOHO events would you 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
- ◆ *Reflections* Newsletter Quarterly subscription
- ◆ 10% discount on Museum Shop items
- ◆ Advance notice & discounts to lectures, special events, & tours
- ◆ Invitations to special receptions & events
- ◆ Participation in volunteer programs

Save Our Heritage Organisation is a 501 (c)(3) non-profit organization

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, 2003. 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.

Rancho Guajome Celebrates 150 Years!

Originally a land grant of over 2,200 acres, approximately 560 acres are preserved as a regional park owned and managed by the County of San Diego, Department of Parks and Recreation. The rancho's centerpiece is its adobe home. At nearly 7000 square feet and containing 28 rooms, it was the focal point of northern San Diego's social, political, and economic life in the second half of the 19th century. Rancho Guajome is a National Historic Landmark, restored by the County of San Diego to its original splendor. It is maintained as a historic site, and is open to the public for tours and special events. Continuing research is an important component of the County's stewardship.

If you haven't visited Rancho Guajome you must take the time to do so; it is one of California's greatest treasures. Call (760) 724-4082 for information.

Governor Appoints Dr. Susan Hector to the San Diego River Conservancy Governing Board

Dr. Hector is the principal manager for Susan Hector Consulting. She is currently on the Board of Directors for the Save Our Heritage Organisation, Presidio Park Council, and the San Diego Archaeology Center. Dr. Hector earned a Bachelor of Arts degree, a Master of Arts degree and a doctorate in anthropology from the University of California, Los Angeles.

The San Diego River Conservancy Governing Board is responsible for the acquisition and the management of specified public lands in the San Diego River area. It is responsible for providing recreational opportunities, open space, wildlife habitat and species restoration and protection, wetland protection and restoration, protection and maintenance of the quality of the waters in the San Diego River for all beneficial uses, lands for educational uses within the area, and natural floodwater conveyance. Members do not receive a salary.

Highway 101 Museum

JOHN DALEY

On Friday, July 18th a new museum opened at 631 South Coast Highway 101 at the 101 Cafe building in Oceanside. The Highway 101 Museum opened to document the history of this great coastal resource. This, the only 101 museum on the West Coast hopes to provide a visual history of California's "Mother Road" and stimulate the preservation of its precious resources. From Mexico to Canada the route has provided the proving grounds for the car culture which California is well known for developing. This museum will have something for everyone. The initial exhibit, Images on the 101, explores not only Oceanside and all of San Diego County, but images statewide. The museum hopes to provide new exhibits provided by communities along the entire route on the West Coast. There is no charge for the public to see the images and unlike many museums we are open from 6:30am till midnight everyday, but Christmas.

Highway 101 Museum
631 South Coast Highway 101, Oceanside, CA 92054
(760) 439-1319

Let's Talk Stucco

BETH MONTES

Those of us who own older homes or are thinking of purchasing one know there are myriad issues to consider; is the plumbing going to need work, is the electrical wiring still knob and tube, are there cracks in the foundation, are the windows rotting out? There is one issue, however, which is often over-looked, though very important to the historical look and integrity of some of these homes - exterior stucco.

A large number of older San Diego homes have exterior stucco finishes. The terms "stucco" and "plaster" are used interchangeably. The exterior walls of a home are the primary architectural element on its public face and should be treated as such. Unfortunately, all too often, the stucco has been altered in such a manner as to damage or completely eliminate this large portion of the structure's historic fabric.

A member of the City's Historical Resources Board, SOHO President, and preservation architect David Marshall, is concerned that San Diego's collection of stucco homes is quickly losing its integrity. He warns that, if a dwelling's stucco is original, complete replacement is rarely necessary and should be avoided. The idea is to maintain what is there. Sometimes homeowners think that large cracks or missing areas of stucco mean the whole exterior needs replacement. Many times a stucco contractor or company will encourage complete replacement since it is an easy and profitable course of action. Mr. Marshall says the only reason to consider total replacement is in the case of significant loss or delamination, where stucco layers are separating from themselves or from the wall. The vast majority of stucco defects can be dealt with by using spot repairs.

When undertaking stucco repairs, the best method is to deal with each damaged area individually by repairing cracks and adding matching stucco to missing portions, then painting the repaired area to match existing. In cases where the stucco was never painted and has a natural tint from the original materials, great care should be taken to try to match the color by using replacement materials as close to original as possible. If this method will not work, the next best alternative would be to color coat the stucco, ensuring the new stucco finish matches the historic finish in color and texture. The last choice would be total stucco replacement.

Exterior stucco is applied using a three-part process. On early 20th century homes, a base layer is typically applied to wire mesh attached to layers of black paper nailed or stapled to wooden lath. This coat, called the scratch coat, is approximately 1/2-inch thick and is heavily scored. The second coat, called the brown coat, is about 1/4-inch thick and is scored, though not as heavily as the scratch coat. The final coat is called the finish, or color, coat and is approximately 1/8-inch thick. The complete stucco finish is commonly no more than 7/8-inch thick. The color coat may get its tint naturally from the ingredients used to create the stucco, may be tinted by adding natural or man-made pigments, or may be painted.

Homes previously re-stuccoed are likely to have had the newer stucco applied directly over the original. In these cases, the stucco finish is likely much thicker than the desired 7/8-inch. Thick stucco causes a change in relationship between wooden trim around windows and doors and the exterior wall. At times, the stucco is so thick that the trim looks like it is flush with the wall or recessed instead of standing out from it. When complete stucco replacement is the only viable option, the best course of action is to completely remove it, taking the walls back to the studs, and starting over with new wire mesh and three-part stucco finish.

Most of the large stucco companies around town have perfected only two types of stucco finishes, fine sand float and heavy sand float. Neither finish is appropriate for older homes. These types of finishes are found on nearly every stucco house built since the 1960's and look thick, rough, and sometimes have a swirling pattern. It is more difficult for these companies to match existing finishes because it takes time and skill to mimic the older techniques. If a contractor tries to talk you into total replacement or states he cannot duplicate your existing finish, call someone else. Smaller companies and

independent contractors are more likely to be willing to work with you. Your contractor should make mock-up examples for you and keep making them until the proper look is achieved. If possible, keep several samples of original material for future reference.

Homeowners should keep in mind that stucco is not considered a waterproof barrier. When the stucco gets wet, black paper underneath it repels the water, keeping it out of the home's interior. Natural ingredients in the stucco allow it to dry out after exposure to water. When replacing or color coating existing stucco, David Marshall strongly advises property owners to stay away from newer, acrylic stucco finishes. Water can work its way beneath the acrylic layer via cracks around windows and doors. Since the acrylic material does not breathe, the underlying paper never completely dries out, leading to mildew in the walls and on interior finishes.

The National Park Service has printed a brief entitled *The Preservation and Repair of Historic Stucco*, which can be accessed using the following link: <http://www2.cr.nps.gov/tps/briefs/brief22.htm>. Owners of historic, or potentially historic, sites should consult this brief and the City's Historical Resources Board prior to undertaking any major stucco repair or replacement.

On a final note, Bruce Coons, SOHO's Executive Director, reminds owners of wood-sided homes that it is NEVER appropriate to cover the original wooden fabric with a stucco finish. Now if we could only do something about those vinyl window salesmen.



Example of correct stucco on this 1926 Craftsman Bungalow.



Example of poor restucco job. Stucco on this 1922 Spanish Revival is completely flush with window trim on left, different textures have been applied throughout the years.

*Stucco Resources –
Plastering Specialist, Inc. (619) 442-7772
E.F. Brady Co., Inc. (619) 462-2600*

Thank You's to

Alana Coons for donating period fabrics and notions for the Whaley House period clothing program;

Delia Faley for donating an antique rocker, belonging to the Whaley family;

Sharon Gehl for donating numerous pieces for the SOHO offices, including lighting, chairs and a bookcase;

Richard Hamilton for donating his time and expertise in handling all the computer set up and networking;

Kathleen Kelley-Markham for donating the refrigerator for the docent lounge and the wine for the PIP awards event;

Margaret Kolb for donating a heavy duty paper shredder;

Deirdre Lee for donating an oak desk;

Deborah Pettry for donating an oak teacher's desk;

Lynn Richards for donating a O'Keefe & Merritt heater and lighting;

Stuart & Robin Rivers for donating an oak filing cabinet;

Dr. Raymond Starr for donating 22 autographed copies of his book, *San Diego: A Pictorial History*, for sale in the SOHO Museum Shop;

Thanks to the San Diego City Schools Education Foundation for the \$1,000 grant for the purchase of a new computer for the offices. Having a second computer will contribute greatly to the momentum of the many projects we are working on daily.

Whaley House Docents & Volunteers

Thank you, Whaley House crew. Because of your time and effort, we have been able to build attendance and to provide a wonderful opportunity for community outreach. You have seen thousands of school children and dozens of special interest groups, from special needs organizations to seniors groups, enjoy the Whaley House.

Your continued interest in and passion for the history of the house and your concern for the quality of visitors' experiences have been a boon to all of Old Town. A once lonely house museum is now a thriving and lively place for guests from all over the world and locals alike to enjoy.

Thank you from all of SOHO. Your service is a gift to the whole community.

Wish List

| | | |
|---|--------------|---------------------|
| Macintosh 12" PowerBook G4 | | \$1600 |
| Epson 811p LCD projector | | \$2700 |
| Adapter to connect the two | | \$30 |
| (15) Artifact boxes | \$14.35 each | \$385 total |
| (60) Artifact trays for boxes | \$2.85 each | \$171 total |
| (2) Photo archive slide system, 1 holds 600 | \$27.95 each | \$55.90 total |
| (10) Document boxes | \$9.95 each | \$99.50 total |
| Document file folders per 100 | \$27.00 | |
| 4 Open style bookcases | | \$100 each |
| Microfilm reader - Combo 16mm & 35mm | | \$100 |
| | | (Includes shipping) |

SOHO Congratulates the San Diego Historical Society on their Milestone 75th Anniversary

In recognition of San Diego Historical Society's approaching 75th anniversary, the institution presents an exhibition in tribute to its founding president George Marston and architect William Templeton Johnson, architect of the Serra Museum. Completed the year following the Society's incorporation, and 160 years after the establishment of Father Serra's first California mission on which it is sited, the Serra Museum was the Society's first and only home for more than 50 years.



Just a few of the many volunteers and docents that can be seen on the grounds of the Whaley House Museum.



Museum Shop at The Whaley House

To order from the catalog, please call (619) 297-9327
or visit us at 2476 San Diego Avenue in Old Town

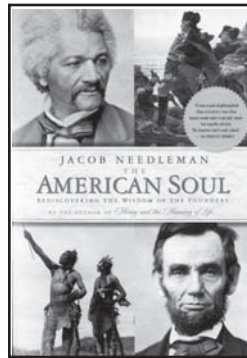


Great Summer Reading

The American Soul: Rediscovering the Wisdom of the Founders
Jacob Needleman

371 pages, sb, \$14.95

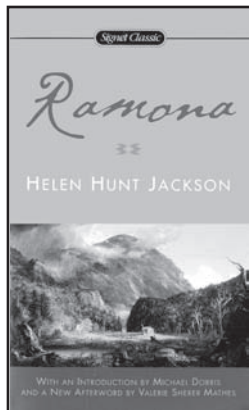
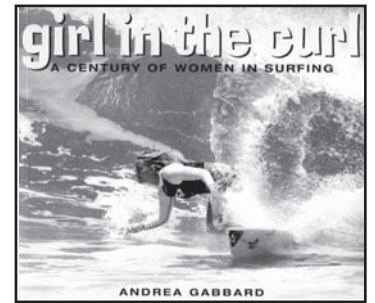
The author takes new measure of the inner beliefs and spiritual sensibilities of the iconic figures of American history and of the successes and failures that have shaped America's development as a nation. It is a rediscovery of the timeless truths hidden within the founding vision of America, which calls us toward a renewed understanding, based in the essential wisdom that has guided every great civilization, of the purpose of our inner lives and the hope that America can give to an increasingly threatened world.



Girl in the Curl: A Century of Women's Surfing
Andrea Gabbard

144 pages, sb, \$29.95

The first illustrated history of women surfers, this book captures an important and overlooked part of the sport's past in color photos. From rising Australian star Layne Beachley to two-time world champion Lisa Anderson, many of today's hottest surfers are women. But female surfers have been integral to the sport from the beginning. The author explores 100 years of women in surfing, offering portraits of famous wave-riders and anecdotes of surf culture.



Ramona
Helen Hunt Jackson

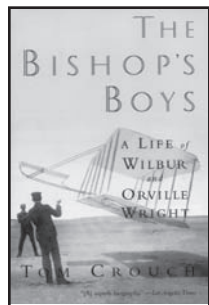
373 pages, sb, \$5.95

A tale of true love triumphant, of exotic, passionate characters beset by tragedy, of pure-hearted nobility at odds with greed. Set in Old California, this powerful and romantic narrative richly depicts the life of the fading Spanish order, the decline of tribal communities, and inevitably, the brutal intrusion of white settlers. A bestseller in 1884, *Ramona* was both a political and a literary success with its depiction of the Native Americans' struggle in the early West.

From Hardtack to Home Fries
Barbara Haber

244 pages, sb, \$15.00

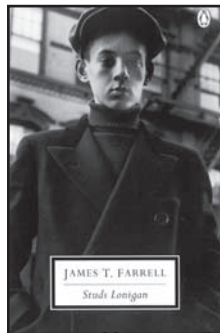
Culinary historian Barbara Haber takes a unique approach to the history of cooking in America, focusing on a remarkable assembly of little known or forgotten Americans who helped shape the eating habits of the nation. She creates inspiring and often surprising stories of the way meals have shaped America's past. Peppered throughout with recipes, Haber's survey adds a delicious new dimension to America's cultural heritage.



The Bishop's Boys: A Life of Wilbur and Orville Wright
Tom D. Crouch

608 pages, sb, \$21.95
The Wright brothers were brilliant and self-trained engineers who had a unique blend of native talent, character, and family

experience that suited them to the task of invention but left them ill-prepared to face a world of skeptics, rivals, and officials. Using Wright family correspondence and diaries, the author weaves the story of the airplane's invention into the drama of a unique and unforgettable family. He shows us how and why these two obscure bachelors from Dayton, Ohio, were able to succeed where so many better-trained, better-financed rivals had failed.



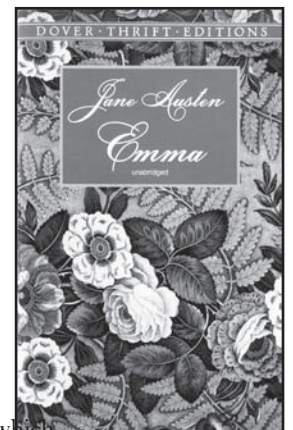
Studs Lonigan
James T. Farrell

912 pages, sb, \$20.00
Collected here in one volume is James T. Farrell's renowned trilogy of the youth, early manhood, and death of Studs Lonigan:

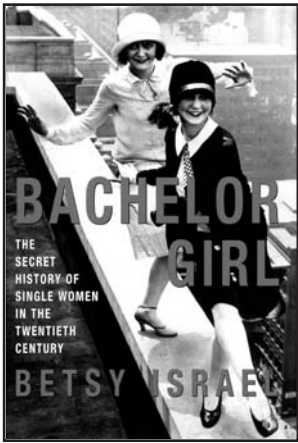
Young Lonigan, *The Young Manhood of Studs Lonigan*, and *Judgment Day*. In this naturalistic portrait, Studs starts out his life full of vigor and ambition, qualities that are crushed by the Chicago youth's limited social and economic environment. Studs's swaggering and vicious comrades, his narrow family, and his educational and religious background lead him to a life of futile dissipation.

Emma
Jane Austen

328 pages, sb, \$3.00
Emma (1816) is Jane Austen's most character rich work. Written with irony, wit, and faultless control, it is both a novel of intense emotional power and a comic masterpiece. This edition has a new introduction



which examines the pleasure given by Emma's reassuringly stable world as well as by its comedy, and which examines the relationships, imagery, and continuing power of Austen's last and perhaps greatest novel.



Bachelor Girl: The Secret History of Single Women in the Twentieth Century

Betsy Israel

304 pages, hb, \$24.95

This book shines a light on the old stereotypes that have stigmatized single women for years and celebrates their resourceful sense of spirit, enterprise, and unlimited success in a world where it is no longer unusual or unlikely to be unwed. Drawing extensively on primary sources, including private journals, newspaper stories,

magazine articles, advertisements,

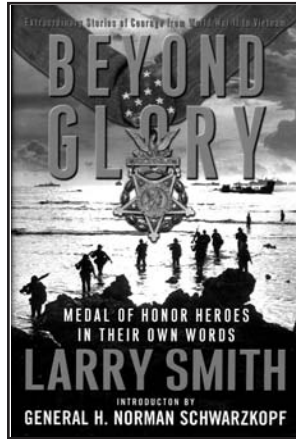
films, and other materials from popular media, the author paints portraits of single women and the way they were perceived throughout the decades.

Beyond Glory: Medal of Honor Heroes in Their Own Voices

Larry Smith, H. Norman Schwarzkopf, Eddie Adams

404 pages, hb, \$26.95

This first oral history of living Medal of Honor winners celebrates the larger-than-life sacrifices of those awarded the nation's highest honor for valor in combat. Exclusive interviews with these twenty-four men, firsthand accounts of battlefield sacrifice, along with before-and-after stories, form the core of this book. The recipients, as portrayed here, represent a cross section as diverse as America itself. Many of these men are nearing the end of their lives, and their candid and forthcoming recollections make for extremely compelling and emotional reading. 24 b/w photographs.



The Verna House to be Renovated!!

The Verna House, which houses SOHO's Museum Shop and Whaley House admissions, is going to be renovated. The c. 1870 Second Empire/Mansard was moved to the Whaley House complex in the 1960's to save it from demolition. There are only a handful of these homes left from this period, and the Verna is one of only four Mansards. Originally, it was only to be a temporary stay.

Through the years it was rented to various shopkeepers, most notably and for the longest period of time Ribbons Antiques. Still, the location was always considered temporary and the house was to be moved to another site. In 2001 SOHO became the new steward of the complex for the County of San Diego. The Verna House and two other important early storefront buildings were included in a settlement agreement made between the County and the Shrine Foundation. Now that the house has a permanent home, it is time to give it the attention it sorely needs.

The County, under the leadership and guidance of Jake Enriquez, Lynn Christenson and Matt Bohan, has procured funding to restore this early piece of San Diego's Victorian heritage. The County has many historic parks. For a complete list, go to www.co.san-diego.ca.us/parks or find a link at sohosandiego.org. Also, you can always find a copy of the County's newsletter at the SOHO Museum Shop which list all of their parks and recreation sites.

The Verna is currently holding its own though dearly in need of attention. It is amazing, isn't it? After all, it is in the same condition as many of the homes and buildings that have been lost because they were in such poor shape and couldn't be saved."

Renovation plans for the Verna include the installation of a foundation and a new roof. The wood and windows will be repaired, and the house will be painted in its period colors. A piece of the original roof cresting will be replicated to crown this jewel of early San Diego.

With all this good news, there is a small price to pay for this extensive work to be done. The Shop will be closed for a maximum of six weeks beginning September 2 through Oct. 15th.

Well, this can only mean one thing...a SALE!! A big sale! To help defray our losses from being closed, a store-wide sale will be held throughout the entire month of August. Come help yourself to tremendous bargains and help us lighten the load of packing and moving all the inventory to storage. All items, books included, will be 20% off with selected items selling for as much as 50% off!

In October, stay tuned for a very grand re-opening party event.

First Edition Sterling Silver Jewelry Committee of 100

This is the first edition in a series of jewelry commissioned by the Committee of 100 to commemorate and celebrate the beautiful Spanish Colonial architecture of Balboa Park. The first design depicts one of the arches of the West El Prado Arcade, the Committee's current project. These pieces are a beautiful addition to anyone's collection, and a lifelong reminder of an architectural



jewel you are helping to preserve with your purchase. Sold exclusively at the SOHO Museum Shop in support of Balboa Park.

Brooch \$49.50

Lapel Pin \$20.00

San Diego Modernism Weekend

1920's to 1960's

Join SOHO on October 10, 11, and 12 for our First Annual San Diego Modernism Weekend to be held at the spacious San Diego Community Concourse Building downtown. Capitalizing on a nationwide revival of interest in Modernism, this 3-day weekend fundraiser will include a stellar lineup of speakers, of master architect designed homes never before open to the public, and of first class parties. At the heart of this lively weekend is the Modernism Show and Sale, featuring over 30 vendors and a vintage trailer show. The Weekend also includes a Silent Auction of Modernist items donated by the exhibitors and local businesses. While the final details are still being arranged, early plans promise a spectacular event filled with much to see and do.

FRIDAY EVENING, OCTOBER 10

Preview Reception and Lecture, 5:30-9:00 pm

San Diego Modernism Weekend gets underway with a Preview Reception and a lecture by esteemed architectural photographer Julius Shulman.

Serious collectors of Modernism will enjoy an evening of live music and great food and drink as they stroll amid the exhibitions shopping for rare finds.

At 7:30 pm SOHO presents a singular opportunity to hear Julius Shulman, one of the living legends of the architectural photography world, deliver his lecture, titled: "San Diego, Yesterday-Tomorrow?" The topic covers the photographic relationship that began over 50 years ago with his first local project. As if this were not enough, Mr. Shulman is sharing his 93rd birthday with us. Mr. Shulman will be signing the calendar *Paradise Bound - San Diego Modern Architectural Photography by Julius Shulman*, making its debut at this event.

Following Mr. Shulman's lecture, the catered Preview Reception continues until 9:00 pm.



San Diego Community Concourse, 1964. Designed by Tucker, Sadler and Bennett.

SATURDAY, OCTOBER 11

The admissions booth opens at 9:30 am, and the show and lectures begin at 10:00 am

Modernism Show and Sale, 10:00 am to 5:00 pm

This show will feature more than 30 of the West Coast's best Modernism dealers. Featuring goods from the roaring 20's through the swinging 60's, the exhibition will carry original art and décor, books, clothing, furnishings, textiles, metalware, and more spanning the gamut from kitsch to high design, from Art Deco to Tiki, and from Vintage to Replica and new design work.

A highlight of the Modernism Weekend is the **Vintage Trailer Show** displaying 7 to 9 restored trailers built from the 1930's through 50's. These uniquely American artifacts are a hot commodity with trailerites, as the fans of vintage trailers are known. Hook up your spirit of adventure and tour these lovingly restored examples of Americana.

Featured Lectures

The full day of lectures includes the following speakers:

- Opening with a lecture on the preservation of Modernist architecture is Leo Marmol, AIA, founding partner of Marmol Radziner & Associates and one of L.A. Conservancy's most eloquent speakers. Marmol Radziner & Associates is responsible for the painstakingly accurate restoration of the Richard Neutra-designed Kaufmann House in Palm Springs. The firm's work has appeared in *Architectural Record*, *Progressive Architecture*, *The New York Times*, among other publications.
- Coinciding with the Vintage Trailer Show, Doug Keister takes the stage as the second speaker to explain the phenomenal interest in this classic form of travel. At the conclusion of the lecture he will be signing his new book *Ready to Roll-A Celebration of the Classic American Travel Trailer*.
- Following a break for lunch, architectural historian Keith York will speak on the San Diego mid-century scene. Mr. York and Bryan Forward are co-authoring a comprehensive book on San Diego Modernism 1945-1965, and Mr. York will share some of San Diego's rich modernism heritage with us.
- Erik Hanson will close the lecture series with a talk on hometown favorite Irving Gill, who is widely believed to be the father of the Modernist movement in Southern California. Mr. Hanson will also share highlights of Gill's later work.

The Masters Forum, a Roundtable Discussion

This historic event provides a question and answer session with many of San Diego's best and most renowned Modernist architects and their protégé.

Cocktail party hosted at two historic homes, 6:00-9:00 pm

The show closes at 5:00pm giving everyone time to get ready for what will surely be one of the most exclusive parties of the year. Masterpiece works by Richard Neutra (Bond House, 1960) and Craig Ellwood (Bobertz House, 1954) provide the backdrop for this dual house party. This amazing evening will benefit SOHO's Preservation Revolving Fund and will include invited guests who are prominent in the Southern California Modernism community.

(Continued on next page)

SUNDAY, OCTOBER 12

The exhibit and show will be open from 11:00 am to 5:30 pm. Today is the last chance to purchase those items (if they are still available) you may have been pondering over all weekend.

Historic Home Tour of Modern Master Architects, 11:00 am to 4:00 pm

Most of these have never been open for a public tour. The Home Tour is concentrated in Point Loma; a highlight of the tour is master architect Sim Bruce Richards' own home. The exceedingly rare public viewing of this home will allow guests to see firsthand the dynamic organic architectural style of Sim Bruce Richards, a Taliesin trained architect noted for inspiring other local architects including Kendrick Bangs Kellogg, Wallace Cunningham, and Norm Applebaum.

The other three interiors on the tour are to be announced. Count on at least one masterwork by Homer Delawie, FAIA!

As many who attended our 2003 San Diego Arts & Crafts Weekend discovered, the only way to go is by Trolley. Traveling courtesy of the Old Town Trolley, one of our sponsors, makes it possible to enjoy your day unencumbered, allowing you to sit back and enjoy reading your program. The event program details the history of each home you will view and provides a map and information for a walking tour as well.

Neon Nighttime Tour

Wind down the entire weekend with an exclusive (limit of 35) Nighttime Neon Tour led by the incomparable Wayne Donaldson, FAIA. This tour will take guests through San Diego to view historic neon signs, many of which will be lit only for our evening.

In addition to the exhibits, parties, and tours, this inaugural event will be commemorated with an original poster. The work is derived from a January 1955 San Diego Magazine cover. These posters will be printed in a limited number and will be available for sale at the exhibition. We would like to say thank you to the artist, "Scrojo", for his generosity in creating and donating this work to SOHO.

Weekend posters and other show memorabilia will be available both by advance purchase and during the weekend while they last.

Early interest in the event has been strong. Advance ticket sales are anticipated to go quickly. Look for more information in the coming weeks about this exciting inaugural event. Final details will be posted online at sohosandiego.org in early September, and Registration Booklets detailing Modernism Weekend events and times will be available. Request a Registration Booklet using the form in this issue of the newsletter. These will be sent by request only.

Please note: *Separate reservations are required for the Friday night reception and for the Julius Shulman lecture; seating is limited. The Saturday evening event is limited to 200 guests, and the Nighttime Neon Tour is limited to 35.*

Tickets for the Vintage Trailer Show and Exhibition, Saturday lectures, Masters Forum, and the Historic Home Tour can be purchased in advance or at the exhibition hall. Ticket prices for these events will be available online and in the Registration Booklet.

In putting together this inaugural event, we would like to recognize our sponsors for their support:

- **San Diego Magazine**, founded in 1948, chronicled much of the mid-century architecture and lifestyles of San Diego.
- **Modernism Magazine**, David Rago's important national publication devoted to the great design movements of the 20th century.
- In its ongoing partnership with SOHO, **Historic Tours of America's Old Town Trolley** is providing service for the Historic Home Tour and the Nighttime Neon Tour.

Sponsorships are still available, please contact Alana Coons at (619)297-7511 for details. If you have an architectural, design or real estate firm, this opportunity may fit your needs.

We would also like to express our appreciation to **Craig Dorsey of Vintage Vacations** who is helping to coordinate the Vintage Trailer Exhibition. Vintage Vacations is a vintage trailer restoration company located in Anaheim.

We have a fine and distinguished Modernism Committee, and we thank these dedicated individuals for the donation of time, energy and expertise to this historic event.

Bryan Forward - Chairman

Homer Delawie, FAIA

Michael Gildea, AIA

Bill Lawrence

Sherri Schotlander

David Skelley

Alana Coons - SOHO Events & Education Coordinator



Richard Neutra, Bond Residence, 1960

SOHO Speakers Bureau

ALLEN HAZARD

On the 10th of May, I presented the first lecture for the new SOHO Speakers Bureau at the San Diego Historical Society's Showcase House in Mission Hills. SOHO is looking for members to join the Speakers Bureau and speak to community groups about preservation issues in San Diego County.

During the lecture I described how SOHO was born in 1969 as a grass roots organization and has since evolved into a politically savvy preservation organization that has been responsible for "saving" many of San Diego's fine historic and cultural treasures, starting with the Sherman-Gilbert house and progressing to the Warehouse District in East Village. As the lecture took place during National Preservation Week, I attempted to address the state of preservation in town and what it means to be a preservationist in San Diego.

The National Trust has put out an "11 Most Endangered List" every year since 1988, and SOHO devised its own 11 Endangered List years ago. I reviewed the fate from the list from the past few years to emphasize how many of our historic structures are indeed hanging by a very thin thread. Various buildings and structures have made the SOHO Endangered List for several years and are presently in great danger of being lost forever: such as the Red Roost & Red Rest in La Jolla, the S.S. Catalina and the Coronado Railroad. The Hotel San Diego is going going gone...I recently toured the outside of the Hotel with my wife to say goodbye. The Bertha Mitchell House (Irving Gill and William Hebbard, 1904) in Bankers Hill and Mrs. Ulysses S. Grant's home on Sixth Ave and Quince are now bittersweet memories. I told how when the Mitchell house was being torn down last year, I convinced a workman to give me ONE clinker brick as a memorial, which I have used in the hardscape of my backyard. I think of the late great Mitchell house every time I walk over my single brick.

Attendees were asked to join and support local grass roots historical district designation movements around town. I explained how several SOHO members are organizing to preserve their little part of town across the City. Last year the National Trust listed older historic communities on its Endangered List. If we truly deserve the title "America's Finest City" we need to preserve our older communities. There are folks in University Heights, South Park, North Park (28th Street and Pershing), Park West and Kensington that are all forming their own potential historical districts. They need your help. I urged the audience to find out who these people are.

So far, this was the largest audience to hear a lecture at the Showcase House; the 1913 Hay-Burke house on Trias is NOT protected. Someone could buy it tomorrow and tear it down. I don't think they would, but they COULD!

I concluded my lecture by telling the 1960s story of how Mission Hills residents got together and defeated an attempt by the owner of the Town and Country to widen and pave the old Allen road (by Café Mio on Fort Stockton), a dirt trail that used to lead to the dairy farms in Mission Valley over 100 years ago. Imagine the permanent damage that would have been done to a quiet and peaceful neighborhood if such a busy road had been built. Preservation is usually the work of normal everyday people who care deeply about their community, whether it is the Sherman-Gilbert House, or historic structures that we grew up with, or it is the very homes that we live in, places that we work in, cultural landscapes that we play in.

Please contact the SOHO office if you are interested in preservation and would like to be added to the roster of the new Speakers Bureau or if you'd like to have SOHO speak for your event or organization.



The Whaley House Café

Situated in the beautiful gardens of the historic Whaley House in Old Town San Diego

Under new ownership, the Café offers casual patio dining in a peaceful setting

Gourmet sandwiches, burgers, soups and salads, along with home made desserts, fresh bread and pastries, coffees, teas, and espresso drinks are amongst the fare.

With an English owner and an American chef, we offer high English tea and a catering service for private parties or special events.

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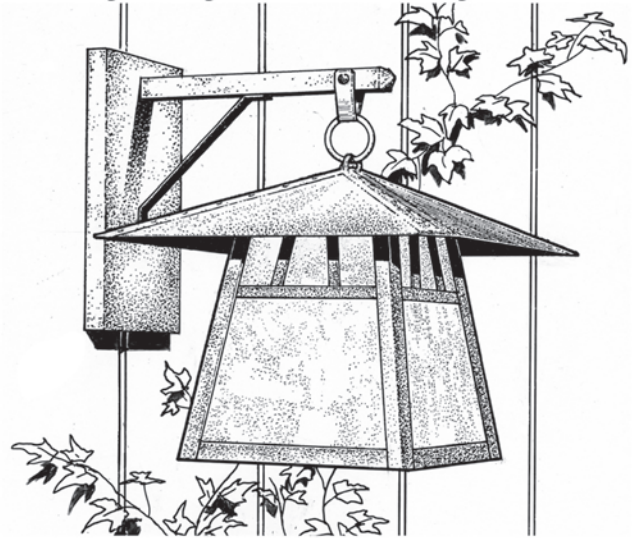
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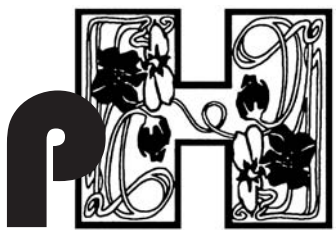
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Volunteer Annual Meeting Appreciation Party

SOHO invites all volunteers to come to our annual Volunteer Appreciation Party! We'll be celebrating the work done by our many dedicated volunteers with a Mexican fiesta in Old Town at the Whaley House gazebo area. Join us for a lovely Sunday afternoon with tours of the Whaley House, scrumptious catering by El Indio, great camaraderie, and the expression our sincere gratitude.

SOHO's annual meeting and potluck are directly afterwards, and we invite you to stay and participate.

All members are invited to attend the 2003 Annual Meeting. The election, one of your benefits as a member, is a brief but important part of the meeting. Our traditional potluck is a fun way to meet and greet old and new friends and to enjoy good food, too. The passing of the SOHO Lady is always a sentimental and humorous occasion, not to be missed. The Whaley House will be open for members to tour. Parking for the meeting can be found at the County's public parking lots, Heritage Park, and at the Hacienda.

CALENDAR OF EVENTS

August
 All Month..... Verna House Renovation Sale at the SOHO Museum Shop (See article in this issue)

September
 21, 4 - 6pm..... Volunteer Appreciation Party
 21, 6 - 8pm..... Annual Membership Meeting

October
 10, 11, 12..... San Diego Modernism Weekend
 17, 18, 24, 25, 26, 31..... Halloween with the Whaleys
 More dates to be announced

December
 To Be Announced..... Holiday Party

Mills Act Notice!

Individuals who seek historic designation and the Mills Act must submit 34 copies of their completed historic reports to the City of San Diego by August 15, 2003 for the September 25, 2003 meeting. This is the last date to submit reports to take advantage of the Mills Act savings for the 2004-2005 tax year. *Note: 4 of the 34 copies must be on 3-hole punch paper.*

San Diego Modernism Weekend

Beginning in September, look for the details on line www.sohosandiego.org

Registration Booklet Request

Yes! I want to receive the Registration Booklet with all details on the event, including lectures, tours and schedules for the Modernism Weekend

Fill out form completely and mail to:
 SOHO, 2476 San Diego Ave, San Diego CA 92110
 or fax to: (619) 291-3576; or call (619) 297-7511

Be sure to include your email address for email registration and future notices on this event

Last Name _____ First Name _____

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