



January 2004  
Volume 35, Issue 1

# 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

## Coronado Railroad Designated Again - Designation to be Appealed!

SOHO won a major battle in the effort to preserve the Coronado Railroad on Friday, December 19th. After three hours of presentations before the City of San Diego's Historical Resources Board, the board voted 9 to 1 on all criteria, A, B & C, for historical designation.

Thanks to all who participated; we couldn't have done it without you. Thank you to Senator Jim Mills who is a big supporter of both rails and bike trails. Over fifty people came in support of designation, along with letters from all the major historical groups in the San Diego Bay region, including the San Diego Historical Society and the Maritime Museum Association. This effort represented the largest group of historical societies and museums ever to unite in a single historic preservation cause in anyone's memory since SOHO was founded. It is anticipated by many that this coalition will work together on other important issues in the future. As a group we represent upwards of 20,000 members and many more San Diegans indirectly.

One of the Historical Resources Board members stated, "This item is head and shoulders above the other items we deal with on a day-to-day basis; I wish we had more like this. The Coronado Railroad is unquestionably historic!"

It is now time for the opposition to come to the table and work out a compromise that will satisfy all concerned and move forward with the project. The opposition has already wasted too much time in trying to deny that the resource is historic and in trying to avoid and manipulate the environmental process, all of which has resulted in the loss of their credibility.

We need to put all this behind us and work together for a better San Diego. The solutions are so much easier than fighting, and in the end San Diego can have both the historic railroad, which is irreplaceable and invaluable to the future economy of the area, as well as a bike path for recreationists.

Since the historic designation was determined, the opposition has in all its wisdom chosen to appeal it to the City Council. Our Executive Director has appeared before MTDB. He twice met with Supervisor Cox's office giving them all the information and every opportunity they need to create a win-win situation for the bike path and the railroad, thereby serving the needs of all their constituents and not just an elite few.

Please take the time now to write and ask the Mayor and City Council to support their Historic Resources Board and deny the appeal that will come before them.  
(Look for contact information on page three)



Historic support for the Coronado Railroad!

## Cinderella Story *S.S. Catalina* Hopes Lie With Hollywood Production Company JEAN QUIST

*Reprinted in excerpt with permission from the November 26, 2003, issue of The Log, California's Boating Newspaper*

It's a story that could only come from Hollywood, and if plans proceed in the direction they are now headed, *S.S. Catalina's* first stop on its way home will be on the silver screen.

The story has several beginnings, but the *S.S. Catalina* Preservation Association (SSCPA) hopes it will have only one ending: A Hollywood production company is close to inking a deal which would subsidize the salvage of the 301-foot steamer and bring her back to U.S. waters to "star" in a mainstream movie about the World War II sinking of *U.S.A.T. Dorchester*.

### Out of time and money

By late 2002, members of the SSCP A, the group dedicated to saving the Great White Steamer that (continued on page three)

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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

Old Enough

A lot of people just can't wrap their minds around the fact that a building doesn't have to be 100 years old to be considered 'historic.' This mental block is especially apparent when it comes to architecture designed and constructed in the 1950s, 60s and 70s. The uninitiated must think, "How can it be 'historic' if I have socks that old?" No matter how hard you try to reason with them, they still can't understand how a 'modern' building could be worthy of preservation.

Recently, a 1951 Point Loma house was designated historic by the San Diego Historical Resources Board. The house was deemed important primarily due to the fact that it was designed by a renowned architect and was once published in a national magazine. The lawyers who fought against designation had this to say about the merits of the house: "While theoretically possible, designation of such a young structure has to be extraordinarily unusual for the Board and diminishes the significance of the word 'historic.'"

Diminishes the word historic? Let's look at what 'historic' truly means. According to the dictionary: "Historic refers to what is important in history: It is also used for what is famous or interesting because of its association with persons or events in history." The word 'history' is defined as "something that belongs to the past" or "the aggregate of past events."

History has no minimum time limit. History, as defined, is simply something that already happened. What you had for breakfast is – technically – history. Is your breakfast historically valuable? Not likely.

For whatever reason, automobiles are considered classic or antique at a much younger age than buildings. Few people would dispute that a 1965 Ford Thunderbird is a classic car. This is true even though cars are mass-produced and buildings are handmade and usually one of a kind. This inconsistency has always been perplexing to me.

More and more people now recognize the historic importance of buildings constructed since 1950. There's a growing international movement to preserve buildings from this period, and SOHO's successful Modernism Weekend showed that many San Diegans are ready to embrace their recent past.

It's not the age of the building that makes it valuable. Historic significance is based upon quality of design and craftsmanship, associations with famous people or events, and integrity.

I have a suggestion. Instead of calling historically worthy buildings 'historic,' let's simply call them what they are: 'Important.' After all, the qualities that make a building historic also make it important to preserve. Many developers wouldn't give a second thought to demolishing a 'Historic Building,' but let's see how eager they are to bulldoze an 'Important Building.'

## Calendar of Monthly Meetings

at the Whaley House Museum Complex.

SOHO BOARD OF DIRECTORS • 5:30pm

1st Monday in the Courtroom at the Whaley House

MODERNISM • 6pm

1st Wednesday in the kitchen of the Derby Pendleton House

FRIENDS OF MRS. WHALEY'S GARDEN • 9am

2nd Saturday at the gazebo, rain cancels this meeting

EVENTS & EDUCATION • 5:30pm

3rd Monday in the kitchen of the Derby Pendleton House

PRESERVATION ACTION • 5:30pm

4th Monday in the study in the Derby Pendleton House

PRESERVATION REVOLVING FUND

Call for meeting time and location

(continued from front page) ferried millions from Los Angeles to Catalina Island since its maiden voyage in 1924, were despairing that the ship would ever make it back to Southern California in one piece.

Passed from owner to owner and sitting in 15 feet of mud and silt in the middle of Ensenada Harbor in Baja California, *Catalina* is a pale shadow of her former glorious self, but still manages to inspire dreams and memories of a simpler past.

With her hull full of holes, she lies in a part of the harbor that Mexican officials are ready to develop for a new marina to handle the growing recreational boating traffic along Mexico's under-developed peninsula.

After an effort to refloat the ship in 2000 failed, the SSCPA was running out of time and money to salvage the ship. Home now to only large groups of seals, sea lions and seagulls, it looked like the Mexican Navy and Ensenada port officials were going to make good on a threat to cut her up and haul her out in pieces.

### Help from Hollywood

Then, shortly before the association's Annual Members Meeting in October 2002, board president Phil Dockery was contacted by a veteran of Hollywood, who was interested in making a film about a similar type of steamer and had heard that *Catalina* might fit the bill as the film's central character.

For the past year, producer Ken Wales and Crusader Entertainment have wished to remain anonymous while negotiations to use *Catalina* have been underway. Now that a shooting script for the film is close to completion, and the production company readies plans for pre-production, Wales and SSCPA feel confident the project will move forward.

During a visit to *Catalina* in March of this year, Wales was accompanied by veteran art director Bill Kreiber, who toured the listing vessel and pronounced it adequate for the film's needs.

Shortly after that, SSCPA hired industry experts Mickey Leitz and Richard Barta to conduct a dive survey on the hull. Their report stated that *Catalina* was still salvageable. They estimated that underwater repairs, refloating and moving *Catalina* to drydock for further work would cost between \$1.5 and \$2 million—significantly less than the estimated \$4 to \$6 million cost of building a replicate soundstage from the ground up.

Passengers aboard the SS *Catalina*, circa 1920's



Since then, Wales has finalized a script and hopes to have Crusader's production head give the final nod to using *Catalina* early next year—just in time to meet deadlines for its removal imposed by

### Ensenada port authorities. **Commitment to History**

While a detailed contract has yet to be worked out with Crusader Entertainment, Dockery is highly optimistic about the outcome. "Ken Wales recently told me that he has the first half of a shooting script finalized and expects to have the second half in hand by the end of the year. He said he and Crusader are committed to making every effort to use the *Catalina* in 'Sea of Glory.' He has an emotional connection to the ship.

"We now need to get their vice-president in charge of production to sign on. The art and set production people are onboard. They all want to make this film as historically authentic as possible, and they can do that with *Catalina*."

Following its use in the film, a rejuvenated *Catalina* would then be turned back to SSCPA for use as an educational and historic resource.

## Contact Mayor Dick Murphey & City Council members

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# Message from the Executive Director

"The strength of a nation lies in the homes of its people." Abraham Lincoln

BRUCE COONS

As we enter SOHO's 35th year we have many accomplishments to look back on, and we can enjoy the cultural landmarks that have been preserved. SOHO has grown and prospered due to its members and volunteers who have taken the time and made the effort to care and to do what it takes to preserve our heritage.

Although our legacy is strong, we know that these battles are never over. We must be constantly vigilant. Our logo is the Irving Gill fountain in Horton Plaza. We chose this logo as a symbol of our perseverance and of our unwavering dedication to the cause of preservation because we fought to save it on three separate occasions.

The future of historic preservation looks very different now than it did in 1969 when we were founded; it is brighter than ever as historic preservation has become a part of the mainstream. This national trend shows that there is a great desire to preserve the

past and to learn the lessons it can teach us about the future. Now more than ever, our vital cultural links serve to unite us in a common cause.

Cultural Tourism is now the largest segment of the tourist industry nationwide and an economic engine second to none. It is impossible to miss the preservation message in the media. It is everywhere, from celebrities in commercials to television newscasts that traditionally don't state opinions about the news they are reporting. They are increasingly voicing their support of preservation.

There are many reasons for this groundswell of interest and investment, but I think one of the most important is this: historical preservation is by far the best way to preserve our collective cultural identity. It is what defines us as Americans past, present, and future.

## SOHO Becomes a Partner of the National Trust for Historic Preservation

"Building a national preservation movement by strengthening our local and statewide nonprofit partners is one of the highest priorities of the National Trust," said Richard Moe, president of the National Trust for Historic Preservation. "I am pleased to have Save Our Heritage Organisation as our Local Partner in protecting our irreplaceable architectural treasures in San Diego."

Currently, there are 75 official National Trust Statewide and Local Partners across the nation, representing 36 states and the U.S. Virgin Islands. One statewide and three local organizations in California are now part of the Partners Program: California Preservation Foundation, Los Angeles Conservancy, Preservation Action Council of San Jose and Save Our Heritage Organisation. These organizations are key allies with the National Trust in saving historic places. The Trust's Partners are given top priority for special capacity building grants, leadership training, and organizational development assistance.

"We are very pleased to become part of the Trust's Statewide & Local Partners program and view it as an excellent way to help us preserve our community's rich and diverse heritage and to let others know about our community's historic and architectural treasures" said Bruce Coons, executive director of SOHO.

## A Partnership to "Preserve America" Heritage Tourism

The Honorable Gale A. Norton, Secretary of the Interior

*Reprinted with permission, National Trust Forum, National Trust for Historic Preservation, 1785 Massachusetts Avenue, NW Washington, DC 20036, (202) 588-6053, [www.nationaltrust.org](http://www.nationaltrust.org).*

An important part of the Preserve America initiative is to help communities preserve their story and develop heritage tourism programs.

A new study from the Travel Industry Association of America and Smithsonian Magazine shows a remarkable 81 percent of U.S. adults who traveled in the past year are considered historic/cultural travelers. This is up 13 percent from 1996. In fact, for 30 percent of these travelers, their destination choice was influenced by a specific historic or cultural event. The study also determined that these travelers spend more money compared to the average U.S. traveler and stay longer at their destinations.

Heritage tourism serves a dual purpose of bolstering economies while teaching Americans more about their shared past.

Why is heritage tourism important? There is an increasing homogenization of our world where every mall guarantees you the same fast food restaurants and the same clothing chain stores. If you find a clothing item in Virginia, there is a good chance you can find the same item in Oregon. What is the draw to travel, to see something new, if it is all the same?

It is amazing and hopeful to me that there is an increased interest among citizens to establish what is unique about their home communities.

# Preservation Action Update

The Preservation Action Committee (PAC) is the activist arm of SOHO. The committee tracks historic properties that are in jeopardy and works proactively to preserve them. Below is an update of several ongoing PAC issues:

## Rosario Hall

Rosario Hall is a small, two-story meeting hall from the 1880s that is one of the oldest and most culturally important surviving buildings in all of downtown San Diego. The hall was relocated to a new site in East Village and was handed over to a private developer for "restoration" and adaptive reuse.

Unfortunately, the developer is trying to cut corners, and he's made many bad decisions, including covering up the original redwood clapboards with non-matching pine boards. The effect of this and other changes has threatened to alter Rosario Hall beyond recognition. SOHO is actively pushing CCDC and the developer to do the right thing and to comply with their own signed agreement. SOHO is also hoping that legal action can be avoided.



Here showing the addition of smaller sized cheap pine siding with new window and door openings cut into the original fabric.

## Old Police Headquarters

The future of the 1939 Old Police Headquarters is still very much in doubt due to a decision by the Port Commissioners to demolish the garage, assembly building, and at least one jail cell block. This destruction of 40% of the historic landmark is to make room for an imaginary "Pier Walk" promenade that makes no practical or design sense. SOHO helped create a coalition of groups who sent a joint letter to the Port asking that the headquarters and landscaping be beautified and that no demolition of the historic portions of the building occur – especially before the Port's South Embarcadero design competition is complete. The Port chose to ignore the coalition's recommendations and also dismissed an excellent solution by Dianne Powers to relocate Bazaar del Mundo to the OPHQ and use as much of the historic structure as possible. It was made clear to the Port Commissioners by their own staff that they did not have the financial resources available to move ahead with this demolition. The Commissioners voted in direct opposition to the views of their constituency. We believe that a new EIR must be completed before any demolition occurs.

## Red Roost and Red Rest

The 1894 cottages are La Jolla's oldest surviving examples of late-Victorian beach bungalow architecture. In an effort to prevent



Rosario Hall, clearly showing the original intact siding with original window and door placement.

"demolition by neglect," SOHO filed suit in September 2002. Based on recent cooperation between SOHO, the owners, and the City of San Diego, SOHO has dismissed its lawsuit "without prejudice," meaning that it can be re-filed at any time.

The owners have made various assurances that they would proceed with a development plan for the site that would include adaptive reuse of both of the cottages. The owners have promised to protect the cottages from further decay, and they have committed to continue meeting with SOHO to work out an amicable solution. SOHO will remain diligent and will continue to monitor all developments.

## Station "B"

Station "B" is the old SDG&E power-generating station that covers an entire block at the corner of Kettner and Broadway, south of the Santa Fe Depot. The vacant structure will be adaptively reused for residential units, including a high-rise tower from the center of the block. SOHO is trying to prevent a Planning Commission's scheme to cut several holes in the first floor for "display" windows along Broadway. The windows would significantly alter the massive castle-like feel of the building, and the windows are not needed or desired by the housing developer or his future tenants.

## HRB Suspension of Voluntary Designations

SOHO and several San Diego historians were very vocal in our opposition to the City of San Diego Historical Resources Board's suggestion to suspend voluntary historic designations for one year due to a lack of City staff. Voluntary designations are needed to comply with the Mills Act and to establish historical districts.

The Land Use and Housing Committee recognized the value of the program and recommended against the suspension. They directed staff to look into a fee structure and to ascertain what additional staff would be required to process the applications.

*(Continued on next page)*

(continued from previous page)

### Sunset Cliffs Park

The City of San Diego is in the process of doing work at Sunset Cliffs Park where remnants of historic wooden bridges, quaint palm-covered huts, and other site features still can be found. SOHO is talking with the City to convince them to restore some of these important features instead of building something insensitive in their place.



Postcard courtesy Coons collection, circa 1920's

### Coronado Railroad

After three hours of presentations before the Historical Resources Board, the vote was 9-1 on all criteria, A, B & C, for historical designation. This was a big win after years of battles with over 50 people from different organizations and the community present to voice their support.

### Rawson Residence

The Historical Resources Board unanimously rejected the development that would have pasted the front of this Victorian building onto a new glass box. The building will now be moved to the corner facing other Victorians on Union Street and rehabilitated.

### Methodist Church, North Park

SOHO received many calls from the community on this wonderful historic church at Park and Lincoln, now demolished. California state law does not allow us to designate churches. It exempts them from the environmental process, thereby tying our hands.

## After the Fires Rescuing Historic Resources & Responding to Disasters & Emergencies

The 2002 and 2003 fires damaged and destroyed numerous historical and archaeological resources in San Diego County. In neighboring counties recent earthquakes and floods or mudslides have also damaged historical resources. San Diego County has over 16,500 known archaeology sites as well as over 1500 significant historic structures. Protection, preservation, and management of these resources is essential. Because of the recent fires, San Diego County cultural resource managers, heritage managers, archaeologists and historians discovered that they are ill-prepared to deal with such devastation.

SOHO is planning a series of workshops to develop a historical resources disaster plan for San Diego County. Staff and members of various federal, state and local agencies, Indian tribes, and historical organizations would be invited to participate in these workshops. The first one-day workshop would be facilitated by the National Trust, which has extensive experience in disaster planning. Topics for discussion would include identifying the threats, determining which resources would be damaged by each type of disaster, and developing strategies for partnerships and resource sharing prior to the disaster. Subsequent workshops will be held to further refine the plan. The San Diego County plan would be unique in that it would be a multi-agency, countywide plan, focusing on partnerships and resource sharing.

The Preservation Action Committee will continue to be busy on the front lines of preservation battles in San Diego County. If you'd like to visit a future Preservation Action Committee meeting, the PAC meets on the fourth Monday each month at 5:30 pm in the study of the Derby Pendleton House at the Whaley House complex.

## Port Votes to Demolish 40% of the OPHQ

On December 16, 2003, the San Diego Unified Port District approved a multi-million dollar project to create an open space park. It calls for partial demolition of the historic Old Police Headquarters. The project was approved in spite of the Marina District having more parks per square mile than any other part of downtown and also in spite of evidence that the entire Old Police Headquarters could be saved and the park built at a reduced cost.

Even more outrageous was that Dianne Powers of Bazaar del Mundo offered an elegant solution to a myriad of issues. Ms. Powers offered to take over the complex immediately. She said she could use the entire building. This is the best solution we have heard thus far. It is a solution for the Old Police Headquarters as well as for downtown residents, Seaport Village, the tourism industry, San Diegans, and Bazaar del Mundo.

Groups asking the Port to leave the building intact except for removal of the non-historic additions included SOHO, The San Diego Police Historical Association, the San Diego Police Officers Association, the San Diego Municipal Employees Association, the Los Angeles Police Historical Society, and the Council of Design Professionals. In addition, federal, state, and local representatives and thousands of citizens have also made this request.

The Port, led by Peter Q. Davis, made the decision for partial demolition while rejecting letters, phone calls, and testimony from members of the public saying the building is a national jewel.

We need everyone to call the Port District and our local politicians to make the Bazaar del Mundo solution happen now before Dianne Powers is forced to seek another location, and we lose this opportunity forever.

# Contributors To Success

SOHO would like to acknowledge the following for their contributions.  
October through December 2003

## Lifetime

Al Alferos  
Charley Bast  
Anthony Block  
Bob Broms  
Diane & David Canedo  
Diane & Jim Connelly  
Bruce & Alana Coons  
Alice & Doug Diamond  
Mr. & Mrs. D. Dickinson  
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Corinne Krisel

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Maryann & Robert Vinck  
Nancy Von Koehe  
Bruce & Grace Wilson  
Christie Woodward  
Nona Yang

DOES YOUR BUSINESS OR EMPLOYER HAVE a common goal with the mission of SOHO?

SOHO is continually finding new ways to involve San Diego communities. One way that we can realize our mission is through alliances with businesses that share our goal of keeping San Diego's heritage intact for generations to come.

We are beginning our corporate membership drive and would like your support. We have had tremendous wins over the past years, but also devastating losses. The riches of San Diego's cultural heritage are being recognized and appreciated by many but we have a long way to go and our endangered list remains a constant reminder of our struggle to preserve them. The way we can save these properties is through increased community support and awareness.

If you think that your business or employer is aligned with our mission, please call SOHO to discuss this opportunity to make a difference together.

# San Diego to Host OHP and CPF Training Workshops February 26, 27, & 28th

The State Office of Historic Preservation, the California Preservation Foundation, and SOHO will be sponsoring a series of three workshops in partnership with the City of San Diego. The workshops will be held on Thursday, February 26, Friday, February 27, and Saturday, February 28, 2004. As an event co-sponsor, SOHO is seeking volunteers to staff the workshops. Tasks include assisting with registration and handouts, audio-visual equipment, food service, room set-up and break-down, and general crowd control. Contact a SOHO Volunteer Coordinator at [volunteer@sohosandiego.org](mailto:volunteer@sohosandiego.org) if you wish to help with the workshops.

The Thursday workshop will focus on historic surveys from the perspective of the end user - cities. The workshop will demonstrate new technologies developed by the Cities of Riverside and Ontario. The workshop is intended for those who work with historic properties. A city's Planning, Development Services and Code Enforcement departments are likely participants as are property management and redevelopment officials, members of Historic Resources Boards, and consultants or neighborhood groups who produce surveys. This training is mandatory for consultants who wish to perform or submit work to the City of San Diego. The day-long workshop will be held on Thursday, February 26, at the Taylor Branch of the San Diego Public Library, 4275 Cass Street, Pacific Beach. Contact Cynthia Howse at (916)653-6624 at the State Office of Historic Preservation for program details and cost.

The Friday workshop on the Secretary of the Interior's Standards features Tim Brandt, Architect at the State Office of Historic Preservation; Wayne Donaldson, FAIA; Ione Stiegler, AIA; Peyton Hall, AIA, President of the California Preservation Foundation; Jeff Samudio, AIA; and Gloria Scott, Chief, Architectural History Specialty Branch, CALTRANS. They will lead workshop participants through a series of case-based exercises. Participants will learn how to apply the four Standards and how to evaluate new construction in historic districts or new additions to historic properties. Held at the Mission Valley Branch of the San Diego Public Library, 2123 Fenton Parkway, the day-long workshop includes a site visit to Old Town San Diego State Historic Park where Park Superintendent Bob Wohl will lead participants in a hands-on exercise to recognize character-defining features of historic properties.

The Saturday workshop on Cultural Landscapes will be held in the Santa Fe Room at the Balboa Park Club in Balboa Park. Guest speakers Dr. Ken Breisch, Director of Programs in Historic Preservation at USC, and Dan Marriot, Director of the Rural Heritage Program at the National Trust, will provide an overview of Cultural Landscapes from a national perspective, focusing on the National Park Service definitions of cultural, ethnographic, agricultural, vernacular and industrial landscapes. Local case studies will be presented. An optional tour of Balboa Park will complete the program. For additional information on the Friday and Saturday workshops, contact the California Preservation Foundation offices at (415)495-0349.

## From Lemons to Locomotives & Beyond: A History of the South Bay 39th Annual History Conference March 5-6

HELEN HALMAY

Start making plans now to attend the Congress of History's next History Conference, to be held Friday, March 5, and Saturday, March 6, 2004, at the Norman Park Center, 270 F Street, Chula Vista. The two-day conference will feature speakers from a number of fields covering historic South San Diego County.

Both organizational and booksellers' displays will be offered in the same room as the speakers. Conference hours both days will be from 9:30am to 4pm. A lunch break will be provided both days for a no-host lunch at a choice of restaurants within easy walking distance along historic Third Avenue in Chula Vista. Annual Awards will be presented before lunch on Saturday.

This will be our 39th Annual History Conference, according to Congress President Richard Hann. "We are so pleased that the South Bay is getting the historical recognition it deserves," he said. "A big thanks to the Chula Vista Heritage Museum Society which is co-sponsoring this conference."

Plan to attend this conference and register now. Tickets for the two day conference are \$20 per person and only \$15 for students in middle school and high school only. Students must pre-register. Adults may pre-register or pay at the door. Call Helen Halmay for details at (619) 469-7283.



# Know Something About the Hemphill Dance Studio?

DALE MAY



Legacy 106, Inc. acquired a collection of photographs and other archival materials concerning the Hemphill Dance Studio and needs your help. The collection came from an estate on Trias Street in Mission Hills in the summer of 2003.

Preliminary analysis of the student photographs indicates 1920s-1940s for the historic period. Family photographs associated with the collection include Alfred and Grace Nippell who lived on Sunset Street in Mission Hills during the late teens to early 1920s. Letters indicate Alfred Nippell enlisted in the United States Navy during World War II. Other family names include Harry and Anna Hemphill and the last names of Lottridge and Dye.

This collection provides rare insight into student dance studios of the first half of the 20th century. Each photo has been professionally shot by local photograph studios, such as Vreeland and McCoy. The performers wore elaborate costumes, many featuring gypsies or ballerina costumes. At least two photographs are believed to be of young Margarita Cansino, before she became Rita Hayworth. The importance of this collection would be greatly enhanced with oral histories and information provided by residents of San Diego who knew any of these families.

Any member of SOHO who has information, please call Ron or Dale May at (619) 269-3924 or send an email to Legacy106Inc@aol.com

Save Our Heritage Organisation Statement of Financial Position As of June 30, 2003		Jun 30, '03
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
1000 - WAMU Checking		14,754.91
1020 - Whaley Cash		170.00
1030 - WM Money Market		125,332.31
1040 - WWMM Facade		77,700.80
1045 - WAMU PRF		20,586.25
1050 - WAMU Sales Tax de...		1,100.83
<b>Total Checking/Savings</b>		<b>239,645.10</b>
<b>Other Current Assets</b>		
1250 - Inventory		39,799.08
<b>Total Other Current Assets</b>		<b>39,799.08</b>
<b>Total Current Assets</b>		<b>279,444.18</b>
<b>Fixed Assets</b>		
1500 - Equipment		795.77
1700 - Acquisitions		925,000.00
<b>Total Fixed Assets</b>		<b>925,795.77</b>
<b>TOTAL ASSETS</b>		<b>1,205,239.95</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Other Current Liabilities</b>		
2150 - Sales Tax Payable		1614.09
<b>Total Other Current Liabilities</b>		<b>1614.09</b>
<b>Total Current Liabilities</b>		<b>1614.09</b>
<b>Total Liabilities</b>		<b>1614.09</b>
<b>Equity</b>		
Facade Easement		74,941.91
Net Assets Unrestricted		78,462.11
Revolving Fund		20,586.25
3900 - Retained Earnings		953,609.00
Net Income		76,026.59
<b>Total Equity</b>		<b>1,203,625.86</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>		<b>1,205,239.95</b>

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

# S. Kathleen Flanigan Preservation Revolving Fund

It was with great sorrow that we said goodbye to Kathy Flanigan in early December 2003. She was a tireless advocate for historic preservation, and SOHO's Board of Directors wanted to find an appropriate way to remember her and her legacy in the preservation community. The Board approved a motion to change the name of SOHO's existing Preservation Revolving Fund to the S. Kathleen Flanigan Memorial Preservation Revolving Fund.

Every year we witness the loss of historic buildings, houses, and other resources. Sometimes this loss is due to neglect but more often because of economic pressure to demolish for new development. SOHO established the Preservation Revolving Fund to allow SOHO to purchase endangered properties, stabilize the properties, place restrictive covenants on them to prevent destruction, and re-sell the properties to sympathetic buyers. Sale proceeds will be returned to the fund and used to save the next building.

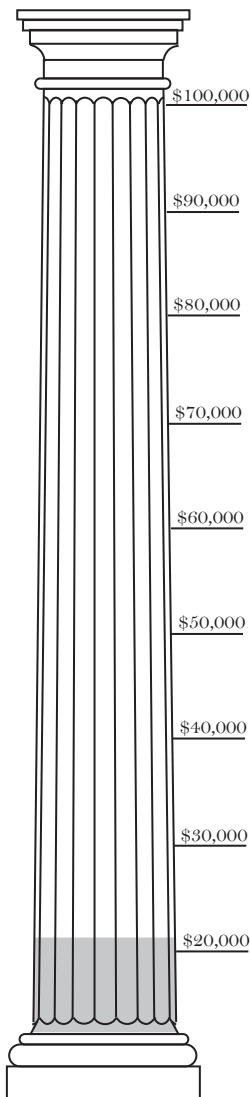
Kathy Flanigan saved buildings and other historic resources through research and passionate dedication. The memorial fund will continue her work by allowing us to purchase historic and cultural resources she did not have the chance to preserve.

If you would like to make a contribution to Kathy's Memorial Preservation Revolving Fund, please make your check payable to SOHO. Be sure to put "S. Kathleen Flanigan Memorial Preservation Revolving Fund" in the memo line or cover letter with your check and mail it to:

Save Our Heritage Organisation  
2476 San Diego Avenue, San Diego CA 92110

SOHO is a 501(c)(3) non-profit organization and your donation is fully tax deductible.

## Contributors to the Fund 2002 - 2003



James & Marjorie Ahern  
Al Alferos  
Judith Bond  
Jim Brady  
Allyson & Mark Carico  
Bethel & Ruth Dahl  
Douglas Dolnak  
Kathleen Flanigan  
Jean Fort  
Richard & Alby Furlong  
Mike, Sharon, Mathias & Dave Gehl  
David Goldberg  
Reuel Olin & Bob Grinchuk  
Christine Gritzmacher  
Barry & Hilary Hager  
Sharon Hall  
Phillip & Margaret Ham  
Betsy Meyers & Harold Hanks  
Ed & Linda Janon  
Sonja F. Jones  
Pat Kelly  
Mr. & Mrs. Gil Kepner  
Philip Klauber  
Vicki Granowitz & William Lees  
Nancy Lemann  
Eric Bernhard & Sue Lowery  
Kathie Markham  
Helen Neal  
James & Kathalyn Nelson  
Mary Johnson & Mark Parisi

Phyllis Paul  
Jalie & David Premetz  
Tom Roetker  
James W. Royle, Jr.  
Connie Saverino  
Ben Baltic and Doug Scott  
Barbara & Richard Seymour  
Alma Slaughter  
Karen Smith  
Elaine Sommermeyer Campbell  
Deborah & Scott Spindler  
Lester & Elizabeth Stiel  
Melvin & Ellen Sweet  
Charles & Juliet Sykes  
Marc Tarasuck, AIA  
Shirley J. von Kalinowski  
Anne West  
Colleen Brennan & Doug Wisneski  
Rob & Anne Wlodarski

Contributions in memory of  
Kathy Flanigan were made  
by the following

Bruce & Alana Coons  
Mike Kelly  
Pat Kelly  
Phyllis Paul  
Rancho Santa Fe Historical Society  
Ellen Sweet

# A Memorial to a Friend in Preservation

In early December Kathy Flanigan passed away after a long battle with cancer.



For more than 20 years, she was involved in historical surveys and studies, along with historic designations, throughout San Diego County. Majoring in history and minoring in Spanish, Kathy graduated with honors from San Diego State University in 1976. She went on to earn a master's degree in 1985 with an emphasis in architectural history at the University of San Diego.

Kathy loved to write and published her first research article "The Baja California Gold Rush of 1889" in 1980 in *The Journal of San Diego History*. She published many papers and, in 1989, published with her close friend Susan Carrico "San Diego's Historic Gaslamp Quarter: Then and Now." Kathy wrote SOHO's 25th Anniversary book in 1989 as well.

In 2000 when SOHO took over the Whaley House we needed to create a one-page history sheet to hand out to visitors. Kathy, a board member at the time, volunteered to do it, and being the prolific writer she was, kept asking, "Are you sure only one page?" Well, she struggled with the limitation and finally got it down to two pages, which we printed front and

back. This is what we still use today for visitors. She also created a lengthy chronology, which is used, in part, to train docents. Kathy also decided to do a ghost chronology. She found out what spirits actually existed in San Diego, much less resided here now. She had a lot of fun with it and helped to dispel decades of myths.

There were so many things she did for SOHO, but her biggest gift was in her spirit and passion for saving our treasures. One of her biggest disappointments was the U.S. Grant Presidential library. That was a big blow to us all, but Kathy could not believe something of such immense national history would be bulldozed. She won many battles as well. She also got some of our greatest sites listed, the San Diego County Administration Building, just one among so many notables. Her lectures were fantastic, and the endless hours of research she gave to others were amazing.

Kathy served two terms on our board of directors. She was a docent year after year at most of our home tours. Kathy was a recipient of our PIP awards for projects she was involved in and received SOHO's 2003 Preservationist of the Year Award.

Her memorial service brought about 300 friends and others in the community who were all touched in some way by our dear Kathy. The personal devastation of losing her will never be able to be put into words by those of us closest to her. Bruce Coons spoke on behalf of SOHO. In part, he said these words, which convey what all who knew and loved her felt.

Kathy was irreplaceable like the historic resources she fought so hard to protect. I only wish we could have protected Kathy the way it is possible to protect historic places. Kathy's work will live on, in the research she has compiled, places she has saved and in the hearts of all the people she helped and all who knew and loved her. We miss her terribly. I can't believe she's not going to be with us tomorrow.

Bruce meant that last sentence both figuratively and literally. After the memorial many of us gathered around and said that the next day's huge battle for the designation of the Coronado Railroad, a battle that Kathy felt so strongly about, we would win for Kathy. Thanks Kathy, you were there with us. We all felt you and we won it together.

# A Formal Groundbreaking

## JESSICA MCGEE

When the Mission Hills Garden Club approached SOHO's Whaley House Garden Restoration Committee with the proposal to "adopt" an area of the Whaley House gardens we were all delighted with their generosity and held several planning discussions to make the most of this opportunity. After considering all areas of the property, the two groups agreed on the Derby-Pendleton House gardens as the ideal location.

The Derby-Pendleton House, built in 1851, is located on the northwest corner of the Whaley House grounds. It faces Harney Street and, with its picket fence and linear planting areas, is well suited for the period garden most appropriate to the site. The plans developed by SOHO's committee were introduced and agreed on with few changes.

An old-fashioned rose garden will be the main focal point of this area, complemented by the existing buddleias, watsonias, abelias and an angel's trumpet. The heirloom roses will be underplanted by Santa Barbara daisies and violets from other Whaley House garden areas will be tucked into shady areas. There will be a pomegranate tree in the center of the lawn and a lemonadeberry bush planted by the entrance. The hedges surrounding the brick paths were removed to improve access to all visitors; the hedges had made the paths too narrow for wheelchairs and other mobility assistance vehicles.

The Brickman Group landscaping company is donating the restructure of the irrigation system for the area, plant removal and planting the new plants. Their expertise will help ensure the beauty of these gardens for many years.

A formal groundbreaking ceremony was held January 15, 2004. Members present from the Mission Hills Garden Club were Elaine Huntington, Barbara Strona, Fran Takvam, Barbara Kocmur, from the Brickman Group, Ltd. were Curtis Brooks and Mike Ellison, and from SOHO's Garden Restoration Committee were Jessica McGee and David Swarens. We hope you'll stop by and enjoy this garden's progress soon!



# 1950's Wrestling & Roller Rink Building to be Razed Unless Rescued

RITA BAKER

The non-descript 10,000-square-foot building sits within sight of the Pacific Ocean among houses worth almost a million dollars. The genius of its arched ribbed truss roof is not immediately apparent to the casual viewer. But under this roof, beginning in 1949, professional wrestlers, boxers, and renowned entertainers performed in the glory days before the dawn of television dimmed their luster.

Located in downtown Oceanside, and originally known as the Oceanside Athletic Club, it was designed by Thor Gulbrand of Los Angeles, planned by Marie Rappa Middlekauf, and built by the Richardson Brothers firm of Oceanside. Mrs. Middlekauf was the protégée and promoter of world heavyweight boxing champion James Jeffries of Burbank. Middlekauf is believed to have been the only woman sports promoter and organizer in the West, and perhaps in the nation. She worked with James Jeffries in Burbank as a promoter and box office manager in his sports barn from the 1930s through the 1940s.

Spade Cooley with his Western Dance Gang inaugurated the Oceanside Athletic Club building on July 4, 1949, after serving as the grand marshal in the Oceanside Fiesta Fourth of July parade. Well known bands and entertainers such as Woody Herman, Ike Carpenter, and Nat King Cole appeared on Saturday nights in 1949.

Middlekauf secured licenses from the California State Athletic Commission, and using her connections, attracted top-rated national and international professional wrestlers such as Gorgeous George, Mr. Moto, and Mexican champion Polo Cordova. Along with wrestling on Friday nights, and amateur boxing matches on Tuesday evenings, Middlekauf utilized her arena periodically for dances and roller-skating

Pacific Coast, national, and international wrestling matches continued on Friday nights through 1953 until television, which featured the animated athletes in a readily accessible medium, forced Mrs. Middlekauf to concentrate on roller-skating, and to change the name of the building to the Oceanside Roller Rink.

Four generations of North San Diego County residents have many happy memories of roller-skating in the building. However, times have changed, entertainment tastes have changed, and downtown Oceanside has changed. The building is located in what was, historically, the industrial and commercial area of Oceanside. The industrial users migrated to the suburbs, and the area and the buildings declined. Recently, this area has been transformed by large luxury homes and smart condominiums. Proximity to the beach and the renaissance of downtown Oceanside have changed the face of the area. Nearby tony eateries, live theater, and a modern movie multi-plex made redevelopment of the athletic club/roller rink site inevitable.

Marie Rappa Middlekauf died in 1967 at age 64. Her husband John S. Middlekauf operated the business for a time and then the building sat vacant. He leased it to Steve and Debbie Cottrell who were members of the Roller Skaters Association. They rehabilitated the building and re-opened it in 1995 for pleasure

skating and amateur youth roller hockey. With the skating business in decline and with an abatement agreement looming, the Cottrells, by that time the property owners, closed the business in 2002. The abatement agreement they signed requires conversion of the building to a residential use or demolition.

In 1999 the building was listed on the California Register of Historical Resources and was locally designated as historically significant by the City of Oceanside. It is thought that John Middlekauf hoped the building could be preserved and brought into conformance with the current residential zoning so that it could remain as a testament to his late wife.

The property is in escrow with developers who propose to demolish the building and to build 14 luxury homes. The developers initially indicated their willingness to explore an adaptive re-use of the property but found it was economically infeasible for them to do so. The City Code allows a 180-day stay of the demolition permit in order for other private or public entities to purchase and rehabilitate the building.

Architect Lynn Paul Shoger, chairman of the Oceanside Historic Preservation Commission stated: "There are opportunities here that are worthy of being explored. The 180-day stay to explore other opportunities is worthwhile. There is the possibility the facility could be re-used."

Is there a new life awaiting this historic structure? The question needs to be answered by May 31, 2004, which marks the end of the 180-day stay of the demolition permit. The property address is 315 Windward Way.

For further information, please contact Rita Baker, Senior Planner at the City of Oceanside Planning Department. The telephone number is (760) 435-3520.

**MARK YOUR CALENDAR NOW!**

**THE SECOND ANNUAL SAN DIEGO MODERNISM WEEKEND**

**SEPTEMBER 16, 17 & 18**

## SOHO Forms Modernism Committee

BILL LAWRENCE

Following the success of SOHO's first San Diego Modernism Weekend and the critical need to preserve San Diego's Modern Heritage, the Board of Directors has approved formation of SOHO's San Diego Modernism Committee. Similar to Los Angeles Conservancy's MODCOM, the San Diego Modernism Committee will focus on 20th century architecture and related fields that reflect the heritage of San Diego Modernism and popular culture. The Modernism Committee will plan tours, exhibitions and lectures; will research and nominate buildings for landmark designation; and serve as an advocate for Modern architecture and design.

Among the Committee's first order of business will be the planning of SOHO's 2004 Modernism Weekend, scheduled for September 16, 17th and 18th.

San Diego's rich 20th century architectural and cultural heritage is threatened daily by the pressures of development and insensitive remodeling. We need your help to educate our community and preserve this heritage for our future. SOHO's Modernism Committee will meet the Third Wednesday of each month. The inaugural meeting will be held at 6pm, Wednesday February 18th, in the kitchen at the Derby Pendleton at the Whaley House Museum complex. If you are interested, please contact the Modernism Committee at [modern@sohosandiego.org](mailto:modern@sohosandiego.org) or Bill Lawrence, Committee Chair at (858) 495-7594.

## Herbert Kunzel Residence Receives Historic Designation

The Kunzel residence, built in 1951, is architecturally significant as a prime example of the Modernist movement. The building embodies the distinctive characteristics of a type, period, and method of modern construction. Designed by noted San Diego architect, Robert Mosher, FAIAE, the residence also derives architectural significance as a representative example of the work of a master architect. It is an important example of the best residential architecture of the Modern period (1940's through 1960's) and should be protected and preserved.

The City of San Diego's Historical Resources Board designated it and the new owner who wishes to demolish it is appealing that decision to the City Council.



## Identification & Evaluation of Mid-20th-Century Buildings, 1940-1970 San Diego Seminar • March 23-24, 2004

*In cooperation with California Department of Transportation*

### Featuring

James C. Massey, architectural historian, contributing editor to *Old House Journal*, and historic preservation consultant to owners of historic property on the use of federal and state rehabilitation tax credits.

Shirley Maxwell, historian, historic preservation consultant, contributing editor to *Old House Journal*, and co-author of *House Styles in America* and other publications.

### Seminar Overview

In post-World War II America, buildings, suburbs, and towns sprang up like lawn weeds. Discuss how these relatively recent structures fit into today's and tomorrow's historic preservation patterns. With a strong emphasis on the 1950's, examine the era-specific factors that help to identify and evaluate modern buildings in terms of their significance for listing or retaining on the National Register of Historic Places and for purposes of EIS, Section 106, and Section 110 studies.

To register contact:

National Preservation Institute, PO Box 1702, Alexandria, VA 22313-1702

Registration form available on line: [www.npi.org](http://www.npi.org)

Call for location and cost: (703) 765-0100.

## CALENDAR OF EVENTS 2 • 0 • 0 • 4

### January

31st, 1pm.....Mission Hills Historic Districts  
Walking Tour

### February

20, 5-9pm.....Empty House Party  
26-28.....OHP and CPF Workshops

### March

6th & 7th.....Craftsman-Spanish Revival Weekend  
To be announced.....Disaster Planning Workshop

### Spring 2004

To be announced.....Preservation Revolving Fund Event

### April

To be announced.....SOHO Museum Shop Grand Reopening

May 3-9.....National Preservation Week &  
People In Preservation Awards

### July

To be announced.....Disaster Planning Workshop, Part 2

### September

17-19.....San Diego Modernism Weekend  
26.....Annual Membership Meeting

### October

14-31.....Halloween at the Whaleys

### December

17.....Holiday Party

## Events & Education Update

Happy New Year! SOHO has a birthday to celebrate! 35 years old! We will celebrate all year providing as many events and educational programs as we can. We have a great year ahead of us and have big plans to make it our most productive yet. Starting the year off on January 31 with a walking tour of the proposed new Mission Hills historic districts is definitely a move in the right direction. This tour will be fun and interesting, and will also raise funds for the district, along with heightened awareness of the need to protect our historic neighborhoods.

In February education is the main focus when SOHO helps the State Office of Historic Preservation and the California Preservation Foundation in partnership with the City of San Diego by providing volunteers for their series of three workshops. Learn the tools that can help you as an advocate for historic preservation.

Continue the spirit of the New Year SOHO style with a party! SOHO Board member Tim Rudolph has completed yet another great historic home in Sherman Heights and is celebrating by throwing another empty house party. Tim says he just wants to say thanks to SOHO members who help raise funds all year by attending paid events. Thanks Tim, you rock!

Then it's time for the Craftsman-Spanish Revival Weekend! It has been extra exciting to plan this event with the addition of Spanish Revival. Lecturers, vendors and homeowners have all embraced the move, a decision made by the Board of Directors in order to serve as wide a scope of our historic communities as possible. Our media friends have called it a "trend-setting and sharp move". This is our most ambitious weekend yet. We will have seven lectures, 3 different tours, and an evening home tour with a reception and the largest turn out of vendors we have seen in the 10 years since this event was founded. One significant difference in the Show & Sale is in the number of antiques dealers we have attracted, which provides a nice balance along with the new work of artisans specializing in the period styles.

County Historian Lynne Christenson has asked SOHO to spearhead a program to address disaster planning for historic resources. This is in response to the devastating firestorms suffered throughout San Diego County. Dates to be announced, for early spring of March, these workshops will provide the first steps to protect our precious and irreplaceable sites during times of great turmoil when natural disasters occur. More details in this issue.

In April the Verna house will be reopening, with its newly renovated look since being placed on temporary blocks over 40 years ago. We will be

welcoming all you savvy shoppers once again with a fun grand reopening.

In May it is time to celebrate National Preservation Week, for twenty-two years SOHO has honored it by celebrating the people of San Diego with our People In Preservation Awards. Help us by using the form in this issue and nominate a worthy candidate.

Summer is the big season in Old Town and during that time we will have various interpretive programs in the Whaley House. So be a tourist in your own town and do what 88% of all tourists do and visit a historic site! Remember that admission is always free to SOHO members. We can really use extra volunteer docents in this busy time.

The 2nd Annual San Diego Modernism Weekend will take place September 16th, 17th and 18th. Last year the event was a real head turner. The hugely successful inaugural year guaranteed its destiny as an annual event. A Modernism committee has been formed and if you are interested in being a part of it please contact the office and get involved now in the early planning stages.

So it's another busy year and these are just some of the highlights. We are hoping to do a joint event with the San Diego Historical Society as well.

We can sure use your help so if you can spare the time and want to get more involved with historic preservation in San Diego. Come and meet our committee, see how you like us and let's go from there! We have an ambitious list of goals and ideas that are only waiting for the energy and creativeness that you can bring! We meet the 3rd Monday of every month. Check the committee calendar in this quarterly and see about the other volunteer opportunities available; all committees are open to our members. Keep informed of all our events, meetings and special projects by checking [www.sohosandiego.org](http://www.sohosandiego.org) regularly.

# Letters to the Editors

Dear Editor,

My wife and I just returned from two weeks in Italy over the holidays and were amazed at how wonderful preservation is working in Europe. I have been to Europe many times before, but am always in awe of the respect that Europeans have for their culture and their history. I am deeply saddened when I return home and am reminded of the battles that preservationists have to fight here!

People visit Venice because of its beauty and history. To go to Christmas Mass at St. Marks is inspiring! To drink a cup of coffee in one of the oldest cafes in Europe was thrilling (and tasty). We stayed in a 400-year-old building, now used as a Bed and Breakfast, in which English writer John Ruskin stayed while writing *The Stones of Venice*. There are NO "McMansions" in Venice; there are NO "McMansions" in central Rome; NO glass skyscrapers in Florence: the people there have respect for their old buildings, for their culture, and for their history. They would never dream of tearing old sites down (although Mussolini ripped down many important Roman artifacts in the 1920s.) People come from around the world to marvel at the Forum and to walk where Roman emperors walked. We heard a choir singing in the 13th century church where the bells tolled on their own when Francis of Assisi died. In Florence, we learned that a retreating German general in 1944 refused to blow up the historic Ponte Vecchio and instead blew up a few intersections leading to the old bridge because even he realized the cultural value of the bridge! Today, people invade Siena to marvel at Il Campo and wander through the 400-year-old alleys. These places are now destinations for people from all over the world. Cultural tourism is big time!

I fail to understand why people want to tear down our history in San Diego! Is it because so many people here are from somewhere else and do not share my attachment (I was born at Mercy Hospital in 1953!)? Is it because we are so "new" as a city and people don't think that we can possibly have a real past or history? We do have a rich history in San Diego, but it will only be described in history books if we continue to tear it down!

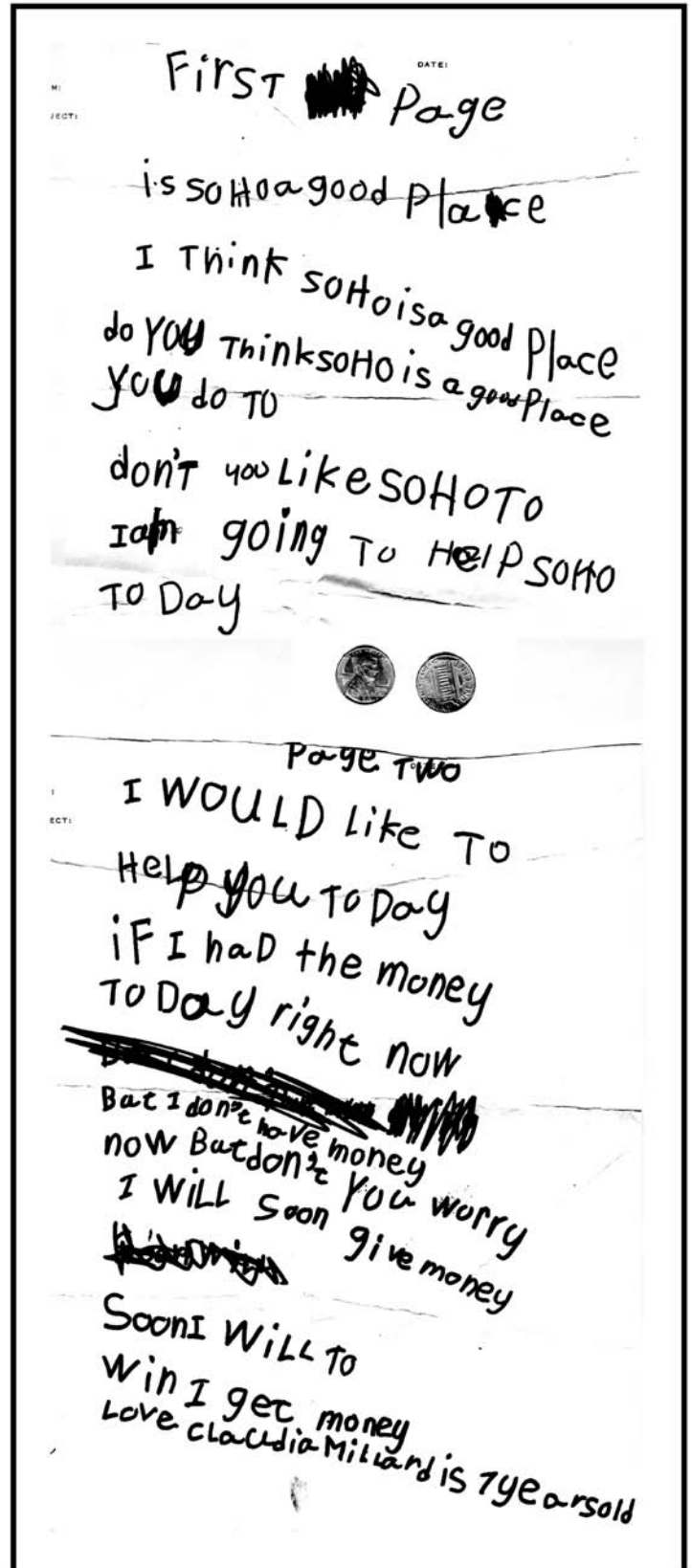
In Mission Hills, we are continuing to discover our past. Duke Ellington celebrated a birthday in Mission Hills in the 1960s. Reportedly, Lana Turner spent her first wedding night in Mission Hills. The *Corpus of Joe Bailey* was written about Mission Hills in the 1950s and a cowboy/Indian fighter/Rough Rider and close friend of Teddy Roosevelt lived on Sunset Blvd. An Olympic Gold Medallist who gave his 1928 Gold Medal back to Franco to pay for the Spanish Civil War lived here too. While Irving Gill did not build in Mission Hills, just about every other significant builder/architect did!

I love to sit on the porch of my 1920 (historically designated City Landmark) bungalow on Sunset Blvd with my wife and drink a glass of red wine and watch every 4th or 5th car driving slowly down Sunset on a late Sunday evening looking at our historic gardens and homes.

Preservation is vital and critical to our fair city: once we lose a building, we lose more than that specific site, we also lose the history associated with that building. It's as if the people who lived or worked there never existed.

Thank you SOHO for all you are doing for San Diego's historic communities.

Allen Hazard



This was sent to SOHO in 1970 with two pennies taped to it. It was this kind of support and interest even from our youngest citizens that created SOHO and made us what we are today.

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# SOHO's Craftsman-Spanish Revival



Old Police Headquarters

Artist Leon Loughridge

Weekend 2004

March 6 & 7

Home Tours  
Lectures  
Show & Sale

San Diego  
Community  
Concourse

Plaza Hall, 202 C Street



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OUR SPONSORS



# The 2004 Craftsman - Spanish Revival Weekend

Save Our Heritage Organisation is proud to present the 2004 Craftsman - Spanish Revival Weekend. Our expansion into the Spanish Revival period is an exciting one for us and one that fills a need for our historic communities in San Diego. The transition from Craftsman to Spanish revival is a natural one and the Weekend's tours and lectures will highlight some of the similarities as well as the distinct differences in the two styles and periods.

The special events during the weekend include a tour of six Craftsman and Spanish Revival houses, architectural tours, the Show & Sale, lectures by nationally prominent experts, book signings, and a silent auction.

The Weekend gets started at the San Diego Community Concourse with the Show & Sale, which will feature more than 40 exhibitors from across the country who offer the finest in antiques, revival, and contemporary merchandise. The Show & Sale is an extraordinary resource for Arts & Crafts and Spanish Revival enthusiasts and collectors.

As a special treat, a rare glimpse into the holdings of some of San Diego's most serious collectors may be seen at the Show & Sale. An exhibition of period ephemera will include architectural, decorative and San Diego-specific items.

Lectures by noted experts continue SOHO's strategy of preservation through education. Speakers will include author and designer Jane Powell, architect Arrol Gellner, lighting expert Su Bacon, metalsmith Robert Trout, designer Paul Duchscherer, and Richard Requa historian Parker Jackson. Also on Saturday morning, a special trolley tour will examine bungalow courts, which are prime examples of the interpretation and integration of Craftsman and Spanish Revival features, and a walking tour of Coronado will explore some of Richard Requa's Spanish Revival designs.

The most anticipated event is always the Historic Home Tour. We have an exciting line-up this year, which illustrates a great variety of styles. There will be six homes, three in the Craftsman style and three in the Spanish Revival style. Saturday night, those desiring an exclusive look at three homes in addition to the spectacular homes on the tour may enjoy an hors d'oeuvres and wine reception in a festive evening atmosphere. Funds raised through this special event will support the Mission Hills Ft. Stockton Historic District designation efforts.

Last year's inaugural shuttle service from venue to home tour was a spectacular success. We are grateful to Old Town Trolley Tours for once again providing this service as a donation to the preservation cause. This continuous shuttle service between houses on the Historic Home Tour will allow guests to step off and on the trolleys at their leisure as they complete the tour.

Once again artist Leon Loughridge has produced a woodblock print poster to help us raise funds. The 2003 poster was so popular it is now sold out and is bringing nice returns for some owners on eBay! This year we chose the 1938 Old Police Headquarters as the subject. It is a San Diego Spanish Revival landmark, and, like last year's Red Rest and Red Roost, on SOHO's Most Endangered list. The poster will be produced as a limited edition of 80, and may be reserved in advance.

The Weekend is co-sponsored by San Diego Home/Garden Lifestyle Magazine, Style 1900 Magazine, and Old Town Trolley Tours/Historic Tours of America. It is with the help of fine companies like these that SOHO is able to present such a quality event.

## SATURDAY, MARCH 6TH

## REQUA WALKING TOUR

9AM-11AM

Architect Richard Requa promoted the preservation of San Diego's Spanish Revival architecture and is noted for creating his own masterpieces. He played a central role in convincing the San Diego City Council to save Balboa Park's 1915 California Pacific International Exposition buildings. Join Parker Jackson on a walking tour in Coronado to view a premiere selection of Mr. Requa's designs. Approximately one mile in length, the tour features a broad range from pure Spanish Revival to a blending of Craftsman and Spanish Revival. On the tour, Mr. Jackson will provide a history of the homes and point out specific details that make Mr. Requa's work timeless in beauty and livability. **Attendance to this tour is limited.**

## BUNGALOW COURT TOUR

9AM-12PM

Over 30 of San Diego's premier bungalow courts, in styles ranging from California bungalow to Spanish Revival, Moorish Revival, Pueblo style and Moderne. We will visit the grounds of several courts and tour interiors as well, time permitting. The tour will cover the period from approximately 1915 through 1955, and include some interesting variations on the theme. These much loved icons of the streetcar era have recently awakened the interest of the public, and SOHO is delighted to take this opportunity to acquaint San Diegans with the wealth of courts remaining intact in our city. **Attendance to this tour is limited.**



## SHOW &amp; SALE

10AM-6PM

Over 40 exhibitors from across the country offer the finest in antique and revival furnishings, and decorative arts. Vendors will be exhibiting a full range for the Art & Crafts enthusiast and collector. This outstanding selection crosses a broad spectrum of antique and contemporary Craftsman style furniture, lighting, metalwork, pottery, textiles and rugs, wallpaper and stencils, jewelry, letterpress printing, paintings and other fine artwork.

## EPHEMERA EXHIBITION

10AM-6PM

Defined as the documents of everyday life intended for short-term use and often disposal, ephemera comprises a wide range of printed and handwritten material, including photographs, pamphlets, newspapers, calendars, posters, advertising novelties, packaging and other items. Having served its original purpose, ephemera takes on a second life as part of the historical record, providing evidence of those who printed it, used it, saved it or wrote it. This is our heritage preserved in paper, books and photographs which previous generations almost threw away. Some are rare, others are commonplace, and all are history.

Today these artifacts represent a bygone age, an important tool and resource providing vital links for us to learn from.

## SILENT AUCTION

SATURDAY 10AM UNTIL SUNDAY, 3PM

The Silent Auction will feature unique items donated by exhibitors as well as restoration and preservation services.

## LIMITED EDITION COLOR HAND-PRINTED WOOD BLOCK EVENT POSTER

SOHO has chosen the Old Police Headquarters (1939), for the 2004 event poster. On the Most Endangered list for many years now, this beautiful Spanish Colonial Revival masterpiece was designed by renowned architects Albert Traganza and the Quayle Brothers and built by the WPA. It remains in serious peril from the aspirations of both the San Diego Unified Port District and developers.

Leon Loughridge of Dry Creek Art Press is the artist. Each original wood block print is hand printed individually on a 1922 Vandercook press, signed and numbered.

## LECTURE SERIES

10AM-5PM

## LECTURE A JANE POWELL - LINOLEUM

10AM-10:45AM

Author and lecturer Jane Powell's latest book *Linoleum* shatters common misconceptions about the often-maligned flooring. Contrary to popular belief, linoleum is not vinyl! At 10:00 on Saturday, Ms. Powell will tell us why the real linoleum – a resilient, environmentally-friendly flooring material made of all natural materials, including linseed oil, resins, wood flour, cork, limestone and jute fabric – deserves a place in the flooring hall of fame, and on every kitchen floor. From bold geometric designs to intricate oriental patterns to decorative floral insets, linoleum boasts some serious personality, bringing distinctive style to any floor it covers. A book signing following the lecture.

## LECTURE B ARROL GELLNER - "RED TILE STYLE," SPANISH REVIVAL ARCHITECTURE

11AM-11:45PM

Architect, author, and historian, Arrol Gellner writes the nationally syndicated architecture column "Architext," which appears in the *Chicago Tribune*, *San Francisco Chronicle*, and numerous other newspapers. His current work ranges from upscale homes, additions, and industrial lofts in the San Francisco Bay Area to a 200-acre resort project in Shanghai, China. He has written 3 books including *Red Tile Style*. Mr. Gellner will discuss San Diego's role as the birthplace of Spanish Revival architecture. At the conclusion of the lecture, Mr. Gellner will sign copies of his book.

## LECTURE C SU BACON - HISTORIC LIGHTING

12PM-12:45PM

Su Bacon is an interior design expert in the Arts & Crafts style and is a co-owner of *Historic Lighting* in Pasadena. She is also the co-author of *The New Bungalow*, and was a consultant for the book *Living with Arts & Crafts*. Ms. Bacon's background in design and her expertise in period lighting enable her to create new lighting designs true to the Arts & Crafts movement, for both the historic home and the contemporary Craftsman. A book signing will follow this lecture.

## LECTURE D ROBERT J. TROUT - "A VISIT TO THE ROYCROFT COPPER SHOP"

1PM-1:45PM

Robert Trout has been working with metal almost his entire life, serving a formal apprenticeship program and becoming a skilled sheet metal fabricator and welder at Xerox Corporation. Seeking a greater creative challenge in metalworking, he began experimenting with blacksmithing as a hobby. After attending an exhibit at the Roycroft Shops of Elbert Hubbard, he began working in copper and learning the art and craft of precision hand hammering. Mr. Trout now works almost exclusively in copper in his shop in Ontario, NY. He was admitted to the Roycroft Renaissance Guild in 1998 and was elevated to Master Artisan in metal in 2001. Mr. Trout's lecture will include a brief history of the Roycroft Copper Shop in East Aurora, NY, with the major focus on the step-by-step process of creating a pair of strap copper candlesticks, including cutting raw stock, forging, pattern hammering, soldering, and finish application.

## LECTURE E PAUL DUCHSCHERER - THE BUNGALOW COURT

2PM-2:45PM

Paul Duscherer is an interior designer whose business specializes in period-style projects. He is also a noted historian, lecturer, guest designer for HGTV's "Curb Appeal," and the author of *The Bungalow: American Arts and Crafts Homes*; *Inside the Bungalow: American Arts and Crafts Interiors*; and *Outside the Bungalow: American Arts and Crafts Garden*. Paul owns a bungalow court in San Diego, which he is currently restoring. Following the lecture, Mr. Duscherer will be signing copies of his various books.

LECTURE F  
3PM-3:45PM

## PARKER JACKSON - RICHARD REQUA &amp; THE WIDER IMPACT OF SPANISH REVIVAL ARCHITECTURE

Parker Jackson describes himself as "Requa's Historian" and an authority on the architecture of the 1935 California Pacific International Exposition. He has cataloged Requa's extensive architectural drawings and 16mm motion picture collections at the San Diego Historical Society. Mr. Jackson presents a lecture on the central role architects played in encouraging and developing San Diego's greatest industry: tourism. With special emphasis on the work of Richard Requa, Mr. Jackson's lecture will elaborate on the connection between the evolution of the local architecture and its impact on the local economy. Mr. Jackson is working on two books on Richard Requa, a biography and a second on his architectural works.

LECTURE G  
4PM-4:45PM

## JANE POWELL - BUNGALOW BATHROOMS

In addition to her work as an author, Jane Powell is the proprietor of House Dressing, a business dedicated to renovating and preserving old homes, particularly bungalows. She bought her first bungalow in 1987, a minor fixer-upper, and developed a passion for restoration work. Her books *Bungalow Kitchens* and *Bungalow Bathrooms*, as well as the upcoming *Bungalow Details: Exteriors*, are a result of her bungalow restoration passion. Powell is a frequent lecturer and consultant, and she served as president of the Oakland Heritage Alliance, a historic preservation organization in her hometown of Oakland, California. She is currently (always) renovating another bungalow. At 4:00 on Saturday, Ms. Powell will share her knowledge about bungalow bathroom design during this lecture, which will be followed by a book signing.

## SATURDAY EVENING, MARCH 6TH

## EVENING HOME TOUR &amp; RECEPTION

6-9PM

Enjoy an exclusive evening home tour and reception in Mission Hills, offering guests the unique opportunity to tour three Craftsman homes in a festive evening atmosphere, which includes hors d'oeuvres and wine. Funds raised through this special event will support the Mission Hills Fort Stockton Historic District designation efforts.

This proposed traditional historical district lies within the original 1907 Mission Hills and Fort Stockton Heights subdivisions. Mission Hills is one of San Diego's early suburban neighborhoods and is filled with a mixture of Craftsman, Mission, and Spanish style as well as other early 20th century homes on tree-lined streets. Many of San Diego's significant architects and builders were active in Mission Hills from the teens to the 1930's, including Louis Gill, David Owen Dryen, Richard Requa, William Templeton Johnson, Emmor Brooke Weaver, William Hebbard, Irving Gill and others.

## SUNDAY, MARCH 7TH

10AM-5PM

Both the Show & Sale and the Ephemera Exhibition continue and will be open from 10:00am to 5:00pm. This is your last chance to purchase those items you may have been pondering all weekend, and to take a step back in time through the fabulous collections of memorabilia displayed.

## HISTORIC HOME TOUR

11AM-5PM

Six homes this year represent the range of historic properties that can be found in the historic community of Mission Hills. View a variety of styles from the modest bungalow often spec-built family home to the commissioned architect-designed, from Craftsman to Spanish Revival. Each different from the other and all clearly reflecting the people who live there, people who have sought out and chosen the character and integrity of the older neighborhood to make their home.

Tickets are available at the door at Plaza Hall, at the San Diego Community Concourse where you will take the trolley provided free from home to home. The roving trolley service allows you to custom plan your day, to get off and on at your leisure, to break for lunch or the Show and Sale as you choose.

## GENERAL INFORMATION

The Exhibition is located in Plaza Hall at the San Diego Community Concourse  
 202 C Street • Downtown San Diego • Thomas Brothers Map Page Coordinates: 1289 A3

**Trolley riders** - Take the Orange or Blue Line to Stop 29 - Civic Center

**Parking** - \$8 paid parking is available at the exhibition hall.

**Food** - There is a cession located outside the exhibition hall and several restaurants are located nearby.

**Photography** -Please, no photographs of interiors.



**Accessibility** - The Exhibition Hall and the Lecture Rooms only are accessible.

## Registration Form

Please fill out form, detach and submit. Print clearly.

First Name	Last Name	
Address		
City	State	Zip
Phone (day)	(evening)	email

Yes, I would like to join SOHO to take advantage of member discounts.

- |  |  |  |
|--|--|--|
| <input type="checkbox"/> \$15 Student    | <input type="checkbox"/> \$30 Individual or Family | <input type="checkbox"/> \$50 Professional |
| <input type="checkbox"/> \$100 Executive | <input type="checkbox"/> \$250 Benefactor          | <input type="checkbox"/> \$1000 Lifetime   |

Membership Sub-total \_\_\_\_\_

Saturday, March 6	SOHO Member	Non-Member
Requa Walking Tour	_____ x \$10 = _____	_____ x \$15 = _____
Bungalow Court Tour	_____ x \$20 = _____	_____ x \$25 = _____
Lectures A____ B____ C____ D____ E____ F____ G____	_____ x \$5 = _____	_____ x \$10 = _____
Evening Home Tour	_____ x \$30 = _____	_____ x \$45 = _____
Sunday, March 7	SOHO Member	Non-Member
Historic Home Tour Advance purchase price (Includes Show & Sale Pass)	_____ x \$25 = _____	_____ x \$30 = _____
Limited Edition Wood Block Event Poster	_____ x \$30 = _____	_____ x \$30 = _____
Total _____	Total _____	Total _____

### Method of Payment

My check in the amount of \$\_\_\_\_\_ is enclosed (Payable to: SOHO)

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### 1. Mail or Fax

Use this form or print the online form at [www.sohosandiego.org](http://www.sohosandiego.org), fill out and mail or fax along with payment to:

SOHO  
 Attn: Craftsman-Spanish Revival Weekend  
 2476 San Diego Avenue  
 San Diego CA 92110  
 (619) 291-3576 fax

### 2. Phone

Call SOHO at (619) 297-9327  
 or (619) 297-7511

### Refund Policy

The cost of unused tickets may be considered a tax-deductible donation to SOHO

### Important Information

Advance ticket orders must be received by March 5, 2004

### **NO TICKETS WILL BE MAILED**

All ticket orders received will be held at **WILL CALL**

Located in Plaza Hall at the San Diego Community Concourse • 202 C Street  
 Saturday • 9:45am - 6pm  
 Sunday • 9:45am and on

**Keep in mind that tickets to some events are limited and reservations should be secured early.**

At the door prices for Sunday's Historic Home Tour Passes are \$30 for SOHO members and \$35 for non-members. Advanced purchase: \$25 for SOHO members and \$35 for non-members.

# People In Preservation

During National Historic Preservation Week SOHO recognizes preservation projects and individuals in San Diego County who have made significant contributions to the field of historic preservation with the People In Preservation Award. Past winners have received these awards for individual historic preservation achievements, historic education or research, building restoration, rehabilitation, adaptive reuse, and landscape preservation to name a few.

These awards are an opportunity for SOHO to recognize the efforts of property owners and the work they perform in preserving the historic resources of the area. The awards also encourage historic preservation and acknowledge that good preservation can be found in the restoration of the most modest residence to the grandest mansion. From our earliest structures to mid-century contributions, and from the private to the public sector.

The guidelines for the awards include consideration of sensitivity to the historic integrity of the building and its site, the preservation of original historic fabric or landscape, the use of historic research materials to document decisions made during the process, and the skill of the craftsmanship. Historic preservation includes a broad category of activities, such as stabilization and conservation, restoration, adaptive reuse, strategic planning, policy making, public programming, and much more.

Nominations from the general public are welcome! This is your opportunity to make your nomination for the person, group, business, organization, or government entity you believe deserves recognition for their accomplishments in preservation. Previous nominations not selected to receive an award may be revised, expanded, and resubmitted.

---

## The 2004 PEOPLE IN PRESERVATION AWARDS NOMINATION FORM

Nomination: \_\_\_\_\_ Telephone: (    ) \_\_\_\_\_

Address: \_\_\_\_\_

Nominated by: \_\_\_\_\_ Telephone: (    ) \_\_\_\_\_

Basis for the nomination: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



If you have any photos, videos, or other documentation to help with the jury's deliberations, please submit as well. If you have any questions, please call (619) 297-9327.

Send to: SOHO • 2476 San Diego Avenue • San Diego CA 92110

Fax: (619) 291-3576 or email: [sohosandiego@aol.com](mailto:sohosandiego@aol.com)

**Entries must be received by Friday, April 2, 2004**



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# ~ Lost San Diego ~



Julia Dent residence, Ulysses S. Grant Presidential Library, 1894



January, 2004, weeds and home to a dumpster.

In 2000, the City of San Diego approved a project allowing demolition of this national treasure before the project was ready to be constructed. This is against city ordinance. Today this empty lot is an eyesore with no project in sight and houses not a national treasure but a dumpster.