



July 2004
Volume 35, Issue 3

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

Court Sets Aside Port's Coronado Belt Line Lease

SOHO Wins Lawsuit

SUSAN BRANDT-HAWLEY

In 2003 SOHO sued the Port District for failing to prepare an Environmental Impact Report (EIR) before approving a 66-year lease of the Coronado Belt Line, subject to approval of MTDB. (San Diego Superior Court Case GIC806225.) On Friday, June 4th, San Diego Superior Court Judge Linda Quinn issued an eight page Tentative Ruling granting a peremptory writ requiring the Port to set aside its approval of the rail line lease pending preparation of an EIR to examine potentially significant impacts on "land use, recreation, historical, cultural, aesthetic resources, and transportation." (See tentative ruling at <http://www.sandiego.courts.ca.gov>). Oral argument on the ruling was to be heard by Judge Quinn on Friday, June 11th; however, the Port waived the oral argument and so the tentative ruling will now become the Court's final order.

The lease would allow the Port to pave the rail line right of way "up to the outer edge of the rail and between the rails up to the height of the rail head" in Chula Vista. Under certain circumstances, the lease could even allow the complete removal of rails, ties, and other track materials. Termination of the lease to allow possible re-use of the rail line could occur only with one year notice, and is seen by rail advocates as being unworkable for any viable rail uses.

Judge Quinn's ruling stated that the required EIR may allow the Port "to examine development impacts as well as to explore feasible alternate terms for the lease that may preserve the Coronado Rail Line for current and potential future use for transportation, recreation, and cultural tourism in conjunction with the Chula Vista Bayfront development."

SOHO Executive Director Bruce Coons stated that "SOHO is delighted that the future of the Coronado Belt Line will now be fully reviewed in an EIR so that options for riders to experience its evocative history can be fairly considered."

SOHO Takes Leadership Role Matches National Trust Grant to Catalyze the Protection of Cultural Sites

SOHO matched a \$4000 grant from the National Trust for Historic Preservation to develop a tool kit of methods to protect cultural resources on land bought for natural resources preservation.

The need for this preservation tool kit became apparent with the passage of over \$10 billion in California water and park bonds in the past four years. The bond monies have been or will soon be used to purchase or preserve 1,000s of acres of land statewide for park or water resource purposes by both public and private agencies. Because the ballot measures focused primarily on park and water resources, preservation of important cultural resources that may be present on natural resource-rich land or on adjacent property is infrequently or inadequately considered.

This presents an enormous lost opportunity to preserve natural resources in tandem with cultural resources and provide for

permanent protection of both through easements or other means. Time is of the essence as decisions are being made daily on how to allocate billions in State bond funds along with millions in private matching funds. It was for that reason that Bruce Coons, SOHO's executive director, submitted the grant request on SOHO's behalf.

The project, which was endorsed by officials of the National Park Service, the Trust for Public Land, California State Parks and the Archaeological Conservancy, among others, will create a toolkit of methods for land trusts and other natural resource conservation practitioners to permanently protect cultural resources on lands bought for open space preservation. Models will be presented and resource materials referenced.

In a letter in support of the project, John Foster, Senior State Archaeologist and Manager of Cultural Resource Acquisitions for the California State Parks system said, (*Continued on page three*)

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Disposable World

Outgoing President's Message

DAVID MARSHALL

America is the greatest nation on Earth, but Americans have a disturbing characteristic that is the antithesis of preservation -- we love to throw things away. Disposability has become an unfortunate hallmark of the American Way of Life. Our landfills are packed with items that still had usefulness and value. Many perfectly good old buildings are torn down and replaced with inferior new buildings. In the eyes of many unenlightened Americans, old is bad.

Maybe Americans are this way because, compared to other nations, the United States is a relatively "new" country, having been around for only 228 years. Part of our dumpster-filling attitude must be due to our consumer-based society where nothing seems worthwhile unless it's "new and improved!"

Americans have the modern convenience of disposable razors, disposable toothbrushes and now even disposable digital cameras. We don't bother getting our VCRs or computer printers repaired because it's cheaper to buy new ones. Many Americans are in the habit of getting new cars every three years because they miss that new car smell.

The disposable world we live in makes preservation that much more challenging. Good old buildings shouldn't be considered disposable, but they often are. If we can recycle aluminum cans why can't we recycle old buildings? The irony is that the new buildings going up around the city will one day be considered old and ready for the same fate as their predecessors.

Years ago, I remember reading a quote from famed architect Frank Gehry, the designer of LA's new Disney Concert Hall. Gehry proudly said that all of his buildings were temporary and were designed out of inexpensive and common materials because they wouldn't last long anyway. "It would be foolish and egocentric," he said, "to think otherwise." Gehry expressed disdain for the architects of previous generations who considered their buildings to be timeless monuments that would last for hundreds of years.

Frank Gehry is a tremendous architect and influential designer whom I have admired for many years. I can understand Gehry's point, but I still think planned obsolescence in architecture is an ignorant and shortsighted philosophy -- especially in this landfill-dominated country. The reason the world still has great buildings like St. Peter's Cathedral, Windsor Castle and the Hotel Del Coronado is because those buildings were not only beautifully designed, but also built with care and quality to last for future generations. Building only for the moment is foolish and a waste of money and resources. Americans have enough things made that way -- why should our buildings be just as disposable? Good buildings shouldn't have expiration dates.

I can't help wondering if, in his wiser older years, Frank Gehry still believes that all his buildings are temporary. If so, I doubt that he mentioned it to the developers of the Disney Concert Hall while they were spending \$274 million to build Gehry's temporary masterpiece.

Note: As you may have heard, in May I stepped down from the SOHO Board of Directors and as SOHO President. I did so because of the increased demands from my architectural firm. I'm moving up to the position of President of Heritage Architecture & Planning and the hours spent volunteering with SOHO needed to be reduced. I leave the Board with great feelings for SOHO and strong pride in what we've accomplished. The current SOHO leadership and staff are as strong and competent as they've ever been. I look forward to continuing to support SOHO and their efforts to protect our heritage.

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

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

MODERNISM • 6:30pm

3rd Thursday 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

(*National Trust Grant continued from front page*) "Most land conservation entities have little understanding of the nature and preservation needs of cultural heritage resources. In fact, in some cases, evidence of human imprint on the landscape, even from ancient times, is seen as degradation from a pristine environmental setting, a blight on nature."

Bob Flewelling, Senior Project Manager for the Trust for Public Land (TPL), also supported the proposal, stating "a large percentage of TPL's conservation projects in California (and throughout the nation) contain cultural significance. Enabling us to work with our partners to assist them in expanding the scope of the natural and cultural open space conservation vision to include protection of cultural resources should make a significant impact on the future of cultural resource preservation."

In announcing the award, Holly Harrison Fiala, director of the Western Office of the Trust, said, "SOHO's proposal was selected from among a large number of qualified applicants competing for a limited amount of funds." Project funding was made possible by an anonymous gift to the National Trust's Western Office to support preservation projects in the Western United States. Since SOHO's goal is to provide land trusts that are usually focused on the preservation of natural resources, with the background and tools needed to also protect the cultural resources on a given site, the Board of Directors voted to provide the entire \$4000 to meet the grant's matching requirement at its meeting on May 3, 2004.

Though SOHO's main area of focus is San Diego and Imperial Counties and Baja California, it has provided the financial support for a tool, which will have state and nationwide influence. This groundbreaking project will serve as the pattern for other private, nonprofit, or governmental agencies as they work to preserve natural and cultural resources. The project will be carried out by archaeologist and SOHO Board member Dr. Susan Hector and Ann Van Leer, a real estate broker specializing in the protection of natural and cultural resources. Contact Hector at shectorsd@cox.net or Van Leer at annvanleer@san.rr.com for more information.

Coronado Ordinance Scores a Victory for Local Historic Preservation

JULIE KOLB

The loss of a 1927 Coronado house designed by Requa and Jackson illustrates the City of Coronado's long-standing lack of a demolition policy, which has allowed historic homes to be demolished with little or no oversight. The house was torn down in 2003 to make way for a new two-story stucco behemoth. According to Bruce Coons, SOHO Executive Director, Coronado's redevelopment policy has historically allowed demolition permits to be purchased over-the-counter at a cost of \$85.00 and with no review requirements in place.

While the Requa house was not saved, it was the threatened loss of three more of Coronado's historic homes, including The 1880's Livingston House known locally as 'the Baby Del' and an oceanfront Irving Gill-designed house, that prompted a response from the community, which resulted in the recent passage of an ordinance designed to help protect the city's rich treasure of historic properties. At a June 1 Coronado City Council meeting, community members, including members of the city's Historic Resource Commission, and representatives of SOHO filled the meeting to capacity to voice their opposition to the continuing loss of historic properties and to voice their support for the implementation of historic preservation measures.

With many voices speaking passionately on behalf of establishing guidelines and a means for protecting historic properties from unchecked redevelopment, those in opposition found themselves in the minority. SOHO member and realtor Elizabeth Courtier spoke articulately about the value of historic (*Continued on page 4*)

Designation of Coronado Railroad to be Appealed

On September 7th the City of San Diego City Council will hear an appeal to de-designate this important treasure of San Diego's cultural past. This designation was made by their own Historic Resources Board and supported by every major historical organization and Museum in San Diego. Remember the city has no legal grounds to de-designate a property, however, they do it anyway. This has important ramifications for all future designations. We cannot allow this to continue. Please mark your calendar now for September 7th at 202 C Street, 12th floor at 10am. You do not have to speak but it is very important to be there for a show of hands.

San Diego's Un-Recovered Past Obliterated & Forever Lost

Archeology & Redevelopment

Message from the Executive Director

BRUCE COONS

To say that San Diego's approach to recovering our past through archeology is pathetic is a vast understatement. Currently, the only nod to this most important of historical scientific endeavors is to have a monitor review the destroyed remains after the bulldozers have passed through. In fact, the only reasonable way to conduct archeology is to have a research design prepared before the surface of the ground is ever touched. A research design establishes what knowledge is expected to be derived from an excavation. It is required because archaeology is a destructive science.

Once an archaeological dig has been completed there may be very little new information that is recoverable. Information derived from archaeological investigations is related to the artifacts in relation to each other as well as their relative positions in the soil. These positions are important for dating the site as well as for answering questions regarding lifestyle, diet, trade patterns, social status, and even the layout and uses of the various rooms and buildings.

Conducting an investigation in accordance with a properly prepared research design is the way in which validity of these kinds of information can be established and maintained. If a research design is not prepared, or is not followed once prepared, any artifacts recovered will be separated from their context and rendered as valueless as if they were recovered by bottle diggers and offered on eBay.

San Diego has a standard procedure to only require a monitor. Most cities have a comprehensive archeological program in which fabulously

important finds and additions are made that add immeasurably to our knowledge of the past. I'm sure you have read about them in the newspaper or seen such stories on television. It is unconscionable that San Diego does not treat our history as important as cities do elsewhere.

One recent example of a major opportunity lost was the development of a parcel in the Gaslamp Quarter on the northwest corner of 5th and "K". This was the location of the barbershop established by Henry H. Brown, one of downtown San Diego's earliest black pioneers. What was lost was an unparalleled opportunity to recover information about early black American lifestyles and history in San Diego. This is a history that we have done such a poor job of documenting and preserving, so much so that the average citizen or visitor has no way of knowing that black Americans ever lived downtown and participated in its growth and development from downtown San Diego's earliest frontier days.

In spite of the fact that we have maps showing the footprints of the original buildings which would allow for the generation of an outstanding research design, and after pleas by SOHO and the Black Historical Society, no attempt was made to properly excavate this extraordinary site. This excavation should have been 100%. No artifacts have been brought to our attention from this site by following the bulldozers with a monitor.

Such shoddy archeological practices by the city have got to stop. When our past is handled so haphazardly, one must be reminded that there is no future without a past.

(Continued from page 3) properties and what they mean to the community as a whole. Keeping historic properties intact also has a direct and positive impact on property values. Coons notes that "people have become extremely concerned about keeping the character of Coronado intact. The threatened demolition of these three properties galvanized community members into stepping up to voice their support."

As a result of community activism and a collective realization that the city was in danger of continuing to lose the very properties that make

Coronado unique, City Council members proposed and later passed an ordinance that requires the review of demolition permits on homes 75 years or older. Penalties, which had previously been virtually non-existent, include requiring that the house be returned to its pre-demolition condition.. Another benefit of the recent activism can be found in Coronado's Historic Resource Commission's proposal to survey the entire island creating a historic property inventory that will help to protect all of the island's historic structures, regardless of age.

"One person does not have the right to destroy the community by tearing down a historic property. . ."

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Citing La Jolla as an example of a community that needs to grapple with the same issue but has yet to take any position, Coons says, "Only the community can decide. Not just SOHO, not your neighbor down the street. Only the whole community working together." The fact that many of Coronado's citizens and their leadership recognized the value of the community's historic properties and took steps to protect them is an important milestone that will go a long way to protecting the history, the architecture, and the character that make Coronado the special place that it is.

SOHO's Dedication to Preservation

BARRY E. HAGER

If a historic resource in San Diego is threatened with destruction, who do you call? The obvious answer is Save Our Heritage Organisation. The reason is that SOHO is the most successful advocate for historical preservation in the San Diego region. In its 35 years, SOHO has grown from a small band of volunteers working on projects on a one-by-one basis to become a broad-based advocacy group fighting simultaneous battles on multiple fronts, many involving well-funded adversaries and various government agencies. SOHO has become synonymous with historic preservation in San Diego.

While the economic pressure for destruction of historic resources has greatly increased over the years, SOHO has increased its influence to protect our county's historical resources.

We work with homeowners, neighborhood organizations, builders, developers and city hall, and are continually involved with saving historic resources and structures. Many such efforts do not receive any publicity. We act preemptively whenever possible and this has proven very successful. There are many lesser-known preservation triumphs, however, best known are our many high-profile success stories.

Who could imagine the majestic Hotel del Coronado would ever be threatened. There were two battles SOHO fought with different owners. The first threatened to surround the entire Del with a series of four story structures and destroy many important outbuildings. SOHO took this battle nationwide and it has been said that our work was in part the reason it was sold. The new owners then planned a major revamp of the historic hotel that threatened to demolish several of the Hotel's important original service buildings. SOHO once again led a campaign to save the buildings. SOHO entered into negotiations with the owners that resulted in a settlement agreement, which saved the most important buildings. The Del has just sold again. We will remain vigilant.

Similar successful results occurred several years ago when the warehouse district in East Village was threatened by the ballpark project. SOHO sought negotiations rather than filing lawsuits, which resulted in saving 11 of 12 threatened buildings in the district, including the Western Metal Supply Building, the Showley Candy Factory and others. This is the largest preservation agreement in San Diego history and has since been used as a template for success in other states.

SOHO's results-based formula begins with education of the developer or agency about the historic property. They are shown how to effectively re-use the historic resource with which they are dealing. We have generated guidelines as well, and endeavor to make a potential adversary into a partner in preservation. This formula includes a combination of persuasion and negotiation, with the ability to carry out legal action, when necessary. This ability is directly related to the financial base and stability that we have been able to achieve through strong business sense using the same economic benefits of historic preservation that we advocate so strongly to others.

Sometimes practical advice falls on deaf ears. When the Port of San Diego entered into a lease last year with the Metropolitan Transit Development Board, which would have decimated a large portion of the Coronado Belt Line railroad, SOHO filed suit against the Port District and won, stopping the lease "dead in its tracks." While suing the Port on the Coronado Belt Line lease, SOHO has simultaneously been involved in protracted negotiations with the Port to save the Old Police Headquarters. SOHO has earned the respect that is vital to negotiate and litigate at the same time.

Times have changed. Working with and negotiating with owners, developers and government agencies has yielded vastly greater results than the old days of "standing in front of the bulldozers."

SOHO's move several years ago from an all-volunteer basis to a professional staff has leveraged its abilities. Drawing from its board of directors, consultants, staff and volunteers, SOHO has extensive expertise in various professions that involve preservation. SOHO's voice is heard and respected in preservation matters. With many preservation battles behind and ahead, SOHO remains dedicated to its role as San Diego's champion for preservation. Having professional staff has increased our standing with political entities, developers and decision makers because SOHO is now represented at public forums at all times. In addition, it has helped with professional preservation organizations and granting authorities who recognize only those organizations who have professional staff.

This year SOHO has become an official partner with the National Trust for Historic Preservation, an honor usually reserved for statewide entities and the largest of local organizations that meet their criteria. SOHO is proud to be listed among these major organizations.

SOHO plans to continue increasing our strategic alliances with the people who can help our agenda. This is a program that is bearing immense fruit. We now must work to get more preservationists appointed and elected to public office in order to elevate historic preservation to the same status that environmental concerns now receive, and to raise the consciousness of how historic preservation is vital to our lives and to our future.

Due to these combined and organized efforts it is now a rare battle that is lost. This is a level of success for SOHO that our early founders and members dreamed of and worked for since the beginning. Our record of success is one of which we can be extremely proud during this 35th anniversary year.

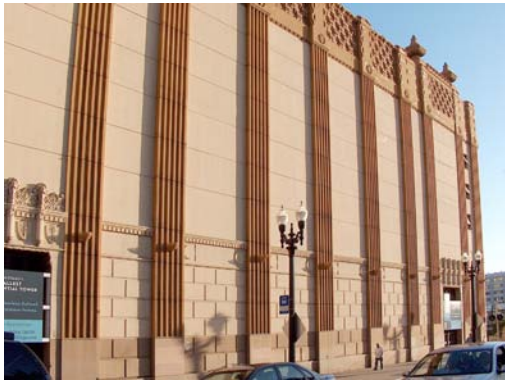
Another Save!!!

The Rawson residence, an Eastlake style c.1880's Victorian, is to be saved in its entirety. It is one of the few remaining examples of this style in the downtown area. A proposed project would have demolished the structure and pasted replicas of the bay windows on a



new glass box. The developer has now agreed to move the building fifty feet to the corner where it will be in association with the only remaining block of Victorian structures left in the western part of downtown. We are very happy to be able to remove this building from our 2003 Most Endangered list. This is another great example of what can be done by working together with historic building owners.

The 2004 Eleven Most Endangered



SDG&E Station "B"

This magnificent architectural anchor near the foot of Broadway was built in stages between the years 1911 and 1941. The building is an eclectic blending of Spanish Colonial, classical and medieval elements. Several master architects including Eugene Hoffman and William Templeton Johnson designed it. The developer Bosa has a high-rise condo tower proposed for the site utilizing the facades on the Broadway and Kettner sides and partial retention and reconstruction on the other two sides. A portion of the generator room will remain and the rest will be gutted. New windows will pierce the only historic fabric left and probably the most objectionable item is that new openings will be cut in the medieval castle like Broadway façade at street level. This treatment is little better than demolition.



Old San Diego Police Headquarters

Master architects Alberto Treganza and the Quayle Brothers designed this Spanish Revival WPA built structure in 1939. There has been tremendous public outcry to preserve it. Current Port plans are to demolish 46% of this outstanding San Diego treasure. This would remove its status as a "Certified Historic Structure." A design competition is in progress for this site.

We must prevail on the Port to select a proposal that incorporates this most wonderful of public buildings, rather than cutting it in half and destroying its significance.

San Diego County's Cultural Resources

The people of San Diego County continue to deal with the results of the terrible fires of October 2003. Over 300,000 acres burned in the five days during the worst wildlands fire in the history of San Diego County. In addition to destroying homes, businesses, trees and vegetation, the October fires damaged and exposed sensitive and unique cultural resources such as archaeological sites, historical features and buildings, and traditional Native American cultural properties. These now-vulnerable resources are at risk of destruction from exposure, weathering, and erosion. For hundreds of years, this thick growth of trees and brush has hidden the remains of the villages and settlements of San Diego's native people, as well as historical sites. With the removal of the protective plant cover, historical resources are now vulnerable to destruction by weathering, relic hunters, erosion, sedimentation, and off trail public use. Padre Dam or the Old Mission Dam survived the fire, but not the fire recovery efforts. The Dyar House, formerly the visitor's center for Cuyamaca State Park, was completely destroyed. Many people hiked and rode bikes or horses in the Goodan Ranch area. Last year County Parks restored the water tower. Everything in the ranch compound burned – the house, the barn, outbuildings, and the water tower. Boulder Oaks Open Space Preserve was acquired by County Parks 30 days before the fire. The Boulder Oaks House was built in 1916 and was empty at the time of the fire. We must encourage public agencies and individuals to take the necessary steps to protect and preserve these irreplaceable resources.



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. The project consists of three parallel steel fences with a filled in freeway wide road between. The Coastal Commission unanimously rejected the proposal, but Duncan Hunter says he will go for a presidential override to get the around the environmental process.



Photo by Sandé Lollis

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. The railroad continues to be important for transportation, heritage and eco-tourism.

The railroad has received historic designation again. Currently an appeal of historic designation is being scheduled. The Railroad was designated for all 3 criteria A, B, & C. Legally, the council must uphold this designation, which has the support of all the historical groups from the San Diego region. The decision will set an important precedent for all future designations. This council has not upheld any historical designation to date

In the meantime the Port of San Diego has refused to talk settlement with SOHO in conjunction with our lawsuit concerning paving over the line in Chula Vista without doing an EIR.





Hotel San Diego (1914)

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. 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." A new federal courthouse is approved for the site and it appears only a lack of funding is the only hope to save the building. For a city with as few important buildings left along Broadway the loss of this building will forever be felt.

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. With the collapse of a new development proposal that would have incorporated the theater in to the project, the property is back up for sale and her future is uncertain.



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. There is a possibility that the ship may be saved at the last moment. She is scheduled to appear in the new big budget Ken Wales film "Sea of Glory" from Crusader Films as the SS Dorchester. Rumors are that Mel Gibson is considering a lead role. Timing is critical for funding.



Photo courtesy SSCPA

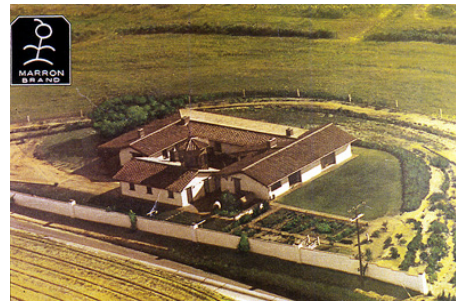


Photo courtesy Shelley Hayes Caron

Marron Adobe

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 impact 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. Direct Marron and Hayes descendants own the property. CalTrans and the Cities of Oceanside and Carlsbad need to reconsider an alternative alignment and respect this very special place. Now an additional threat has reared it head in the form of a shopping center and housing on the East side of the property enveloping the historic El Salto Falls.



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. A new historic report has been

completed that finds the building very significant. This research has also turned up the original plans. Armed with this new information it is hoped that the building will be restored.

Red Rest & Red Roost (1894)

This is the oldest issue on our list, the buildings noted as the progenitors to the California Bungalow; these cottages were listed on the National Register in the 1970's, and yet have suffered greatly in the past 30 years by neglect. With new family members taking the reins of the corporation there may finally be light at the end of the tunnel. A new development is in the works that incorporates the cottages and the owners have taken steps to stop the deterioration in the meantime. SOHO continues to meet with the family during this process.

People in Preservation Awards



On the balmy evening of May 7 SOHO members were able to personally inspect the results of efforts to preserve the Western Metal Supply Building as part of Petco Park. The occasion was our annual People in Preservation awards ceremony. SOHO is proud to honor the following individuals and organizations.

Lifetime Achievement Award Milford Wayne Donaldson

We recognize the work of Milford Wayne Donaldson for a lifetime of achievement. Wayne, a long-time SOHO member, has been a staunch advocate of historic preservation throughout his career. He has demonstrated his commitment to this cause through the high quality he has shown in all his endeavors. His historic preservation projects have deservedly won many local, state, and national awards. In addition, Wayne has served on the State Historic Resources Commission and the State Historical Building Board where he was instrumental in the creation

of the State Historical Building Code. You could always breath a sigh of relief when you heard Wayne was on the project, as you knew it was in the best hands. Wayne will be missed by the members of the preservation community in San Diego. However, we are all extremely pleased to congratulate him on the occasion of his career-capping appointment as State Historic Preservation Officer. We know that through this appointment, he will continue his hard work for a cause that is of great importance to him and to us: preservation of our state's historic resources.

Home Restoration Award Ed and Jamie MacBean



Eighteen months ago the Lovett House had bars across the windows and an overgrown and shabby yard. An airplane bungalow, the house was in need of a new roof, new paint, and a chimney restoration. After purchasing the home, Ed and Jamie MacBean began the labor-intensive task of restoring the

property, taming the landscaping, repainting, stripping and refinishing the interior woodwork, and rebuilding the chimney. The wonderfully transformed house, which sits atop a slight hill along one of Mission Hills' busier thoroughfares, is testimony to the time and care this couple has taken in restoring their home.

Planned Resurrection Award John and Stephanie Wylie



When John and Stephanie Wylie purchased their home in 1994, few original details of the 1924 Emmor Brooke Weaver-designed home remained. Some of the alterations to the original architecture included a redwood exterior covered by stucco, a pergola replaced with a shed roof, and original casement windows replaced with plate glass. In its interior, the redwood paneling was painted and a marble surround covered the original

tile fireplace. After finding the original architectural plans for the home in an upstairs closet, the Wylies hired architect Alan Campbell and builder Steve Ladow to aid the couple in the restoration of the home using the original Weaver blueprints as their guide.



Developer of the Year Award San Diego Padres

This redevelopment project achieves a careful balance between the old and the new enhancing each beyond measure. The Padres Organization is to be congratulated for the sensitivity and quality they have shown in regard to their commitment to the retention, preservation and integration of the defining character of the warehouse district, and for the honesty and integrity they have demonstrated throughout the entire process. With the completion of the renovation and adaptive reuse of the historic Western Metal Supply Company building within PETCO Park, and the future renovation and adaptive reuse of the Showley Brothers Candy Factory the Padres have created a Ballpark District that honors San Diego's past and defines its future.

Special Recognition Award to **Larry Lucchino**, formerly of the San Diego Padres. With the courage and the vision to incorporate the historic structures into the Ballpark District plan, Mr. Lucchino was instrumental in forging the agreement that saved these buildings and with them a significant piece of downtown San Diego's historic fabric.

Modern Miracle Award Keith York



After discovering his home owner Keith York has spent the last three years researching and restoring the only known residence in San Diego designed by modernist Craig Ellwood. Relying on the original blueprints to guide him, Keith has made an admirable commitment to this important home by going so far as to reduce its square footage significantly to restore it to the original design proportions. Cabinetry and other signature details of this

master architect have been replicated as well. With the help of a cabinetmaker and a structural contractor, he has completed much of the work himself.

**Preservation Innovation Award
Maritime Museum of San Diego**



Purchased in 1973 by the Maritime Museum of San Diego, the 1898 ferryboat Berkeley underwent a decade of restoration. The Berkeley serves as the Museum's headquarters. With well over a century spent in the waters, her hull was rusted, thinned and in need of restoration. After removing

three decades of plant and animal growth and after filling the pits and covering the holes, the entire hull was sprayed with a ceramic coating material. The material was originally developed as a protective coating for use on North Sea oilrigs. The application of the ceramic coating to the hull of a historic vessel has allowed for a maximum retention of historic fabric while ensuring the hull's protection. It is believed that this revolutionary process will prove valuable in saving other aging historic vessels.



**Rural Preservation Award
San Dieguito River Park**

The San Dieguito River Park is a local public agency whose goals include the preservation and interpretation of cultural resources. Over 10 years ago, the River

Park began the restoration of the circa-1870 **Sikes Adobe Farmhouse**. To accomplish the restoration, the San Dieguito River Park coordinated a collaborative effort among a large number of public and private agencies and volunteers with IS Architecture as the lead. The farmhouse is significant as one of the oldest structures in San Diego County. It is one of the few remaining American-era adobes in the region, representing the legacy of old California and of our pioneer ranching and farming history.

**Classic Revival Award
Point Loma Nazarene University**



Located on the campus of Point Loma Nazarene University, the Greek Theater is one of only three existing Greek theatres in the U.S. and was built in 1901 for

Madam Tingley's Theosophical Institute. The Stoa Doa was completed soon after, and until the 1930s, many people enjoyed the elaborate presentations of the Theosophists who performed classic Greek and Roman works, works of Shakespeare, and other dramas. For a period, the theater fell into decline and disrepair. In 1973, Point Loma Nazarene University acquired the property and the restored theater was once again used for a wide range of dramatic performances, concerts, speakers, and commencements. Between 1997 and 1998, the University had the Stoa Doa completely renovated consistent with the original plans.

**Town Crier Award
Terence Burke**



As editor of the North Park News, Terence Burke has supported the cause of historic preservation through the pages of the paper. With a readership of 21,000 in the greater North Park community, the North Park News has long reflected the interests of its historic neighborhood with "The West Coast Craftsman," a section devoted to news and coverage of old home restoration and design. The North Park News with Terence's editorial leadership has been a consistent supporter of SOHO.

**Marketing Preservation Award
Kim & Joe Grant
Grant's Marketplace**

Grant's Marketplace was originally established in 1925 as Rosenthal's Grocery. In subsequent years, this South Park market had fallen into disrepair, becoming a neighborhood eyesore rather than a neighborhood treasure. South Park residents Kim and Joe Grant purchased the market 18 months ago and embarked on its restoration. With the help and support of community members, the couple cleaned out debris, painted, and restored the market and the features of its 1930s façade. With the addition of sidewalk patio seating and the opening of a deli and espresso bar within the market, Grant's Marketplace has become a popular neighborhood gathering place.



**Gift to the Street
Rich Bellows**

When Rich Bellows and his wife Erin purchased their Mission Hills bungalow, they saved it from being torn down and replaced with an oversized structure that would impact the whole neighborhood. With its faded blue paint, enclosed porch, and dirt-filled front yard, the home no longer resembled its Craftsman Bungalow origins. With an eye for detail and the skill to complete the job to perfection, Rich went to work identifying and restoring the home's original details. Once nondescript and run-down, the craftsman bungalow is now one of the nicest homes on the street.



People in Preservation

The Event of the Season

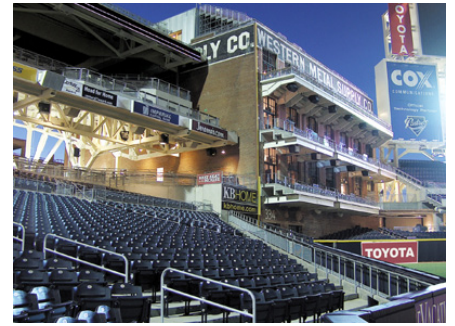
The People in Preservation awards and reception were a rousing success. Close to 200 attendees and guests were treated to an event of singular status. As a co-sponsor Padres management made it possible for SOHO to hold the 22nd annual awards at the exclusive venue of the Western Metal Supply Co. building at Petco Park.

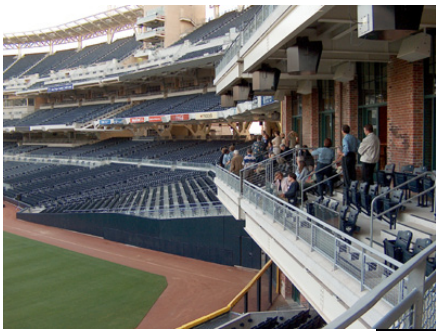
Guests enjoyed this exclusive opportunity with behind-the-scenes tours highlighting the restoration and rehabilitation of the Western Metal Supply Co. building. Petco Park tour guides were well informed and wrote to us afterwards to say that they were most happy to have such an interested audience.

Food fit for the most discerning of gourmands was butler-served on a terrace overlooking many of the eleven historic sites that were saved as a part of the agreement with the Padres, the City of San Diego, the National Trust and SOHO. The food was sponsored and provided by Delaware North the official concessionaire to Petco Park. We thank them for their generosity.

Maureen McLellan and her sister **Christine Babcock** greeted guests at the gate. The winners were congratulated and honored by many friends in the community, including **James Mills**, **Ellen** and **Melvin Sweet**, **Linda** and **Eddie Canada**, **Bill** and **Suzanne Lawrence**, **Fritz Ahern** and family, **Elizabeth Allancorte**, **Victor Walsh**, **J.W. August**, **Debbie** and **John Stall**, **Maureen Steiner**, **Jake Enriquez**, **Debra Baker**, **Ron** and **Dale May**, **Janet O'Dea** and **Allen Hazard**, **Helen Halmay**, **John Panter**, **Melinda Lee**, **Tony Stiegler** and many others.

SOHO Board of directors and their guests present were Treasurer **Jessica McGee**, SOHO President **David Marshall** and his wife **Stacy**, Erik Hanson, Vice President **Barry Hager** and wife **Hilary**,





Lori Peoples and Christopher Pro, SOHO Webmaster and board member Mike Kelly and wife Diane, Beth and Zeke Montes. David Swarens, SOHO Executive Director Bruce Coons and Event Coordinator Alana Coons.

The VIP treatment continued as the award ceremony itself was held at field level. A podium and stage were set against the spectacular backdrop of the empty stadium. Lynne Christenson, County Historian for San Diego Parks shared emcee duties with SOHO board member Welton Jones. They did a terrific job and we thank them.

Thanks go to SOHO members Rebecca Gray, Vykki Mende Gray and Dennis Boyer for handling the PowerPoint portion of the program.

The winners were most gracious in their acceptance speeches. Accepting awards were Rich Bellows; Kim and Joe Grant; Ed and Jamie MacBean; Keith York; Mark Montijo; Ione Stiegler and Susan Carter; John and Stephanie Wylie; Dr. Dwayne Little; Charles Castle; Erik Judson and Greg Shannon; and Wayne Donaldson. Mayor Murphy, councilman Michael Zucchet, councilwoman Donna Fry, all gave certificates of accommodation to the winners along with the coveted SOHO award.

Thank you to our jury: Ron May, Welton Jones, Bonnie Poppe and Deirdre Lee who were impressed with the quality and broad scope of this year's nominations. The ceremony ended with a standing ovation for Lifetime Achievement winner Milford Wayne Donaldson FAIA. It was a fabulous evening, and we wish you all could have been there as well.

This spectacular event could not have been possible without the help of our sponsors. We would like to thank them once again. Thank you to the San Diego Padres and to Delaware North.



New Resources in the California Room

BETH MONTES

There are some new resources available for those who are researching their home and its early residents. Ever since its creation, the San Diego Union index, available in the California Room of the downtown library and in the archives of the San Diego Historical Society in Balboa Park, has had a gap from 1903 to 1930. For years, there has been talk of closing the gap, but budget constraints and other factors always seemed to delay the work. Now Librarian and Preservation Specialist Rick Crawford has taken on the project. He has created a new database for the index information and, whenever possible, librarians and other staff members are adding to the index. The database also contains data from a little known card index, which tracked death notices and some obituary information from 1904 to 1912. All together, this new information represents over 8000 entries, is growing daily, and is available for use in the California Room. A hard copy of the 1904-1912 data has been printed and may also be viewed in the California Room.

Another fantastic resource is the recently discovered Thomas Bros. Block Book. This 5-volume set was published c. 1924 and shows individual parcels by block, **many with the owners' last names**. This is a great tool since it goes back further than the 1926 City Directory, which contains the first index by street address. These volumes, call number RCC 912.79498, are located in the California Room in the folio, or over-sized, case.

In conjunction with the City's Historic Resources Board, the library also has available the designation report database. This database is regularly updated and allows users to call up reports on designated properties by address, residents' names, builder, architect, and other useful categories. The reports themselves are available for viewing in the California Room and in the San Diego Historical Society's Archives.

For those of you with homes constructed or modified from June 16, 1930 to May 23, 1934, Librarian Susan Painter has designed a database that contains information from the *Daily Transcript* newspaper column called "On the Job". It includes information on projects in "San Diego and contiguous territory under construction by General Contractors of San Diego." Each entry may contain type of building or activity, project location such as street address, common address, or subdivision, owner's name, architect, contractor, and other notes. Ms. Painter says the data entry process is underway and should be completed within 2-3 months. This database can be pulled up by any librarian in the California Room.

None of the electronic information is currently available on the net, but will someday be accessible via the City's website. Whether the intention is to apply for historic designation or just to learn more about an older property, these new resources will be a great aid in any research situation.

Meet Summer Intern Stephanie Gordin

Hello, my name is Stephanie Gordin and I just wanted to take a minute to introduce myself as the newest member of the SOHO family. I am originally from Rockville, Maryland where I received my undergraduate degree in American History from the University of Maryland, with a minor in African and African American history. In my senior year a professor with a deep interest in the preservation of buildings and historic sites in the Washington D.C. area introduced me to the field of preservation. The more I learned about this field, the more I became aware of how much of a presence historic buildings have in the landscape we see everyday. That year, I took an internship at the Jewish Historical Society of Greater Washington that truly opened my eyes. Located in the oldest synagogue remaining in D.C, this non-profit organization taught me the benefits of preserving the past, and ways to incorporate these buildings into city designs. I learned, not only how important these buildings are to the communities that support them, but how much can be learned through their preservation.



After the internship and having earned my BS degree, I decided to pursue the historic preservation field at a graduate level. I entered the University of Vermont in Fall 2003, with the hope of receiving a Masters of Science in Historic Preservation in December 2004. One of the requirements of the program was to complete a summer internship in a position relating to historic preservation. After careful research, I applied for an internship with Save Our Heritage Organisation, with high hopes that the job would be a beneficial experience for my career orientation.

This opportunity has given me the chance to develop specific interests that made me want to go into the preservation field. I am working on a longtime goal of SOHO's. I am developing a historic preservation curriculum. It will be accessible through the SOHO website as an interactive program and will be promoted throughout the San Diego County school system. I have had a chance to meet with many diverse members within the fields of history, historic preservation and archeology, as well as the opportunity to gain skills that come with working at a non-profit agency. I feel very lucky to have this experience, and look forward to providing everyone updates as the curriculum develops.

Chris Ownby As Professor Banza Calabash

Chris Ownby is known on the stage as "Professor Banza Calabash, Learned Skolar ob Music." A minstrel musician from the East, Chris came around the horn to the gold rush, much as did Thomas Whaley. After a period of bumming, mostly in the southern mines, he made his way back down to San Diego; it is 1858.



Fourth graders sing along with Chris while clapping to the rhythm of his banjo. He is a volunteer and does many other things for the Museum. Chris sets the standard for the hopes of our clothing program at the Museum and advises us on many subjects relative to the early 19th century.

His entire repertoire is from the songsters of the period, and he does not present songs that have not been written yet! The banjos he uses are the type favored by stage professionals of the 1840s, 50s and into the 60s, and he utilizes the African derived "stroke" style of playing the instrument.

Chris plays weekdays on the verandah of the Whaley House entertaining visitors and is a vital part of what we are able to offer to the Old Town Fourth Grade program.

He is a volunteer and does many other things for the Museum. Chris sets the standard for the hopes of our clothing program at the Museum and advises us on many subjects relative to the early 19th century.

Whaley House Educational Series

DAVID SWARENS

On the Evening of July 23, SOHO was privileged to present Bill and Glenna Jo Christen for another in its series of lectures on the material culture of the 19th century.



Bill Christen is preparing a book on men's wear 1850 to 1870, and is the publisher of *The Watchdog*, a periodical of review of items for enactors of the Civil War period (a sort of "Consumers' Reports"), found online at <http://watchdogreview.com/>. He has, with his partner Philip Whiteman, one of the largest collections of men's mid 19th century clothing, known as the "Aurora Collection."

Bill presented a general overview of men's dress during the third quarter of the nineteenth century. Primary sources were original garments and period photographs. This overview examined the features and design of the different garments as they apply to "the Look" of the period. A brief mention was made of men's hair and beards, as they were an important aspect of proper appearance.

His wife, Glenna Jo, is working on a similar publication on women's clothing, 1855-1870, and has published in many of the Eastern publications on related topics. Her business Mrs. Christen's Miscellanea, (<http://home.earthlink.net/~gchristen/Catalog.html>) supplies an assortment of items for individuals interested in an authentic interpretation of this period. She presented a comprehensive review of women's garments and grooming in the period surrounding the American Civil War.

We are developing a period clothing program at the Whaley House as part of the interpretation of the site's history, and Glenna Jo and Bill's presentation was a great resource for our docents, as well as for staff from Old Town State Historic Park, County Parks and others who share our interest in presenting a truthful and evocative vision of our shared past.

ROMP! Children Discover Balboa Park



Photo: Chris Travers, San Diego Historical Society

There is something new for children in Balboa Park, and SOHO member Linda A. Canada was its guest curator. The San Diego Historical Society Museum in the Casa de Balboa is home to an interactive and hands-on exhibition where children may learn about the history of Balboa Park.

Filled with historically-based activities and colorful graphics, the exhibition is scaled for, and designed to address, the interests and curriculum standards for third grade students. Children will crawl through, sit upon, press buttons, and lift levers to learn about the Park from before its designation until the present day. Vintage film and photographs illustrate buildings and activities that took place there. Key interactive elements illustrate the two Expositions, which gave the Park its beautiful buildings.

Once children complete the exhibition and earn their junior historian sticker, they may want to use one of two "scavenger hunt" handouts to locate architectural details from either the 1915-16 or 1935-36 Expositions.

ROMP! is open daily from 10-5 at the San Diego Historical Society Museum on the Prado in Balboa Park. For more information, call the Society at (619) 232-6203.

Editor's Note: Linda Canada is a SOHO volunteer who has given her time generously in many ways. She is a part of our volunteer editorial staff for the quarterly and is also mentoring our summer intern with the Historic Preservation Curriculum program.

A Home Run for Preservation

Thanks to David Marshall for compiling this list. There were many more media quotes, too many to list here.

San Diego rolls up its sleeve and displays a fresh venue that glistens. That's especially true of its most recognizable landmark, the Western Metal Supply Co. building in left field. The red-brick warehouse dating to 1909 was retrofitted to accommodate suites, the Padres Hall of Fame Bar and Grill, a team store and rooftop bleachers. The left-field foul pole hugs the structure's southeast corner.

-North County Times March 10, 2004

Petco Park maintains a link to East Village's past, by retaining the red-brick, Western Metal Supply Co. building. Not only does its southeast corner possess the left-field foul pole, but the 1909 structure with rooftop bleachers will fill countless camera frames for the quintessential Petco Park shot.

"I think it is brilliant to keep that because it ties things into the existing community," said Gil Cooke, the president of the New School of Architecture and Design, which is a few blocks from Petco Park.

-North County Times March 27, 2004

The refurbished Western Metal Supply building is proving to be the new park's main attraction. "This building is the magnet for Petco Park," said Steve Violetta, the Padres' vice president of business operations. "People are just drawn to it. It's always held that promise to become for San Diego what the warehouse is to (Baltimore's) Camden Yards, what the bleacher seats are to Wrigley Field or the Green Monster is to Fenway Park. It's a credit to the people who recognized early on just how much of a focal point this building could become to the ballpark."

-SD Union-Tribune April 4, 2004

"I love [Petco Park]," said Tom Green, a producer of "All-Star Baseball 2005" from Acclaim Entertainment Inc. "It's definitely one of my favorite parks already." Green said his favorite Petco Park feature is the incorporation of the Western

Metal Supply Co. building into the park and making part of it the left field foul pole. "I think that's a genius move," he said.

-SD Union-Tribune April 5, 2004

There are several suites available to the public on a game-to-game basis. The most popular site is the Western Metal Supply Co. building in the left-field corner... all 12 of the suites on two floors are sold out on the weekends. "Honestly, I think that building is the coolest place in the park," said Steve Violetta, executive vice president of business affairs for the Padres. "Those are our primary game-day suites."

-North County Times April 7, 2004

The San Diego Padres' 42,000-seat palace also has its fashionable quirks. The most noticeable is a four-story brick building, the Western Metal Supply Co., one of the corners of which serves as the left-field foul pole. "The building down the left-field line is terrific," Commissioner Bud Selig said. "There are some distinctive things here that will set this apart and will make contributions to the preservation of the game."

-The Sacramento Bee April 9, 2004

The most distinctive feature of Petco Park is the old Western Metal Supply Co. building, which rises behind the left-field fence at a 45-degree angle to the field.

-San Francisco Chronicle April 9, 2004

One of [Petco Park's] best features is the incorporation of an old building reminiscent of what this neighborhood used to be: an industrial warehouse district. The brick four-story building, which still has "Western Metal Supply Co." painted on it, is part of left field.

-The Arizona Republic April 9, 2004

Arguably the best feature is the Western Metal Supply Co. warehouse, which features three rows of seats extending from it to serve as one of the bleacher areas in left field.

-Contra Costa Times April 9, 2004

Jimmy Carter threw out the first presidential quote on Petco Park, the city's new downtown baseball stadium, on Thursday night. "It's just beautiful," Carter said of the Padres' odd-shaped, intimate new home. "It has more character than any new ballpark I've ever seen."

-Rocky Mountain News April 10, 2004

Reminiscent of Baltimore's Camden Yards, they have used a historical old building, the Western Metal Supply Co. in this case, to add to the atmosphere. In San Diego, they have incorporated it into the design of the park, and a corner of the building actually serves as the left-field foul pole. It's very cool.

-CBS Sportsline.com April 15, 2004

One of the advantages of building downtown is the ability to incorporate historic structures into the design. Petco's best feature by far is the red brick, 95-year-old Western Metal Supply Co. Building that sits just beyond the fence in left field, with a portion overhanging fair territory.

-The Washington Post May 9, 2004

"This building is the magnet for Petco Park," said Steve Violetta, the Padres' vice president of business operations. "People are just drawn to it."

Petco Park instantly has a feature as distinctive as the towering wall - the infamous Green Monster - in Boston's 92-year-old Fenway Park. Also, there are seats up on the roof of

the building, just as there are atop a dozen businesses on Waveland Avenue across from Chicago's 90-year-old Wrigley Field. While looking over the top of the Western Metal Supply Co. building at a superb view of the lights of the downtown skyline, you almost get the sense that this ballpark was here before those skyscrapers went up.

-Redlands Daily Facts May 16, 2004

One of the greatest benefits of cultural heritage tourism is the diversification of local economies and the preservation of a community's unique character.

It is to this end that SOHO's appeal to the Padres on the Ballpark project was so compelling. By preserving and incorporating the historic warehouse district in their design it would provide a richer cultural experience for visitors and residents alike, an experience that a new development, however well done, could not provide.

-Reflections September, 2001

Those of you who have attended games at the new ballpark can attest to the fact that the Western Metal Supply building is certainly the centerpiece and focal point of this project. From the stands you can see nine of the historic buildings affected by the agreement and the site on which the once and future Station "A" will rise again.

-Bruce Coons, Reflections April 2004

Contributors To Success

SOHO would like to acknowledge the following for their contributions.

April through June, 2004

Lifetime

Al Alferos
 Charley Bast
 Anthony Block
 Bob Broms
 Diane & David Canedo
 Diane & Jim Connelly
 Bruce & Alana Coons
 Elizabeth Courtier
 Alice & Doug Diamond
 Mr. & Mrs. D. Dickinson
 M. Wayne Donaldson, FAIA
 Nicholas Fintzelberg
 First Church of Christ, Scientist
 Nada & Cathy Grigsby
 Erik Hanson
 Ingrid Helton
 Peter Janopaul, III
 Mary Joralmon
 Kathleen & Jim Kelley-Markham
 Suzanne & Bill Lawrence
 Carol Lindemulder
 David Marshall
 Vonn Marie May
 Miles Parker
 Thomas J. Pollock
 Theresa & Larry Pyle
 Pat Schaelchlin
 Sue K. Skala, AIA
 John & Debbie Stall
 Dr. Raymond Starr
 Michael Sullivan
 David Swarens
 Neil Swenson
 Marc Tarasuck, AIA
 Robin Webster
 Barry Worthington

Renewing Members

Benefactor

Ione Stiegler

Executive

John & Jeannie Daley
 Jean Fort
 Phyllis Paul

Professional

Ben Baltic
 Catherine & Peter Chester
 Rudd Schoeffel
 John Garrod
 Helen Neal
 Larry & Bonnie O'Dell
 Doug Scott
 Kathryn Willetts
 Donald Wood

Individual or Family

James & Marjorie Ahern
 Jene Alan
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 Wendy Swanson
 Rob & Anne Wlodarski
 Stephanie & John Wylie
 Keith York

New Members

Benefactor

Diane Lanterman

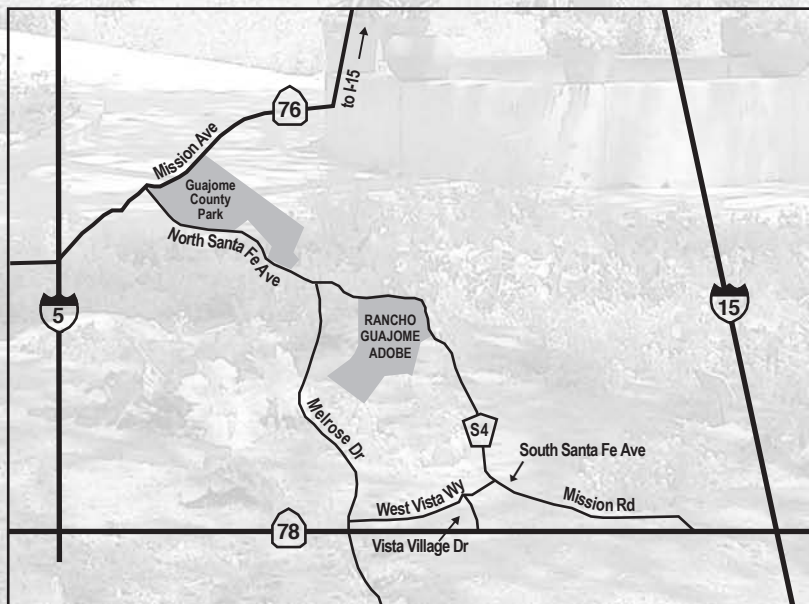
Individual or Family

Elizabeth Allancorte
 Charles Bahee
 Nina Barton Owens
 Joyce & Joe Benintende
 Bruce B. Bielaski
 Rebecca Gray & Dennis Boyer
 Terence Burke
 Scotch & Eloise Comer
 Christopher & Kirsten Cramer
 Jane Faddis
 David Gardner
 Michael Gerow
 Gubin Family
 Philip, Margaret & David Ham
 Sidney Joseph Jones
 Anita Lindberg
 Marty McDaniel
 Debi Dold & Lorie Miles
 James Mills
 John & Pam Nickels
 Doris Oldchurch
 Frank Partnoy
 Shawn Provost
 B. Roberts
 Carol Sivets & Starr Sinton
 Pat & Don Taylor
 William & Lucy Thorpe
 Steven Van Wormer
 Susan D. Walter
 Victor Walsh
 Donald Wood

Student

Felicia Barker

All Members are Invited to Attend
the
2004 Annual Membership Meeting
at
Rancho Guajome Adobe
2210 North Santa Fe in Vista
Sunday • September 26 • 12pm-4pm



- Tours of the Ranch House
- Our traditional potluck at the annual meeting is a fun way to meet and greet old and new friends alike, make sure to bring a favorite dish to share. **No electrical available**

A brief but important part of the meeting will be the election of new officers and directors to the Board. Your right to vote is one of the benefits of membership

The passing of the SOHO Lady is always a sentimental and humorous occasion, not to be

CALENDAR OF EVENTS 2004

The date of the Grand Reopening Event of the SOHO Museum Shop will be announced via email and mailer

Fall
To be announced **Bungalow Court Tour**
To be announced **Requa Walking Tour**

September
26 **Annual Membership Meeting**

October
14-31 **Halloween at the Whaleys**
22-24 **San Diego Modernism Weekend**

December
17 **Holiday Party**

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. Each board member is also required to be on at least one committee.

Some of the ways your leadership as a director would be helpful 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. Volunteerism with SOHO is a good way to gain experience for a board position. If you would like to get involved as a board member but feel you are not quite ready please consider joining one of our many committees. This is how most of our Board members began. Any member in good standing may submit his or her own name for consideration.

Prior to being voted into office by the general membership, each nomination is reviewed by the Board Development Committee and is ratified by the current Board of Directors.

Election of Officers and Directors will take place at the Annual Meeting on September 26, 2004, at Rancho Guajome.

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.

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

The Whaley House Interior Restoration

In December of 2000 SOHO became managers of the complex for San Diego County Parks and Recreation.

In 2002 we began the interior restoration. In the years 1869-to 1871 the Whaley family shared their residence with Whaley and Crosthwaite general store, courtroom, and the first commercial theatre in San Diego. SOHO has returned the use of rooms to reflect the most significant period of the homes history.

Focusing first on these main rooms pictured here, the restoration continues next with the dining room, downstairs guestroom and courtroom. A long-term goal is to recreate the lean-to kitchen that was removed in the 1950's.



Before - Fireplace and archway mantle painted white, along with white walls and white woodwork, miscellaneous antiques of various periods haphazardly arranged.



Before - Parlor facing southwest, miscellaneous antiques, one of six keyboard type instruments that were in the houses, one example of the excessive duplication of items that had accumulated over the years.



After - Parlor corner facing southwest.



After - Parlor and Study, carpet installed and period accessories added. Room furnishings arranged according to the decorative standards of the day.



Before - Commercial hotel-sized stove sits beside the fireplace; the ever present porcelain doll of 1960's era museums sits in the archway.



After - Period wallpaper, carpets, lace drapes, lighting, faux grained oak woodwork, mantle painted its original black.



Before - Study. Note sofa, which was one of 4 or 5.



After - Corner of study. The items in this picture all belonged to Thomas Whaley .top hat & globe, books and the secretary desk from the Whaley's 1880's home in Newtown San Diego.



Before - Now the theater, this area was made up into a suite of rooms, a master bedroom and sitting area combined.



Before - Entry hallway, painted white woodwork, pink industrial/commercial style wall to wall carpeting, misc. wall hangings, 1960's replica wall sconces as lighting.



After - Hallway, grained woodwork, faux marble block walls, hall tree, period ceiling hung hall lighting.



After - The Theatre. Originally in 1857 this was the first parlor and dining room and then became the theater in 1869-70. Now with woodwork faux grained, raked stage built, authentic painted backdrop, curtains and period lighting we present various 19th century type programs and performances throughout the year.



Before - General store area was made up as a dining room.

After - The original use of this room was the general store. The residence was actually built to house the general store, not as an afterthought. This most significant piece of the history of the Whaley house is once again the 1870-71 Whaley & Crosthwaite general store.



The Verna House Renovation

SOHO's Museum shop is happy to announce the grand reopening of our wonderful book and gift shop. Housed at the Whaley House Museum complex the historic 1870's French Mansard known as the Verna house was moved in the 1960's from downtown San Diego to save it from demolition. Placed on San Diego Avenue as a temporary solution, the Verna house was never meant to stay and therefore was put directly on the ground with no foundation. Years of wear and tear and neglect began to show.

The County of San Diego Parks and Recreation Department stepped in to help. Under the guidance of County Supervisor Ron Roberts, Director of County Parks and Recreation Renée Bahl, District Parks Manager Jake Enriquez and County Historian Lynne Christenson, funding was located for much-needed repairs to this highly visible historic site. On behalf of SOHO members and the citizens of San Diego we applaud their efforts and thank them sincerely for resurrecting this very rare piece of architecture. There are only a few Mansard style homes still existing in the city of San Diego.

The renovation also provides SOHO with one of our very favorite things: a tangible tool for education!

Renovation included installation of a cement foundation. This straightened and stabilized the building considerably although it still has a slight tilt (what the old house community lovingly refers to as "part of its charm".) A new roof had to be installed which gave us the opportunity to replace it with a historically correct multi-shingled wood roof. The shingles are painted in alternating stripes of terra cotta and off white. These period details can be seen in early photographs of the Verna house and original shingles with their colors intact were found under layers of asphalt shingles confirming the colors. Some wood had to be replaced or repaired. The windows were restored by Soria Services and they did an excellent job. The Verna house has been painted in her original colors: the body is a yellow ochre, with a chocolate brown trim and deep red window sash. Some people around the Whaley House with a penchant for sweets say that it reminds them of a box of chocolates and caramels! When the house was first moved, a piece of the original iron cresting was found. This was labeled and stored in the house. This elaborate ironwork is being replicated, and will soon crown this jewel from early San Diego.

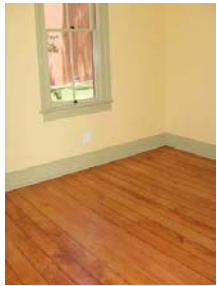
As enchanting as the outside are the unique gifts and books found inside. Our book selection has become known among enthusiasts as the best in San Diego for preservation, restoration, and decorator or design resources. The inventory includes titles gleaned from collections of our own SOHO experts, the National Trust for Historic Preservation and small architectural publishing houses, along with reprints of important out-of-print collector books, great children's books, and classics. We cover periods and subject matters from early California days to mid-century modernism, cultural landscapes, heirloom gardening, decorative treatments for your old home, and hands-on how-to restoration manuals.

Please make a special trip to the house to see how the renovation turned out, and to reacquaint yourself with the inventory at the SOHO Museum Shop. If you make a purchase, you'll be helping the cause of historic preservation in San Diego.



The SOHO Museum Shop Reopens

ALANA COONS



The SOHO Museum Shop closure and reopening was an enormous undertaking. As shop manager I want to take this opportunity to acknowledge those whose hard work and dedication to SOHO made this possible.

In January SOHO board member Christopher Pro and I packed the shop over a three-week period. Chris did the bulk of the work by disassembling all the displays and fixtures and hauling dozens of truckloads back and forth to the storage unit.

Since the upstairs area of The Museum Shop also holds the events and Whaley house complex storage in addition to the shop stock, all of that had to be removed, too. The packing was a tedious and laborious task, but nothing compared with the reopening process.

The renovation of the 1870's Verna house uncovered boarded up windows and the brighter rooms are a joy. This change in the room's configuration caused us to lose wall space as well as storage space. This presented a considerable challenge, as anyone who has visited us knows that our small shop carries more inventory than most shops twice the size.

SOHO staff and volunteers hustled between their day-to-day work to get the stock moved back on site while shop displays were assembled and arranged late into the night for several evenings. One of the many advantages of having to move everything back was the rearrangement and reorganization of the stock and events storage rooms. Thanks to Bruce Coons, Jason Kurnow, Maureen McLellan and Chris Pro for tackling those areas.

These very long and late hours were put in after these dedicated people had already worked a full day at their regular jobs. Autumn Acker, a county ranger at Heritage Park, Preservation Action Committee member and past employee of the shop is our display guru. She is a naturally talented display artist and I hardly know what we would do without her help. Autumn's boyfriend, wildlife biologist Jason Kurnow, was really the extra hand we needed. Bonnie Poppe, long-time SOHO member and South Park advocate, loaned us her '69 Suburban for hauling and put together many of the displays for us. Bonnie is always there when we call for help and truly epitomizes the absolute dedication to this organization that makes SOHO one of the most successful preservation groups in the country. Thank you Bonnie, you are simply wonderful.

Many thanks go to Heather Sullivan. Heather is one of San Diego's most up and coming designers and is a member of our Modernism committee. She worked all week and into the late evening hours to make sure we could open the shop for the 4th of July weekend.

Maureen McLellan and Stephanie Gordin helped Chris Pro haul the many loads from storage. Maureen has been volunteering for SOHO since she was a teenager and is now one of our primary staff members; along with membership and wedding coordinator she assists in managing and running the Museum Shop. Mary Jones came in the night before opening to do her magic with wall hangings. Mary is an accomplished stencil and faux finisher and as an artist she has a great eye for hanging pieces in the shop. In an organization like SOHO, everyone wears a lot of hats. Our executive director also is in charge of Whaley House museum operations. We all wished for a camera to take a picture of him sweeping the front sidewalks of the shop in his suit and tie in between running to meetings and public speaking at events. Our SOHO photographer Sandé Lollis was there however for the photo documentation of the Verna House renovation and you can see some of these photos in this issue.

We all work very hard at SOHO and once again, I feel honored to be a part of this organization and to see the passion and concern felt by these friends and co-workers for its goals and accomplishments. There is nothing like working together to meet a deadline in the late hours of the night to bring a group together. My thanks to all of you who played a part in this great endeavor.

A Guide to Modern San Diego: The Pre-War Roots of Local Mid-Century Modernism

KEITH YORK

This begins a series on San Diego Modernism

San Diego's Modernist heritage arguably began with Irving Gill's arrival in 1893. Gill borrowed from both the Arts & Crafts and Prairie styles as well as from his mentor Louis Sullivan and partner William Hebbard. In a 1916 issue of *Craftsman* Gill described architecture as straight lines, simple cubes, and sheer plain walls, unadorned by cornices, overhangs or anything but a simple vine growing along the structure. In addition to plain walls of light color (referencing both the missions and the regional hot, dry climate), Gill instructed readers to appreciate the beauty and simplicity (as well as structural strength) of the arch. Gill's preference for simplicity as well as his desire to organize a structure and its gardens would prove important to later indoor-outdoor living concepts of Mid-century Modern idealists.

Gill's use of reinforced concrete and stark geometry may be seen in Lillian Rice's contribution to regional Modernism. Rice returned to National City in 1910 with more than a degree from UC Berkeley. She employed not only her Beaux Arts education in her work, but also the belief that buildings should be in harmony with their site and their environment through the use of indigenous natural materials. While Rice is recognized for her plan and construction supervision of downtown Rancho Santa Fe while employed by Richard Requa and Herbert Jackson, her clean Spanish Colonial Revival designs were a departure from typical designs of the times. Local Modernists, Lloyd Ruocco and Sim Bruce Richards (among others) would later adapt her vision of harmony in design in their own work.



Lillian Rice, residence in La Jolla

If one structure in San Diego exemplifies pre-World War II Modernism, it is Rudolf Schindler's experiment in low-cost housing, the Pueblo Ribera Courts (1923) in La Jolla. After practicing in Vienna and Chicago, Schindler came to Southern California to supervise construction of Frank Lloyd



Irving Gill, First Church of Christ, Scientist, 1909

Lillian Rice's use of elements of mission style and adobe construction reinforced her intuitive interpretation of local tradition and climate. Her residential designs, like Gill's, stressed the blending of house and garden. Homes by Rice, unlike many of her contemporaries were designed to unite the structures' interior and exterior spaces by linking ceilings, wall surfaces and windows. Many of her design philosophies would carry forward in the indoor-outdoor living concepts pushed by Arts and Architecture and other progenitors of Southern California post-war Modernism.

Following a brief stint with Irving Gill (1907-1912), Richard Requa partnered with Frank L. Mead. Their early work may have reflected Gill's designs, but soon their interest in Colonial Mexico, Pueblo, and Moorish styles gained acceptance as well-suited for the regional climate. Calling this style "Southern California Architecture," historian Parker Jackson says Requa believed "that the design of the building, the landscaping and the terrain should all be compatible and compliment each other."

Beyond his work as Official Architect for the 1935 California Pacific International Exposition, and 1936 design work on the City-County Administration Building, Requa's Southern California Architecture nearly paralleled Gill's ideas of structure bereft of ornamentation. Stressing stucco exteriors, tiled roofs, Moorish arches (akin to Cliff May's early designs) and unique chimney designs, Requa's office influenced a regional identity that would be further investigated by later Modernists.

Gaining notoriety for his invention of Lincoln Logs in 1916, and later for his 1946 book "My Father Who is on Earth," John Lloyd Wright, son of (and apprentice to) Frank Lloyd Wright, would make significant contributions to San Diego's mid-century legacy.

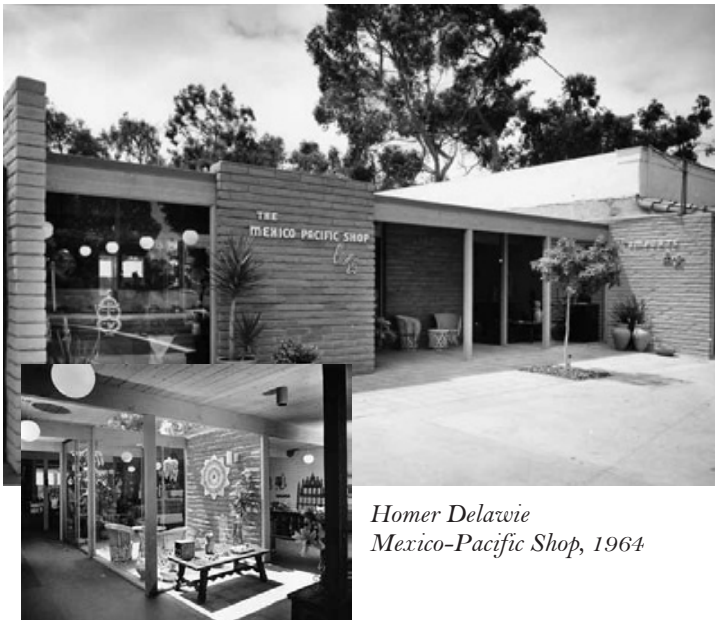
Having moved to San Diego early last century, John Lloyd Wright's first job was with Harrison Albright on the Golden West Hotel in 1913. Later taking up residence in Del Mar, John would design and build a number of homes along the coast prior to the arrival of a great many architects in the post-war years. Of the few to study with John Lloyd Wright, neighbor Herb Turner worked in his office for a mere 75 cents per hour. Turner would assist on many of Wright's redwood structures, which often borrowed from his father's Prairie influence, before striking out on his own as one of North County's preeminent modernists.

Wright's Hollyhock house. According to Schindler historian Kurt Helfrich, having met Schindler, and been impressed with his early work, client Dr. Llewellyn Lloyd asked him to design "in a Southwestern manner" on his La Jolla land. The 12-unit Pueblo Ribera project illustrates Schindler's desire to redesign the California modern home to enable communal indoor-outdoor living. With a bit of marketing, the owner was able to attract not only onlookers but also profitable renters to his seaside retreat. However, Pueblo Ribera's progressive design was upstaged by the healing properties of seaside indoor-outdoor living replete with sports, beach activities and outdoor fireplaces.

One of the most significant influences on pre-war Modernism was the German Bauhaus institution. Calling for more rational designs, Bauhaus architects rejected "bourgeois" decorative detailing, by employing a pure form of architecture absent ornamentation. With flat roofs, stark color schemes, open floor plans, and cubic volumes with clean, smooth facades, the Bauhaus vocabulary readily exported to Southern California.

Disbanded when the Nazis rose to power, Walter Gropius, Marcel Breur, Mies van der Rohe and other Bauhaus leaders migrated to the United States. Following Bauhaus design ideology, Americans began to practice the International Style by employing flat roofs over open floor plans illuminated by large banks of windows. Such design principles spread far and wide following the 1932 publication of *The International Style* by critic Henry-Russell Hitchcock and architect Philip Johnson in conjunction with an exhibition at the Museum of Modern Art in New York.

Starting with one San Diegan in the pre-war years, the combination of International Style aesthetic principles with climate-appropriate indoor-outdoor living began to catch on. Arriving in San Diego in the early 1920's, philosopher architect Lloyd Pietrantonio Ruocco immersed himself as a very young man, in San Diego's thriving architectural community. His first position was as a draftsman in the offices of Richard Requa. Here Ruocco was exposed to the Mediterranean styles that had become immensely popular throughout Southern California. Working in Requa's office prior to his graduation from San Diego High School, Ruocco developed a sensitive respect for siting and specifically the built environment's relationship to the outdoors.



*Homer Delawie
Mexico-Pacific Shop, 1964*

Following his graduation from U.C. Berkeley, Ruocco returned to San Diego and worked in the offices of Requa and Jackson and William Templeton Johnson. Along the way he assisted on the 1935 California Pacific International Exposition (building construction models), County Administration Building (Ruocco is credited with the design of terrazzo mosaics outside of elevators), and also worked on Requa's Alfred



Sim Bruce Richards, Fine Medical building, 1968

Mitchell Residence (1937). He also worked on the master plan for the community of Rancho Santa Fe under the supervision of his high school drafting instructor Lillian Rice. At the Exposition, Ruocco (using his middle name Antonio) and Kenneth Messenger displayed several models of designs for local International Style homes.

Growing increasingly dissatisfied with the rehashed revival styles that prevailed during the 1930s, Ruocco opened his own office in hopes of bringing a more modern style of architecture to San Diego. His early designs (1937-52) were almost exclusively exposed redwood with flat but primarily shed roofs. Most of the designs of this period made use of concrete floors inspired by Schindler and Gill, and in many cases used organic materials in their natural form. Intact boulders on the sites pierce glass walls and unmilled lumber was used lavishly in his early designs. In the case of his first residence 'Il Cavo', driftwood is used as towel hangers, hardware on doors and in various other forms. The early designs seemed indigenous; they were his own. His designs of this period were far less influenced by the International Style. Ruocco's later work although extremely progressive by San Diego standards would grow more similar in design to many other architects practicing throughout Southern California.

Lloyd Ruocco should be remembered as the single Modernist who bridged pre-war and post-war designs. His early work on the Robertson residence (1941) and designs for the Keller residence (1942) and his first residence "Il Cavo" for himself (designed in 1941, built in 1946) all predated Pearl Harbor and U.S. entry into World War II.

While few have made the connection between Homer Delawie's use of adobe and post and beam construction in his Mexico-Pacific Shop (1964), the Gill-like arches in Russell Forester's Mayne Residence (1962) or Sim Bruce Richards' redwood and adobe façade of his Fine Medical building (1968, demolished 2003), Cliff May's early San Diego work spans the war years from hacienda to the open-plan Ranch House. The latter led to many clients asking local Modernists Liebhardt & Weston, Sim Bruce Richards, Homer Delawie and others for open-plan, indoor-outdoor, patio-oriented homes. Clifford May's Spanish Hacienda-style homes began to appear in La Jolla during the 1930s. Like Rice, Cliff May, a native San Diegan, contributed to the Spanish Revival of the 1930s by offering ground-hugging low-profile, red tile roofed dwellings surrounding walled-in courtyards. Cliff May did much to influence American postwar architecture by his 1958 publication *Western Ranch Houses* where his regional use of Spanish and Moorish ideas migrated into defining the Ranch Style.

Keith York operates www.modernsandiego.com and is a member of SOHO's Modernism committee.



Last year: cool
 This year: cooler than last year

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SOHO
22-24
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 Three days of lectures, architectural tours, special events
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Thank you



Save Our Heritage Organisation presents the 2004 San Diego Modernism Weekend October 22, 23, 24

The full weekend schedule will be announced and available on our website at www.sohosandiego.org in August. These are just a few highlights of this not to be missed fabulous weekend are listed below.

On Friday, the weekend will open at Marina Village Conference Center, a beautiful waterfront setting on the southern-most tip of Mission Bay in San Diego. The two main conference days are Friday and Saturday. On Saturday, the program offers a full complement of lectures and architectural tours, while the day will end with the evening's event at a spectacular location. On October 24th Sunday, the weekend culminates with a home tour of five modern masterpieces

Friday, October 22, & Saturday, October 23

Two days of exciting speakers including icons of Modernism. Lectures include:

"Images of San Diego" with Julius Shulman

"Southern California Modern Architecture" with Dirk Sutro

"The Subdivisions of San Diego of the 1950's" with State Historian James Newland

"Postwar Contributions to San Diego's Recreational and Resort Architecture" with architectural historian Ron May

"Modern San Diego" with architectural historian Keith York

"Modernism, Looking Over the Shoulder of the Future, Frank Lloyd Wright, Sim Bruce Richards, J. Spencer Lake" with architect J. Spencer Lake

"The Work of Richard Neutra" with Leo Marmol, principal of Marmol Radziner & Associates AIA

"A Conversation with the Masters: Modern Architects of San Diego" An in-depth Q&A with four of San Diego's Master architects

Friday & Saturday evening parties:

These special evening affairs are held at private sites designed by master architects. With special guests from throughout Southern California, fine wine and hors d'oeuvres, these parties make for the hottest ticket in town. **Attendance is limited and by reservation only.**

Saturday- Mobile Modernism

Exclusive architectural tours span San Diego County. Tours will be led by architects and architectural historians. These field sessions are exceptional opportunities to visit historic sites and projects.

Included are:

Craig Ellwood
John Lloyd Wright
J. Herbert Brownell
R.M. Schindler
Henry Hester
Homer Delawie

Sunday Home Tour – Mission Hills

Mission Hills is renowned for its Craftsman and Spanish Revival architecture, but nestled in its canyons are some of San Diego's greatest Modern treasures including designs by Homer Delawie, Liebhart and Weston, Paul McKim, Lloyd Ruocco and others.

Prices shown for SOHO members and non-members

Lectures: \$15 & \$20

Mobile modernism tours: \$25 & \$30

Evening events: prices to be announced

Sunday historic home tour: \$25 & \$30

Tickets purchased on the day of the tours and lectures are subject to availability, and there will be an additional \$5 charge.

Please note: most events sold out last year. Early reservations are strongly suggested.

San Diego's premier architecture and historic design source, the SOHO Museum shop will be on site throughout the weekend.

San Diego Modernism Weekend

Beginning in August, 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 Avenue, 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

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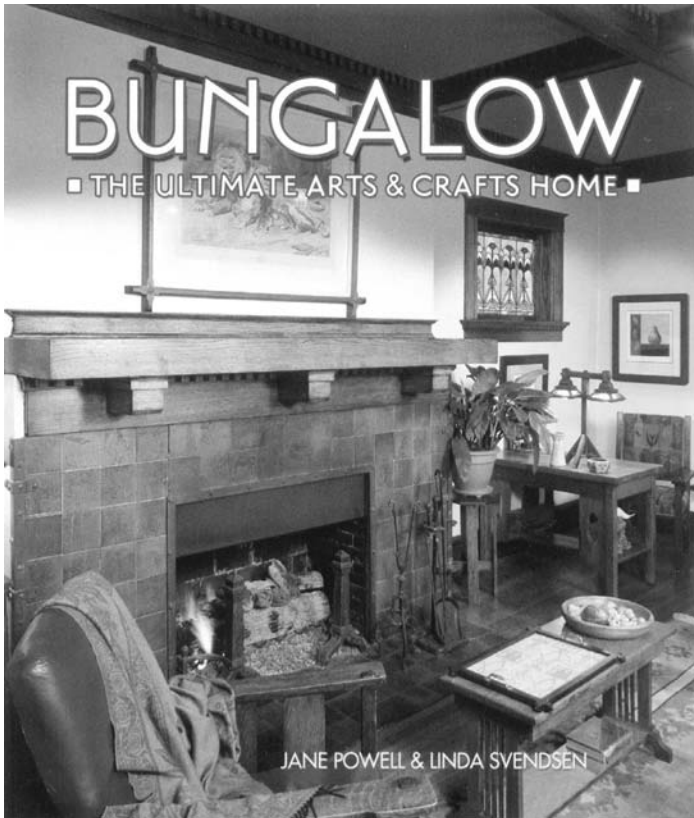
Phone (day)

(evening)

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SOHO Museum Shop at the Whaley House

Look at these two great books due to be released in the fall. Order now to guarantee your copy! Please call (619) 297-9327 or visit us at 2476 San Diego Avenue in Old Town.



Bungalow: The Ultimate Arts & Crafts Home

By Jane Powell

\$50

Hardcover, 256 pages, 300 color photographs

Due in September

This book is the definitive compilation of Arts & Crafts architecture, philosophy, and architectural details. Bungalow expert Jane Powell examines a variety of bungalows and Arts & Crafts homes across the U.S. and Canada, exploring and dissecting the best to come up with a book that defines the very nature of the bungalow itself.

From a sleeping porch to a claw footed tub, to hallmark uses of wood, stone, and tile, the insightful text is accompanied by Linda Svendsen's detailed and expressive photography.

With a brief history of the Arts & Crafts movement included, Powell's latest offering is the perfect gift for bungalow owners, Arts & Crafts enthusiasts, and those looking to restore old or build new. Go deeper into the world of Arts & Crafts, and see exactly what makes a great bungalow design, from interior design to colors, architectural elements to the littlest details.



Greene & Greene for Kids: Art, Architecture, Activities

By Kathleen Thorne-Thomsen

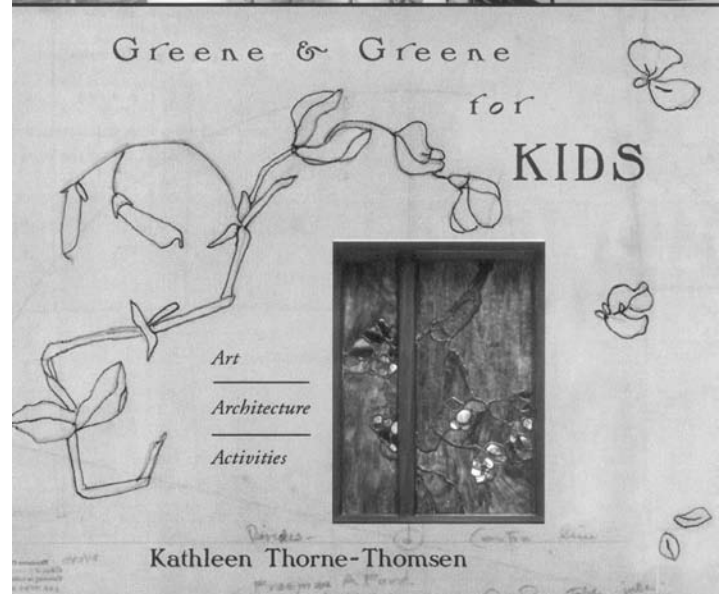
\$16.95

Hardcover, 112 pages, 75 color photographs

Due in August

With an entertaining variety of activities, questions, photographs, and vignettes for children to ponder, this book is a fascinating look into the lives of Charles and Henry Greene, and also a close-up look at the Industrial Revolution and the birth of the Arts & Crafts movement.

Arts & Crafts enthusiasts will love this book, as will lovers of architecture, bungalow owners, and anyone who wants to learn more about this period in American history. It's a book the whole family will enjoy!



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~ Lost San Diego ~



It is inconceivable that a monumental work such as this fabulous 1897 Irving Gill masterpiece would have ever been demolished at any time in San Diego history. We can't imagine that anyone would have thought that it was a good idea to get rid of this building! Its quality is of the caliber of buildings in our nation's capital. We have nothing like this today in San Diego. This work should have been part of San Diego's legacy for generations to come. Instead fix your gaze on its replacement, portable classroom buildings and container storage units.