



October 2004
Volume 35, Issue 4

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

Old Police Headquarters Saved!

SOHO supports GMS, San Diego Unified Port District, and Diane Powers in Redevelopment of the OPHQ. Working with GMS and Port Officials has finally paid off. GMS has concluded that it is in their best interest to keep as much as possible of the Police Headquarters for retail space. We knew that once the economic advantages were fairly considered the pieces would fall into place. Both entities needed the space to evaluate their options without constantly being on the defense against unfair, untrue and ill-considered accusations. The Port opened the door with Peter Q. Davis' initiative that led to rethinking the options for the OPHQ site. This is a verification that people of good will, given the opportunity, can come up with not only appropriate solutions, sometimes they can come up with a spectacular solution that is best for all concerned. Just as it happened with the Padres.

GMS has committed to keep over 95% of the OPHQ, and to rehabilitate the building using the Secretary of Interior Standards for Rehabilitation. They will also make room (*continued on page 3*)



Historic Electric Laundry Company Building

Here is another great example of preservation and redevelopment done the right way. Centex Homes contacted SOHO when they were considering purchasing this property to see if we had any concerns with the buildings on it. We had identified this building many years ago as one of the best existing buildings left from the old warehouse area of East Village. Centex had also been impressed with the good bones of this structure and committed to explore options to save it. They then took SOHO with them to CCDC to discuss the project.

CCDC supported the project and made the necessary accommodations to allow this project to become a reality, while still meeting the goals for park land, housing and related issues. The Electric Laundry Company building has now been designated a City of San Diego historic resource with the cooperation of Centex and CCDC. We are looking forward to the completion of this great project with the Electric Laundry Building being the centerpiece of the (*continued on page 3*)

Chandler House to be Saved from "The Big Sleep"

Working with the developers and the City of San Diego, SOHO has been able to preserve the Raymond Chandler Home and Study. The house was bought for investment purposes and was to be remodeled and receive several additions.

One of the most significant portions of the house is the study where Chandler wrote "The Long Goodbye" among other works. Along with the study, all of the home's character defining features will be retained including decorative rafter tails, six over six windows, doors and moldings, and stucco matching the original. A plaque will be installed at street level telling the story of Chandler's residence there. Chandler's books and film scripts defined Southern California during the 1940's and created a whole genre of film and literary noir. San Diego Union's Peter Rowe first wrote about the situation and brought it to everyone's attention. Steve Chappell did another great article for the LA times. Chandler's writing virtually defined the image of Southern California during the 1940's.

SAVE OUR HERITAGE ORGANISATION

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Reflections

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Deadline for all information and ads for the January 2005 issue is December 15. Submit articles by mail or email to SOHO, attention editor. We reserve the right to edit all articles submitted for publication.

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Uplifting Successes, Heartbreaking Losses

New President's Message

BETH MONTES

In preparation to write my inaugural President's message, I went back and looked through some past issues of *Reflections*. Having been a SOHO member for seven years and a careful archivist (okay – packrat), I found quite a bit of reading material.

Some of what I read was heartbreaking like the loss of the Julia Dent Grant House on 6th Avenue at Quince Street, the Irving Gill dwelling at First and Robinson, and the Bertha Mitchell House on 4th Avenue at Nutmeg.

Then there are the members of the Limbo List like the SS Catalina still floundering in Ensenada Harbor, the Hotel San Diego, and the Coronado Beltline to name a few.

But the successes were so uplifting. The San Diego Veterans War Memorial Building remains due to a terrific effort by preservationists and veterans alike. The ever-illuminating Neon Majorette was donated to SOHO in 2001. Highway 163 is now a recognized Historic Highway. The Warner Ranch House will remain for generations of San Diegans to enjoy. No one will have to drive by the Hotel Del Coronado and reminisce about the power plant buildings and chimney since SOHO and the Hotel Del owners were able to negotiate the saving of these important structures. Temple Beth Israel will continue to grace the corner of Third and Laurel and house an active congregation because of the collaborative relationship between the SOHO Board, concerned SOHO members, and the property owner. And, of course, who can forget the warehouse buildings in the East Village? I think every baseball fan in the world appreciates the value of the Western Metal Supply Company Building.

Several of the historic resources I named on my Lost and Limbo Lists above are there because they were either not successfully designated or had their designations repealed by City Council. One of my primary objectives as SOHO President will be to address these two issues.

Currently, our municipal code states that eight Historical Resources Board (HRB) members must vote in the affirmative for a property to become a landmark. These eight votes must be found even if only eight board members are in attendance at the monthly meeting. All other business conducted in front of the board needs only a simple majority to pass. I have not been to an HRB meeting in recent memory when more than 11 members have been in attendance, and many times there are no more than 9 or 10. Sometimes, board members have to *(continued on next page)*

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 • 6pm

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

(President's Message continued) recuse themselves from voting due to conflicts or because they were unable to view the properties before the meeting. Occasionally, a board member has to leave before the meeting is over, further diluting the voting pool for the structures placed toward the end of the agenda. The most egregious miscarriage I've ever seen was the day the vote to designate the Julia Dent Grant House was undertaken. The late Kathy Flanigan made a most impassioned and thoroughly researched case for the historic value of the home. Her research and presentation were impeccable. That day, there were only eight voting members available to decide the building's fate; 7 voted yes and 1 voted no. An extreme minority of 1 was able to seal the fate of this wonderful home designed by William Sterling Hebbard, built for a former First Lady, occupied by the son of President U.S. Grant, and repository, for fifty years, of President Grant's papers and memorabilia from the Civil War, the Presidential Libraries. Immediately after the designation failed, the property owner, who had been opposed to designation, demolished the home and all its history. Ironically the library was dispersed to the four winds at the same time. What we have now is a weed-filled dirt lot at the corner of 6th and Quince.

Besides the failure to designate historic structures, there is the equally dangerous and developing trend of the City Council overturning designations. It has become routine for the Mayor and City Council members to negate every contested designation brought before them. The de-designation of the Coronado Beltline is the most recent on the ever-growing list of resources that have lost historic status. Unfortunately, a change in the municipal code will not resolve this matter. But lawsuits probably will. SOHO, the Black Historical Society, and other groups will be taking legal action to reverse the Council's arbitrary and, likely, illegal behavior.

We will need the support of our members to accomplish these goals. You can help by writing letters, attending meetings, and donating your time and financial resources to further these preservation goals. SOHO will communicate current needs to you via *Reflections*, mailers, and the internet. Please, show your support any way you can.

I am honored to be your new President and to be involved with people who recognize the value of our architectural and cultural resources and are willing to work hard to preserve them. Keep up the good work!

SOHO Recognized at the 2004 Alonzo Awards

The Downtown San Diego Partnership held its forty-second Annual Alonzo Awards on Thursday, October 14th.

The Downtown Partnership Alonzo Awards dinner is the exclusive ceremony recognizing downtown's leaders, projects and accomplishments over the past year. Among those receiving top honors at this year's venue was Save Our Heritage Organisation and the San Diego Padres for Historic Preservation in actively incorporating the Western Metal Supply Company Building into Petco Park.

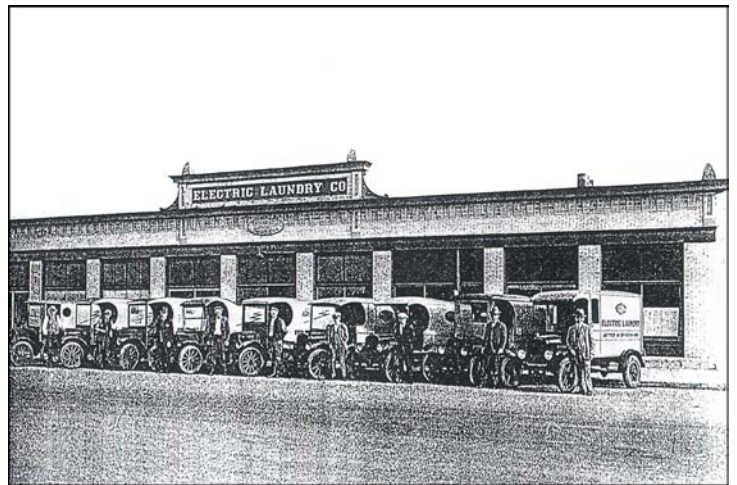
SOHO thanks the Downtown Partnership for this prestigious award and great honor. Historic preservation is the key to revitalization today and it is through the cooperation between public and private agencies within a community that great things can and have been accomplished.

(Old Police Headquarters, continued from front page) for Diane Powers' Bazaar del Mundo, and Dale Steele's public market. A park will extend across the front of the OPHQ and a major new park will be installed exactly where SOHO first advocated it to be, on the water at the old restaurant site just west of the OPHQ.

SOHO salutes the Port of San Diego and GMS for an outstanding project for the benefit of the citizens of San Diego and our visitors. This is a project that will be of great importance to future San Diegans long after we are gone.

Thanks to all SOHO members and civic groups who have pushed for this day.

(Electric Laundry, continued from front page) Laundry Lofts Project and the new warehouse district being proposed by SOHO. We are continuing to promote this kind of cooperation with developers and public entities. As you have seen this course of action is obtaining outstanding results. This is another excellent example of a project that all involved agree is infinitely better because of this cooperation. This collaboration ensures that San Diego's historic legacy will be an exciting and vibrant part of our future. SOHO is proud to support the Laundry Lofts project, a project that will truly help San Diego maintain it's own unique sense of place as we grow.



Electric Laundry Company building 1460 Island Avenue built in 1907.

Kunzel House Receives State Historic Designation

After the San Diego City Council overturned the historic designation earlier this year it looked as if another important landmark would be lost to an illegal and politically motivated decision. We are happy to report that architect Bob Mosher and his attorney were successful in getting the building listed on the state register. The Kunzel house is on the market again. The Cohn family, the owners who had hoped to bulldoze it, will now build their new Mediterranean home elsewhere. Not only has an architectural landmark been saved, but also the entire neighborhood has been saved from an adverse impact. This is a significant step in preserving our mid-century heritage.

San Diego City Council Illegally Overturns Historic Designation, SOHO Files Suit

Message from the Executive Director

BRUCE COONS

Defying the largest group of historical societies and museum groups that have ever rallied behind a historic resource in San Diego, the San Diego City Council overturned the historic designation on the Coronado Railroad. This has dire ramifications for all historic designations in the City of San Diego. The council has overturned every designation that has come before them. There are at least six more appeals in the pipeline. SOHO intends to stop this practice now.

On October 26, 2004, SOHO filed a Petition for Writ of Mandamus against the City of San Diego, challenging the City Council's action rescinding the Historical Resources Board's designation of the Coronado Belt Line Railway as a historic site on the City's Historic Resources Register. The lawsuit alleges City violations of its Municipal Code and a failure to comply with the California Environmental Quality Act (CEQA).

The Historical Resources Board voted 9-1 to designate the Belt Line a Historical Resource Site under Criterion A (cultural landscape), recognizing its significant contributions to the cultural, physical and economic development of San Diego, its value as an example of private capitalization of infrastructure, and as an archaeological site. The Board also designated the Belt Line under Criterion B (historical persons) for its association with John D. Spreckels, Elisha Babcock and Hampton L. Story and under Criterion C (architecture) as representative of railroad construction in the late 1800s (including circa 1890 Carnegie steel rails).

Under the Municipal Code, City Council may reject historic designations only based on factual errors in information presented to the Board, violations of bylaws or hearing procedures, or presentation of new information. As the City Manager and City staff told the City Council, none of these criteria were met. Yet the City Council rejected the Belt Line's historic designation.

This lawsuit follows on the heels of SOHO's related court victory last summer, in which San Diego Superior Court Judge Linda Quinn found that the Port of San Diego violated CEQA by failing to acknowledge the historic status of the Belt Line which required it to prepare an EIR before approving a 66 year-lease of the Coronado Belt Line, subject to approval of MTDB. (San Diego Superior Court Case GIC806225.) Judge Quinn granted a peremptory writ requiring the Port to set aside its approval of the Belt Line lease pending preparation of an EIR to examine potentially significant impacts on "land use, recreation, historical, cultural, aesthetic resources, and transportation." (See ruling at <http://www.sandiego.courts.ca.gov>.)

Historic site status is based on facts, as were here fairly evaluated and applied by the Historical Resources Board. The City Council needs to follow its own rules regarding designation of historic sites rather than making political decisions that would lead to loss of the City's important resources.

Requa & Jackson House in Peril

JAMES M. SCHIBANOFF

The historic 1923 Batchelder House, an important work by Requa and Jackson, moved another step closer to demolition on October 4, 2004, when the Del Mar City Council voted unanimously to certify an environmental impact report (EIR) mandated by the California Environmental Quality Act (CEQA). The EIR acknowledged not only the importance of the master architect, Richard Requa, but identified the house as an important transitional work in the craftsman style. Although the EIR offered alternatives including the feasibility of onsite relocation, the City chose demolition with mitigation by photography. An appeal of the project will be heard on November 8.

Eugene C. Batchelder was the brother-in-law of Col. Ed Fletcher who was a principal member of the South Coast Land Company that resuscitated Del Mar from its abortive beginning in the 1880's. Batchelder operated the first store and post office in the new Del Mar, conceived the name of Solana Beach and laid out its streets, and was an early pioneer in Rancho Santa Fe. Most importantly he convinced Assemblyman Ed Fletcher to use his influence to locate the San Diego County Fairgrounds in Del Mar instead of Crown Point, Pacific Beach. The Del Mar Race Track was part of the package and it made the name of Del Mar recognised nationally. *(Continued on page 5)*



Photo courtesy James Schibanoff

(Continued from page 4) Richard Requa was San Diego's leading architect of the 1920's and 1930's. He enjoyed a special relationship with Del Mar. He designed three other important homes in Del Mar including the Del Mar Castle and one for Coy Burnett, president of the Monolith Portland Cement Company. Burnett acted as a patron to Requa's creative development by sponsoring two European trips and publishing Requa's pioneering studies of Spanish architecture, *Architectural Details: Spain and the Mediterranean* (1926) and *Old World Inspiration for American Architecture* (1929).

SOHO has been a firm supporter of preservation of the house since a community-based campaign began early this year. In Del Mar, the house has been identified as historic by the City Council-appointed Historic Preservation Advisory Committee. Wayne Donaldson, California's recently appointed State Historic Preservation Officer, has described the house as a rare resource. Parker Jackson, a regional authority on Richard Requa, has supported preservation.

Del Mar has a rich architectural tradition but its record in historic preservation has been unfortunate. The Stratford Inn, the Tudor Revival hotel designed by John C Austin that was the centerpiece of the new Del Mar in 1910, was demolished in the 1960's. Many important homes have disappeared over the years. Most recently, the Canfield-Wright House designed by John C Austin narrowly escaped demolition. Community efforts at creating a meaningful preservation ordinance have been unsuccessful.

SOHO's strong position is that the "mitigation by photography" option chosen by Del Mar is not legally supportable when there are feasible project alternatives. This position is supported by legal code and precedent. When the building itself is the historic resource, photography does not mitigate. While everyone would like a picture-perfect Del Mar, the Batchelder House deserves a better fate.

Proposal for Extension of Regents Road over Rose Canyon

SOHO joins with other environmental organizations in expressing concern about the City of San Diego's proposal to construct a road across historic Rose Canyon. A portion of the road will span the canyon, but cut and fill slopes and abutments will be built in the canyon. The Regents Road crossing project will result in construction across one of the last remaining historic landscapes in the City of San Diego. SOHO has identified several historic resources that could be impacted by construction of a road across Rose Canyon.

Prehistory

Rose Canyon has been studied by archaeologists, and several important sites exist in the canyon. Some of these sites are thousands of years old.

El Camino Real

The earliest historical mention of Rose Canyon is by Juan Crespi, whose party crossed the mouth of Rose Canyon on their way north from San Diego in 1769. The Spanish party made camp in Rose Canyon, where they noted the rich grasslands. The lands in Rose Canyon and San Clemente Canyon became Pueblo Lands of the city of San Diego as the area was settled and land grants were made.

A New First for Mission Hills Mission Hills' First Historic District Report Prepared by Residents & Submitted to City Staff

JANET O'DEA

Allen Hazard, newly elected Save Our Heritage Organisation Board Member, submitted The Mission Hills Historic District Residents' Report to the City of San Diego Planning Department on September 2, 2004. This is the first report of its kind initiated by residents to gain designation of the proposed boundary, comprised of 75 homes along parts of Sunset Blvd, St James Place, Sheridan Avenue and Lyndon Road.

Mission Hills is one of several subdivisions developed as a streetcar suburb in the early 20th century but it was the first deed-restricted suburb back in 1908. It was also the first to implement the concepts of the Nolen plan. (Some of the characteristics of the Nolen Plan are streets that maximize canyon views by following along the natural topography and a hierarchy of street widths.)

In 2002, Allen came up with the idea of obtaining Historic District designation in Mission Hills as historic resources in our (Continued on page 6)

Louis Rose

Louis Rose, a famous San Diego entrepreneur who had a hand in many business ventures, purchased land in what is now called Rose Canyon when it was made available for sale by the city. In 1853, Rose began construction of a tannery on his ranch in the canyon.

Ranching and the Cultural Landscape

Rose Canyon was settled by ranchers and dairymen in the mid-1800s. The remains of some of these settlements still exist, as well as fences and other historic landscape features.

AT&SF Railroad

The Atchison, Topeka and Santa Fe Railroad built a route up the coast from National City to Oceanside, then on into San Bernardino. The line was called the California Southern Railroad. By late 1881, the track passed Mission Bay and went up Rose Canyon. Remains of railroad sidings, trestles, and the original route along the south side of the canyon still exist.

Rose Canyon is rich in both prehistoric and historic sites. Historically, the canyon has been used for travel and settlement. The road construction project could produce a viewshed impact on the vanishing historic ranching landscape of Rose Canyon and the City of San Diego.

(Continued from page 5) neighborhood were being demolished and continued to be threatened. A small group of concerned neighbors was formed and we approached the rest of the neighbors and gathered signatures on a petition requesting that the City prioritize historic district designation in Mission Hills. At that time, the City was already facing a budget shortfall just as the initiative was getting underway. I took on managing the completion of the report and guidelines, alleviating numerous City staff hours, to serve preservation in this community.

To accelerate their progress, many residents in the district funded professional research, which was conducted by Legacy 106, Inc. Our small group of dedicated residents pulled together and did the rest. Most residents see that the only alternative is to take action, as historic resources in our older neighborhoods are not being adequately protected through the current building permit process. By becoming involved we feel that we have helped preserve a small part of the historic neighborhood we love. The area is rich in early San Diego history with wonderful, colorful residents who were as interesting as the times that they

lived through. The report became a tremendous collaboration with input from committed residents and other local preservationists. City staff assisted with reviewing various aspects of the project as it progressed.

Now, residents have requested prompt review of the report to move the Mission Hills historic district designation forward. Today, the report sits on a shelf in the City Planning Department behind unfinished projects waiting for a staff recommendation. Following staff recommendation, the report will go before the Historical Resources Board. No timeline has been given to the residents in this community in response to their effort. Meanwhile, efforts by these residents have inspired other property owners to begin research for at least three other proposed residential historic districts.

Updates on this district including the historic context statement and guidelines are available on the web at <http://www.sohosandiego.org/histdistricts/missionhills1.htm>

San Diego City Council Historic Preservation Voting Report Card

Vote for (+) or against (-) preservation of historic designation and/or the historic site.

San Diego City Council	Overall Grade	Lillian Grant House	Kunzel House	Coronado Railroad	NTC Barracks
Dick Murphy	F	-	-	-	-
Toni Atkins	F	-	-	-	-
Donna Frye	A-	+	-	+	+
Ralph Inzunza	F	-	-	-	-
Jim Madaffer	D	-	-	-	+
Brian Maienschein	F	-	-	-	-
Scott Peters	F	-	-	-	-
Michael Zucchet	F	-	-	-	-

SOHO Receives Stewardship of Adobe Chapel of the Immaculate Conception in Old Town

SOHO is pleased to announce that the City of San Diego has leased this very important artifact of San Diego's history to SOHO to operate. Originally built in 1850 as the home of San Diego's John Brown, the house was converted to a church by Don José Aguirre in 1858. Father Antonio D. Ubach, formerly a missionary among the Indians, was parish priest here from 1866 to 1907. In the late 1930's when the streets were realigned the chapel was bulldozed. In 1937 the WPA rebuilt the adobe chapel.

The chapel retains much of the interior artifacts from the original chapel including the tabernacle, the altar with its beautiful marbled finish, some woodwork including pews and doors, and José Aguirre's tombstone is laid in the floor.

The chapel was used for many things, a school, town meetings and special events. It was also the repository for the art of the Mission period when the Mission and Presidio churches were in ruin or abandoned to other uses. All of the art was moved into the Adobe chapel.

According to author James Noland in "The Discovery of the Lost Art Treasures of California's First Mission" one of the Richard Pourard series on California history, "if it were not for the record kept by local and visiting photographers from the 1880's well into the 20th century, the art of the Mission and Presidio would have been lost beyond recall."

Because of this photographic evidence almost all of the art and artifacts from this period have been located.

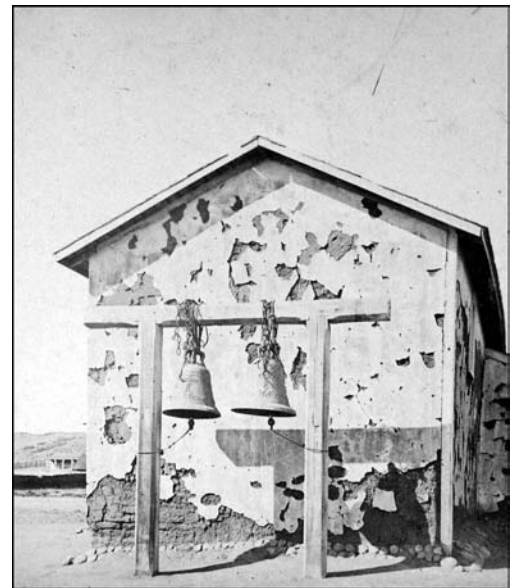
As the Adobe chapel was a large part of daily life for Old Town residents there are written accounts that help paint a picture for us as well. In 1882, Lillian Whaley wrote of various holiday services at the Adobe chapel. She described in great detail the art and other decorative treatments including important small details such as the tin candlestick sconces "the tin candlesticks still occupy their old places on the adobe wall below and between the holy pictures of the estaciones which rest on a projection in the wall."

There is much research to be done, photographs and accounts to be gathered. But for now we will begin slowly to bring this most historic place back to life. Our immediate goal is to open it on weekends. As volunteers and funds become available we will have it open to the public six days a week along with the Whaley house. We also intend to make it available for weddings and other special events.

The first rule of order is, as always, clean! The chapel will be sparkling when the SOHO volunteers get done with it and we will hold the first open house in December as a part of the holiday season in conjunction with the Whaley house festivities.

The chapel is just down the street from the Whaley House at 3950 Conde Street, between Congress Street and San Diego Avenue, Old Town, San Diego.

Photo to the right: Interior of the chapel of the Immaculate Conception in 1889. The patroness of San Diego city is to the left on the main altar and originally from the Presidio. The large Crucifix and the eight by ten painting of the last judgement in the center are from the Mission. The San Juan Bautista to the right is from the Presidio.



Above exteriors circa 1872



Mrs. Whaley's Garden News

JESSICA MCGEE

Whaley House Garden Chairperson

There are many lovely new plantings in the Whaley House gardens for our visitors to enjoy. The Whaley House Garden Restoration Committee planned these additions to appeal not only visually but to the other senses as well, including touch, smell and, when the wind blows through the trees and grasses, hearing too.

The Verna House, also known as the SOHO Museum Shop, was recently restored and the garden surrounding it planted with a variety of popular Victorian flowering plants to complement the original house colors. There are yellow, bronze and burgundy daisies in the front and a deep orange-gold angel's trumpet, moneywort as ground cover with red trumpet vines growing against the wall. The public side yard area now has many old-fashioned coleuses in numerous shades of lime and burgundy, heirloom C.M. Hovey camellias, leather ferns and calla lilies. There are California fuchsias in red, with more ferns in the back. The private side yard has native matilija poppies and San Diego red bougainvillea.

The gazebo area has more sunshine, thanks to recent County pruning of the old black walnut tree. It also has more privacy since the grape stake wall was completed. In addition to the existing wisteria vine and nasturtiums we planted three heirloom climbing roses and stephanotis. We are all looking forward to implementing a service area for events and of course more beautiful plants in the near future.

The Derby-Pendleton house garden now has 16 heirloom rose bushes and a trellis is to be installed soon for a climbing rose. The old well is also being restored. More hydrangeas of various varieties were added to complement the large plantings of hydrangea that are already there, this will be underplanted with violets.

Last, but definitely not least, the front of the Whaley House now has a variety of ornamental grasses to invoke the early San Diego atmosphere.

We hope our visitors agree the gardens add much to the quality of their experience and look forward to future enhancements.

"Some Like it Preserved" the 2005 Craftsman-Spanish Revival Weekend

ALLEN HAZARD

CSR Co-Chairperson

It's not too early to mark your calendars for one of SOHO's major events of the year, the always highly anticipated and successful "Craftsman-Spanish Revival Weekend". The dates are March 11-13.

The City of Coronado has been chosen for the 2005 weekend. Coronado has recently enacted a historic ordinance that will help to protect the city's wonderful architectural heritage. The theme of the weekend will be "Some Like it Preserved", a word play on the popular 1959 movie, "Some Like it Hot" filmed at the Hotel Del Coronado.

This past March, SOHO added the Spanish Revival lectures and homes to the already successful Craftsman Weekend and it proved to be a major hit! Everyone seemed to enjoy the Spanish touch to the always successful vendors, historic home tour and lectures (Requa authority, Parker Jackson's walking tour and lectures were both big hits!).

The 2005 CSR Weekend promises to be even better. Exciting lecturers will be heard, Craftsman-Spanish Revival antiques and reproductions will be sold during the weekend, and the always-popular Sunday historic home tour is sure to be a crowd pleaser! There will also be several special events which are currently being planned.

Please check the SOHO website beginning in January for CSR updates and registration information. The 2005 CSR Committee meets monthly and if you would like to join this committee, please call Allen Hazard at (619) 574-6247 or email SOHO. We are also starting our volunteer sign up, so please call or email SOHO if you would like to be a docent at a great Coronado home or help out over this special weekend.

The 2005 CSR Committee is planning what we hope will be the most exhilarating, thoughtful and informative CSR Weekend yet!

You won't want to miss this weekend, so mark your calendar now!

HOUSE TO BE MOVED

Harwood-Tichner House, 1880's Queen Anne. "The last best 1880's middle-class house in downtown San Diego." Home must be moved. Contact: Robin Munro, Attorney at law for Allen Matkins, (619)235-1531.

SOHO Receives Donation From American Specialty Health

We were delighted to receive one of the items listed on our wish list: a PowerPoint presentation system and lap top computer. These were generously donated by American Specialty Health.

American Specialty Health is the nation's leading specialty benefits organization for complementary healthcare, providing health benefit, health education programs and affinity network programs to employer groups, trust funds, health plans and insurance carriers nationwide. Based in San Diego, American Specialty Health has over 500 employees and more than 9 million members in benefit programs nationwide. We appreciate Zeke Montes for approaching the company for which he works for this much-needed equipment, which was immediately put to good use at the

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

**Save Our Heritage Organisation
Statement of Financial Position
As of June 30, 2004**

ASSETS	
Current Assets	
Checking/Savings	
1000 - WAMU Checking	\$9,096.71
1020 - Whaley Cash	\$170.00
1030 - WM Money Market	\$171,813.93
1040 - WWMM Façade	\$78,437.51
1045 - WAMU PRF	\$25,608.42
1050 - WAMU Sales Tax deposit	\$1,100.83
Total Checking/Savings	\$286,227.40
Other Current Assets	
1250 - Inventory	\$39,799.08
Total Other Current Assets	\$39,799.08
Total Current Assets	\$326,026.48
Fixed Assets	
1500 - Equipment	\$2,579.51
1700 - Acquisitions	\$925,000.00
Total Fixed Assets	\$927,579.51
TOTAL ASSETS	\$1,253,605.9
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2150 - Sales Tax Payable	\$175.70
Total Other Current Liabilities	\$175.70
Total Current Liabilities	\$175.70
Total Liabilities	\$175.70
Equity	
Façade Easement	\$74,941.91
Net Assets Unrestricted	\$78,462.11
Revolving fund	\$20,586.25
3000 - Opening Bal Equity	\$10.13
3900 - Retained Earnings	\$1,032,867.7
Net Income	\$46,562.13
Total Equity	\$1,253,430.2
TOTAL LIABILITIES & EQUITY	\$1,253,605.9

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 _____

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Address _____

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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

Events & Education

ALANA COONS

Events & Education Coordinator

Wow, what an eventful time the last few months have been. Thank you to all our members who attended the various events. We try to meet your expectations and interest throughout the year and welcome your suggestions and input. Remember that as a member one of your privileges is to participate on a SOHO committee.

The **Annual Membership Meeting** and Board of Directors election were held September 21st at beautiful **Rancho Guajome** in Vista. The museum is a County Park and if you have never visited this historic site before, do yourself a big favor and go see this remarkable hacienda. Information on hours and special holiday events at Guajome can be found at <http://www.sdcountry.ca.gov/parks/camping/guajome.html>.

Many long time members and quite a few new faces were seen. Delicious food was brought and shared by all at this annual potluck and the rangers at Guajome were gracious and helpful as they always are. Tours were given by County Historian **Lynne Christenson** with wonderful storyboards throughout the hacienda that were produced by **Ellen and Melvin Sweet**. Thank you Lynne, Ellen and Melvin!

On September 30 the **Verna House restoration** and Heritage Park celebration was a well-attended lovely event. Certificate of appreciation were presented to **Supervisor Ron Roberts**, and along with the **San Diego County Department of Parks & Recreation**, Director **Renée Bahl**, District Parks Manager **Jake Enriquez** and County Historian, Lynne Christenson.

Our partnership with San Diego County Department of Parks and Recreation has been a rewarding experience from the start and it continues to be. The County of San Diego has made the protection of their historic and cultural resources a priority and it is quite evident in their Old Town properties, both the Whaley House complex and Heritage Park.

County Supervisor Ron Roberts was on hand for the ribbon cutting and said a few words of wisdom and made acknowledgments. Supervisor Roberts has been a force in the restoration of the Whaley House and complex and he has our deep gratitude for his continued commitment to historic preservation.

The month of October can best be described as a month of non-stop activity. With the eight evenings of special programs at the Whaley House and the much-expanded three-day **Modernism Weekend** we had all we could handle! **THANK YOU VOLUNTEERS!!** SOHO membership and staff volunteered for both of these events and made it all possible. I know we say it often, but it just can not be said enough, it is your volunteerism that makes SOHO work and you have the gratitude of the entire organization.

Modernism Weekend was successful on all accounts. With Chairperson **Bill Lawrence** at the helm, the Modernism committee put on quite an event of lectures, parties, architectural tours along with the Sunday historic home tour that was pretty astounding in its scope. Visitors were very happy and we were thanked again and again by people who so appreciated our organization for providing a venue for the Sunday historic home tour that was pretty astounding in its scope. Visitors were very happy and we were thanked



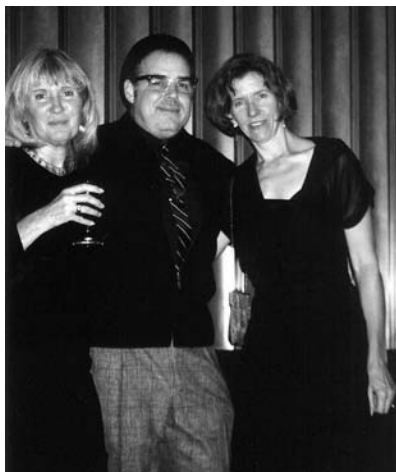


again and again by people who so appreciated our organization for providing a venue for their period of passion. Funds were also raised through the SOHO Museum Shop, which was open at the venue during the weekend, and did an astounding business in books. Special thanks to all our homeowners, speakers and volunteers for making this weekend possible. Thanks go to this fantastic committee who were involved in every aspect: **Bill Lawrence**, chairperson; **Alana Coons**; **Mike D'Ambrosia**; **Homer Delawie**; **John Eisenhart**; **Jason Gould**; **Carmen Pauli**; **Todd Pitman**; **Christopher Pro**; **Heather Sullivan** and **Keith York**. Thanks to **Jessica McGee**, **Julie Kolb** and **Maureen McLellan** for staff support.

Halloween at the Whaley House raised close to \$18,000 this year! These funds are used solely for the ongoing restoration of the house. The volunteers and our docents worked for months to create a new program and to continue to enhance and improve from each prior year. They researched many aspects of Victorian lifestyles from mourning practices to floral arrangements that they could incorporate into the All Hallows Eve theme. They wrote scripts, rehearsed for weeks, made period garments and so much more. I would like to call out just a few of the October/All Hallows Eve committee members who truly gave their all to raising these much needed funds and in creating a program that visitors would enjoy: co-chairs Lynn Hamilton and Robin Sweeten, Jokie Tolentino, Bob Feldman, Victor Santana and David Swarens; Vykki Mende Grey performed nightly on guitar in the parlor as guest came through thereby adding so much to the ambiance that one could really imagine Anna Whaley doing the same a hundred years or so ago. Next on the restoration list is the courtroom, general store and dining room. It is the October funds coupled with the grant monies provided by Supervisor Ron Roberts that has accelerated the transformation of the Whaley House to its 19th century look.



Don't miss the holidays at the Whaley House and the Adobe chapel this year. And of course mark your calendar right away for the SOHO member's only **Holiday Potluck** party. December 11th, this year's party is a very special one, not only is the house a fabulous Colonial Revival estate but the owner truly enjoys holiday decorating and I am told that no one who loves Christmas décor will want to miss it!



4 Photos 1-4 courtesy Allen Hazard

Halloween Follow Up

LYNN HAMILTON

Halloween Coordinator

First, thanks to ALL the volunteers who helped make this year's Whaley House Halloween events a huge success. This year's program was the best yet! Guests got to participate in the trial of Yankee Jim and then travel to the theatre for a spellbinding presentation of the "Shadows of the Past". They got a sneak peak at what a house in Victorian Mourning might look like and what some of the traditions and protocol of the time would have been. The house was very active with more than just visitors! Best of all, visitors who have joined us before agreed that this "was the best yet" and they (like you) should plan on joining us next year for the "Shadows of the Past" and Halloween Week at the Whaley House. Thanks to all our volunteers: **Charley Bast, Larry Coe, William Doyle, John & Teresa Fistere, Vykki Mende Gray, Michelle Hamilton, Mary Jones, Ilsa Kuhlman, Casey O'Hanlon, Heather Sullivan and David Swarens.**



Photos courtesy John Fistere



An Invitation to The 2004 SOHO Holiday Party

**Saturday, December Eleventh
4:00 to 8:00pm**

1025 Cypress Avenue in Marston Hills

Dress festive, it's a holiday party!

As always SOHO provides the ham, turkey and refreshments; remember we depend on you to bring your favorite dish to share. The Holiday party is another wonderful benefit of membership.

We are thankful to our gracious host Gary Copson for his generosity in sharing his home with us.

The Philip L. & Helen L. Gildred/Ralph L. Frank house

was constructed in the Colonial Revival style in 1936 during the height of the depression. The home is situated on a large canyon lot in Marston Hills.

Philip Gildred, Sr. was a businessman, a philanthropist, and a tireless civic activist. He owned the city block bounded by Seventh, Eighth, "A", and "B" streets where he constructed the renowned Fox Theatre.



Enjoy the Holidays With SOHO

Enjoy the warmth and beauty of the holiday season as the Whaley House celebrates the holidays with special self-guided tours of the house.

Many of our modern holiday traditions began during the mid 19th century. Come to the Thomas Whaley House Museum to learn about the history of American Christmas traditions. We invite you to take a respite from the demand of daily living and the hectic holiday season. Greeted by docents in period dress, you will experience a small picture of 19th century family life, and learn about holiday décor and traditions of the early Victorian era. This is a charming and unique way to experience the holiday season. For a sweet ending, guests can walk across the garden to the New Orleans Creole Café and enjoy assorted desserts and hot cocoa or cider. The house is open every day but Wednesdays from 10am to 4:30pm.

Holiday Benefits Exclusively for Members

Members Private Shopping Day

Get a head start on holiday shopping at the SOHO Museum Shop as members have the opportunity to enjoy a full day of shopping while the Museum is closed to the public. The SOHO Museum Shop will open its doors to SOHO members only on Wednesday, December 1, from 12:00 to 8:00pm

Special Gift Ideas that Support SOHO

SOHO relies on the generosity of its friends and supporters to

meet the enormous cost of providing year-round programs and services. Perfect for family, friends, and business associates, these gifts will not only delight recipients, but also help support SOHO.

The SOHO Museum Shop

The Museum continues an annual tradition of providing exquisite holiday gifts and collectibles for everyone on your list. Custom gift-wrapping with Victorian to mid-century style available and children's gift-wrapping too!

Guest Passes

Beautifully printed on high-quality paper stock, these passes grant priority entrance to the Whaley House and the Adobe Chapel during public hours and may be mailed to you or to your desired recipient. Passes to members only are \$3.00 each; this represents a 40% savings on regular admission price.

Gift Memberships

Introduce recipients to the many benefits of being a SOHO Member. Gift Memberships can be mailed in a beautiful season's greetings card with a personalized letter from you to the recipient.

Gifts in Honor or in Memory

Recognize a loved one's love for historic preservation with a gift to SOHO in the name of a friend or family member. Your contribution will be acknowledged with a gift card informing the person being honored of your generosity and commitment.

Meet Your 2004 Board of Directors

President-Beth Montes grew up in Orange County, California, and after obtaining her Bachelor's degree in Economics from the University of California, Irvine, moved with her husband to Oceanside in 1989. In 1997, they moved into a 1912 Colonial Revival Foursquare house in South Park. Her education in restoration, historic preservation, and historic research began with the purchase of that home. Beth joined SOHO that year and has been involved in the preservation movement ever since, first as a volunteer, then employee, and then member of the Board of Directors of SOHO. Beth runs her own historic research company, helping to designate homes and other structures in San Diego. She and her husband and daughter now reside in a 1910 William Sterling Hebbard house in South Park.

Vice President-Peter L.P. Janopaul, III has lived in the San Diego community since 1992, is a native of San Francisco, and a seventh generation Californian. He is a partner in The J. Peter Block Companies, which is primarily interested in the preservation of historic properties. With his longtime partner Anthony Block, he also focuses on affordable and market-rate multi-family housing. Peter has a degree in English from the University of California at Berkeley, and has attended other colleges in Washington, D.C., Colorado, Virginia, and Oxford, England. He is active in all levels of politics, and is an inflexible advocate for issues of importance to the historic community. Immediate future plans include building a new gay community center; a new center for non-profits where smaller organizations can maintain a community of offices; a new high-profile street front stand alone center for San Diego Hospice; restoration of the Temple Beth Israel.

Treasurer-Jessica McGee Prior to her retirement, Jessica worked for over 17 years for AT&T in San Francisco and Orlando, Florida. She was responsible for their Western Region Treasury Operations offices and wrote employee financial instructions. She was also a co-owner of several retail stores in San Francisco. She was a board member of both the Orlando Landmark Defense, a local preservation group, and her neighborhood association as well as the Treasurer of the Central Florida Chapter of the American Hibiscus Society. She is currently a docent at Quail Botanical Gardens, a board member of both the Normal Heights Planning Committee and the Normal Heights Cultural Council, and a Master Gardener.

Secretary-Lori Anne Peoples lives in her historic 1895 Irving Gill home in National City. She holds a BA in Business Administration from National University. Lori is a founding Board Member of both the National City Christmas in July Program and the National City Living History Farm Preserve. In 1995 she was named Woman of Accomplishment by Soroptimist International of San Diego County, and received SOHO's Preservationist of the Year award, as well as the National City Chamber of Commerce Citizen of the Year award. Lori has been active in many historic and preservation organizations including serving as past president of the National City Historical Society.

Erik Hanson, ex officio, lives with his wife Ingrid and daughter Delpha in their 1906 Craftsman house in South Park which appeared in two popular books by Paul Duchscherer: "Inside the Bungalow" and was the cover of "Outside the Bungalow, Arts and Crafts Period Gardens". He has served on the board of Greater Golden Hill Planning Committee since 1989. Erik holds a BA in Theatre Design from SDSU with twenty years in theatre prop construction. He is creator of many home tours including SOHO's popular Uptown Irving Gill Tour. An authority on Gill, Erik handcrafts reproductions of Irving Gill furniture designs and has an excellent website on Irving Gill that can be found at www.irvinggill.com.

Curtis Drake is a Licensed California Architect and principal of the San Diego firm Heritage Architecture and Planning. Curt has a Bachelors Degree in Architectural Studies for the University of Wisconsin and also attended the Masters of Architecture program at USC. The last eight years of his 25-year architectural career in commercial architecture was with Wayne Donaldson FAIA, where the importance of historic preservation came alive. Curt's historic projects portfolio includes historic railroad stations, homes, and other civic buildings. Curt is a 19 year resident of Santee with three daughters. Curt's interests include vintage automobiles, art, and history.

Barry Hager is an attorney-at-law and partner with the San Diego firm of Treidler & Hager, LLP. He practices law in the areas of business, real estate and construction law, including litigation and transactional work. Barry, with his wife Hilary and their two sons, live in a historically designated 1913 Craftsman foursquare home in Mission Hills. The couple also owns several other pre-WWII residential properties and Barry is active in preservation issues affecting the Mission Hills neighborhood.

Dr. Susan Hector has been an archaeologist for over 30 years, with a specialty in the historic and prehistoric cultural resources of southern California. From 1977-1980, she was the museum curator for the prehistoric collections at the UCLA Museum of Cultural History (now the Fowler Museum). She then worked in San Diego as a division head for an environmental consulting firm. Dr. Hector worked for the County of San Diego, Department of Parks and Recreation, for 12 years. While at the county, she was the project manager for historic restorations of Rancho Guajome, Los Peñasquitos Ranch House, and Vallecito State Station. She was the Director of the department until 2002. Currently, she is the manager and principal investigator for Susan Hector Consulting.

Allen Hazard is a native San Diegan, having grown up in a modest workingman's bungalow in National City. Allen earned a BA in History & P.E. as well as a master's degree in exercise science, both from San Diego State University. Allen has worked in health care and higher education for over twenty years; he is currently an HIV prevention manager and an adjunct professor at Southwestern College and National University. Allen and his wife, Janet, live in a historically designated California craftsman

in Mission Hills and along with his wife, has been the driving force behind the first proposed historic district in Mission Hills. Allen enjoys collecting Arts and Crafts antiques and working in their small garden. Allen serves on the Events & Education, Preservation Action committees and is the co-chairperson for the 2005 Craftsman & Spanish Revival Weekend.

Welton Jones wrote about arts and entertainment for The San Diego Union-Tribune for 35 years before his retirement in 2001. Presently, he is working on two books and a play. Although he was present at the birth of SOHO 32 years ago, when Robert Miles Parker posted a notice on the Sherman-Gilbert house, he only recently became active as a SOHO member, joining the board of directors in October 2001. Jones also is a board member of the Committee of 100, guardians of the Spanish-Colonial architecture in Balboa Park. A captain in the U.S. Coast Guard Reserve, his other preservation interests include the San Diego Maritime Museum.

Michael Kelly is a Family Practice physician and partner in the Southern California Permanente Medical Group, where he also runs Kaiser-Permanente's International Travel Advisory Service. A Michigan native, Mike completed his undergraduate work at Michigan State University and received his MD from the University of Michigan. He and his wife Diane have lived in Mission Hills for 27 years, where they have raised three children. Mike has served for several years on the Board of Directors of the San Diego Historical Society and the Committee of One Hundred. He is the webmaster for the San Diego Historical Society and is also SOHO's webmaster.

Carmen M. Pauli is a registered architect and principal at Heritage Architecture & Planning. She lives with her husband Todd and son Finn in their 1958 Lloyd Ruocco designed house in

Mt. Helix. Carmen is a graduate of Cal Poly, San Luis Obispo with a Bachelor of Architecture. Working in the field of historic preservation architecture since 1997, she has developed a genuine interest in the restoration and rehabilitation of San Diego's historic architectural resources from the Victorian era to Mid-Century Modern.

Christopher Pro is a native San Diegan and no stranger to SOHO. As a volunteer he's worked with the Events and Education committee and currently with the Whaley House Steering committee. Christopher's love of San Diego history began at an early age as first, a collector of San Diego memorabilia, he then made his career in antiques and art, specializing in regional ephemera, Hollywood film memorabilia and early advertising.

Tim Rudolph was born and raised in Milwaukee, Wisconsin, and graduated from Kansas State University with a BS in Computer Science. As a real estate investor he has renovated approximately 12 properties, 6 of which are designated as historic, and owns 20 properties in the Golden Hill and Sherman Heights Historic Districts. In 2002 Tim received SOHO's People In Preservation "Developer of the Year" award for making a significant contribution to the community and leading the way for the renaissance of Sherman Heights.

David Swarens is a staunch preservationist, longtime SOHO Board Member and two-term president. David and his partner Vykki are the owners of the 1923 Austin Bungalow in the Sherman Heights Historic District featured in "The Bungalow" and "Inside the Bungalow". As a member of Los Californios, he is involved in interpreting early California history with California music of the 19th Century at historic sites throughout the state.

What Does a Director Do?

The members of the SOHO Board of Directors attend monthly Board meetings where they address timely issues, establish policies, and direct the organization's assets to fulfill the goals and mission of SOHO. Each Board member also serves on at least one committee. Each Board member works as an ambassador for the organization to the community.

The SOHO Board of Directors would like to express their thanks to the departing members Alana Coons, Kathy Kelley-Markham and David Marshall; their service was highly appreciated.

Contributors To Success

SOHO would like to acknowledge the following for their contributions.
July through October, 2004

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Diane & Jim Connelly
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Material Things

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Geno Cont
Jaye Furlonger
Cheri Munn
Dani Newport
Michele Saldana
Kelly Shapiro



The newest addition to the Whaley House Compound made its debut in early October. The New Orleans Creole Café is open for lunch from 11:30am to 6pm six days a week; soon to be adding weekend evening dining.

Serving authentic New Orleans Creole cuisine, which by definition is local Southern Louisiana offering of meats, seafood, peppers and spices, blended together to create rich hearty flavored dishes that have been made for generations by Louisiana natives. This combined with European culinary expertise of the Creoles of New Orleans has blessed the city with superb cuisine.

New Orleans Creole Café boasts beautiful patio seating located between the café and the SOHO Museum Shop. Go in for an espresso or icy cold blended beverage. Enjoy a hot Roast Beef Po Boy sandwich or Gumbo in the autumn afternoon, or an early dinner.

The service is fast with food to go.

Starters

Cup of Gumbo • Iceberg Lettuce Salad • Shrimp Cocktail

Po Boys

Roast Beef • Hot Sausage • Ham & Cheese • Turkey, Avocado & Cheese

Main Courses

Shrimp Creole • Crawfish Etouffee • Chicken & Sausage Gumbo • Shrimp Caesar Salad • Chicken & Sausage Jambalaya

New Orleans Creole Café in Old Town • 2476 A San Diego Avenue • (619) 542-1698

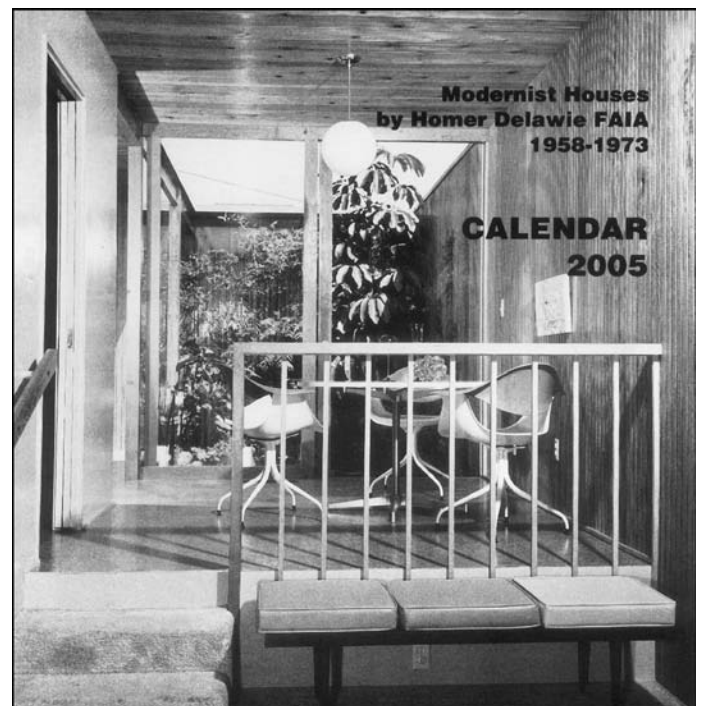
Humberto Villegas & Mark W. Bihm, Owners

**2005 Calendar
Modernist Houses**

by Homer Delawie, FAIA

The calendar is a fabulous archive of some of Delawie's San Diego work. It is dedicated to the memory of architectural photographer Douglas and Hilda Simmonds of Los Angeles and San Luis Obispo California, who photographed a great majority of the projects in this calendar. Their talent, guidance, and friendship played a large role in the development of Homer Delawie's architectural career.

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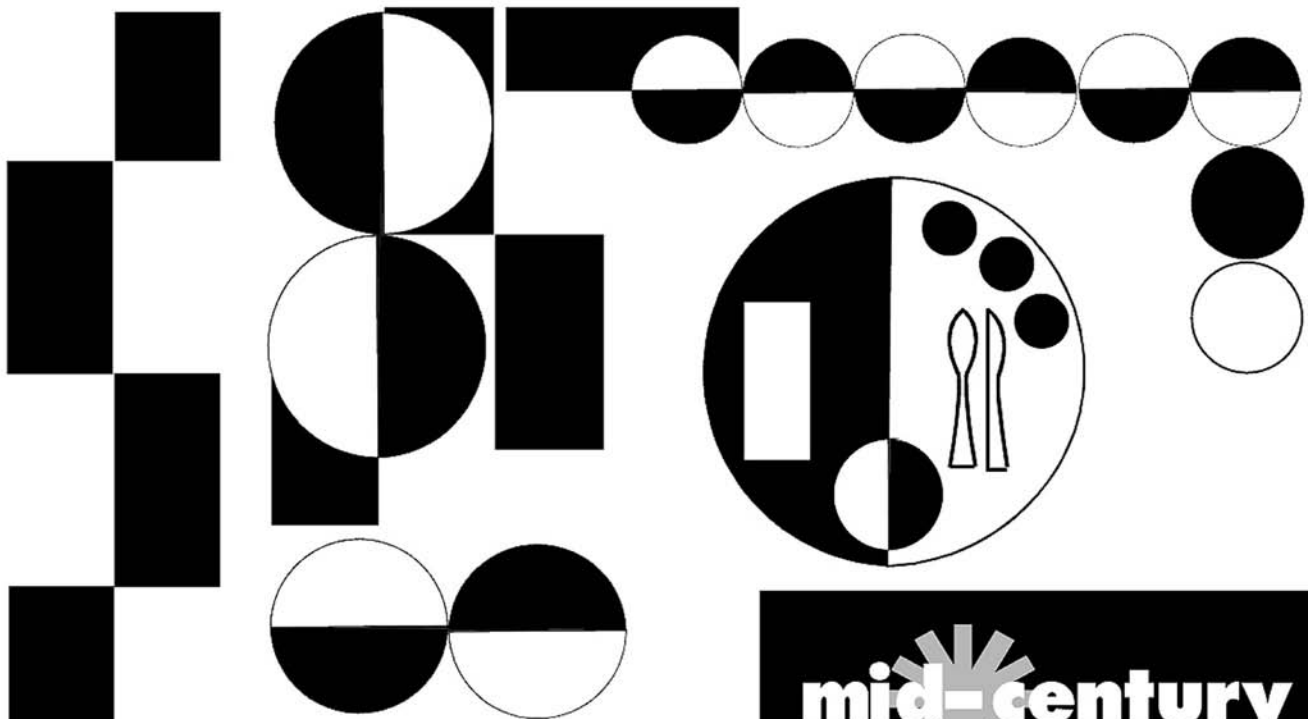
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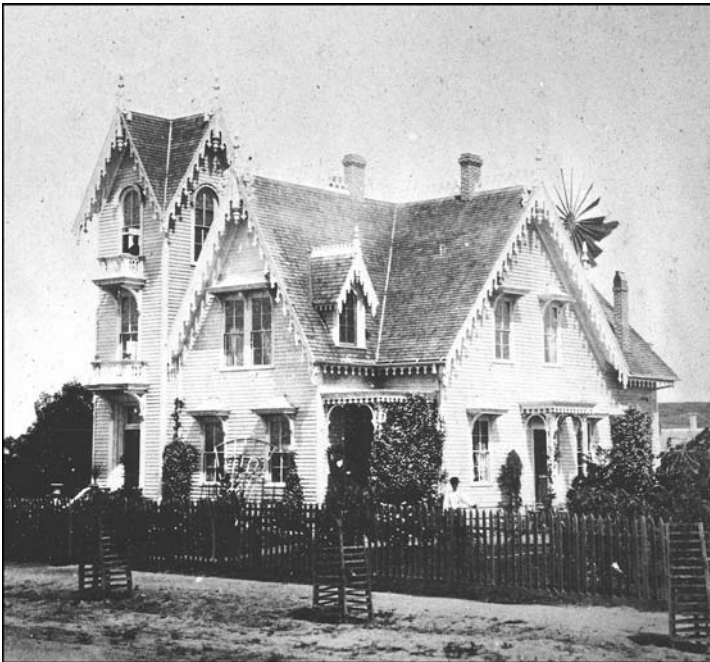


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~ Lost San Diego ~



Levi Chase house, 1873
Corner of 11th and Broadway



Photo courtesy Bruce Coons

This spectacular gothic mansion was San Diego's finest example of gothic revival architecture. It was torn down in the 1960's and a nondescript building replaced it. The insignificant building was torn down approximately two months ago.