



April 2005
Volume 36, Issue 2

Reflections

SOHO IS THE OLDEST
CONTINUALLY OPERATING HISTORIC
PRESERVATION ORGANIZATION IN CALIFORNIA.

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



Historic photo courtesy Coons Collection

Graves/Top Gun House

SOHO has been working with developer Jeremy Cohen of S.D. Malkin Properties, Inc. and the City of Oceanside to find a solution which would allow the retention and restoration of the Graves House as part of Oceanside's much anticipated new ocean front development. The house is known by most people as the "Top Gun House" because of its prominent role in the movie of the same name. It was built in 1887 by Dr. Graves as a vacation home in the newly founded community of Oceanside. As one of the fanciest ocean front Victorian cottages in San Diego County it is now the "last best" existing such house in San Diego County. It is also the best representative of the origins of the city of Oceanside and the development of the town as a vacation and tourist destination that continues today with the new resort planned at this location. We expect to have this outstanding historic resource incorporated as the centerpiece of this project. So far talks have been very encouraging. We will keep you updated as this project goes through the design and environmental process.

SAVE OUR HERITAGE ORGANISATION

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Reflections

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

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Dear SOHO Members,

Historic Resources Board may be eliminated. We must ACT NOW!!

This is not the President's message we intended to print in this issue. We literally stopped the presses to include instead urgent news about the City of San Diego Historical Resources Board.

City Manager, Lamont Ewell, has recommended the reduction of one (the only) staff person in the Historical Resources area of the Planning Department (HRB). In his recommendation, he states that this cut may cause designations to cease and would cost San Diego its Certified Local Government (CLG) status.

As a CLG, the local government has the power to review projects involving historical resources. The elimination of voluntary historical designations of our local historical resources would be a devastating blow in itself, but the loss of CLG status is not in anyone's best interest. It is bad for preservation, bad for the economy, bad for our neighborhoods, our future and for future generations. It is bad for developers too. The money saved by eliminating an HRB position, possibly the entire Historic Resources Board, and certainly CLG status will pale when compared to the financial losses which will occur when projects will take months, maybe years, longer to approve and that the approval process will be more costly than it already is.

If San Diego loses CLG status, all development involving historical resources would have to be reviewed at the state level. This option is problematic for all involved. The state body meets only 4 times per year – twice in Northern California and twice in Southern California (southern seems to mean places like Santa Barbara and Fresno).

Since there would be no locally approved body to decide otherwise, all projects involving historical resources would likely require CEQA level review – another cost to all concerned, especially developers.

You may view the National Park Service language dealing with Certified Local Governments at: http://www.access.gpo.gov/nara/cfr/waisidx_04/36cfr61_04.html - see particularly Section 61.6e, which deals with minimum requirements for CLG status.

With these thoughts in mind, please write or call the Mayor and your City Council person. Comment on the importance of preserving our local resources through designation, both individually and in districts. Talk about the economic fact that historic properties are worth more and that homes in historic districts sell for higher prices than those which are not. Tell them about the intangible benefits we all receive from retaining our intrinsically beautiful historic structures. And remind them that developers with historical resource related projects will lose out too. See below for contact information, call, email or write. And lastly, PLEASE plan to attend the City Council meeting on June 13th where the fate of this department will be discussed. **WE ALL MUST ACT NOW OR RISK A TERRIBLE LOSS.**

With Deep Concern,
Beth Montes, SOHO President

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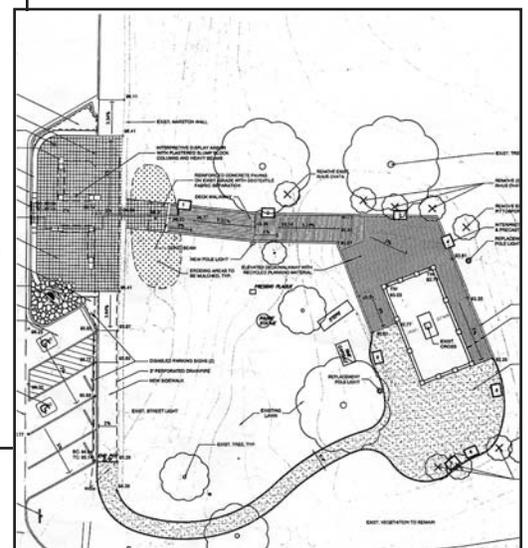
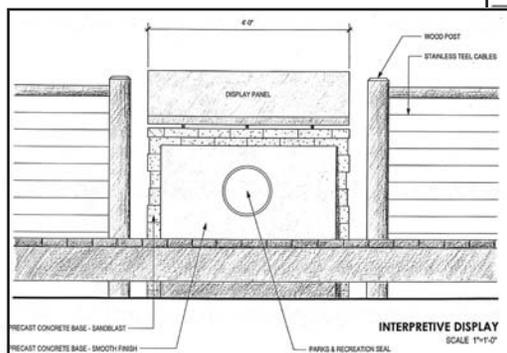
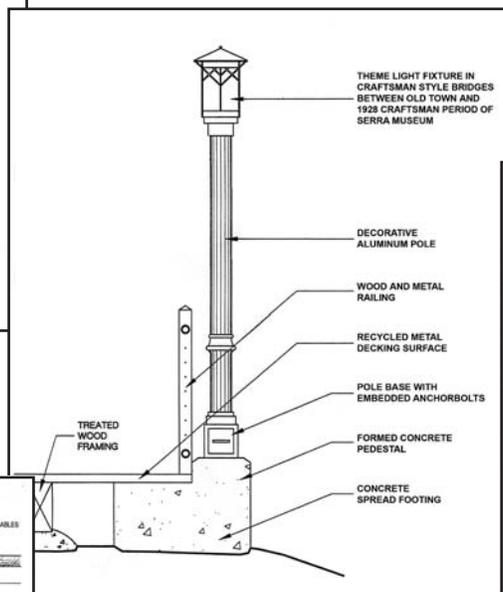
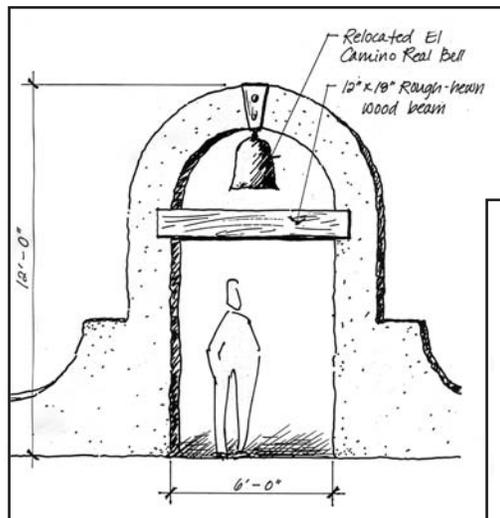
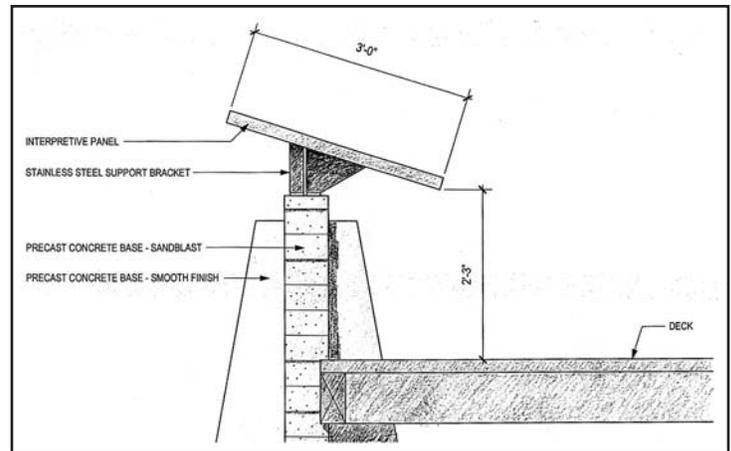
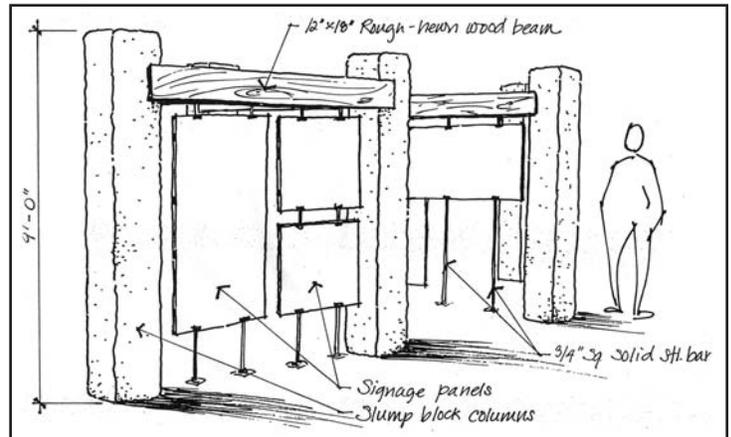
Scheming on Presidio Park

Presidio Park, a national treasure is being threatened. A scheme has been put forward by the city parks department to build wooden viewing platforms and walkways, with cement lined paths, slump block kiosks and pergolas and interpretive panels, install faux Craftsman lights on poles, build a bell tower/gateway and relocate the original El Camino Real bell shorn of it's historic shepherd's crook stand, and relocate the California State landmark plaque.

This project will destroy the integrity of the original Presidio archeological site, arguably the most important such site in the State of California if not in the West, but also the integrity of the 1913 Serra Cross, it's enclosure and the 1929 cultural landscape commissioned by George Marston, which is intact.

These sites are some of the most important and revered sites in San Diego. The location of the project against and inside the original Presidio defensive wall is an area that has extremely significant archeological deposits that include the remains of original presidio buildings and their contents.

The new elements and materials that are proposed are not in any way compatible with the existing historic fabric or vocabulary of either the original Presidio or the Marston layer. The current design looks like a bad freeway rest stop. This project must not be allowed to proceed.



Historic Otay City Threatened with Destruction

History to be lost, forgotten and erased from the map

BRUCE COONS

The last vestiges of this once proud western boomtown, which boasted the most modern watch factory in the West, the Otay Watch Works, the famous Daneri winery, Wells Fargo Office, a terminal on the National City and Otay Railroad and a street of western false front buildings surrounded by Victorian homes and farmsteads, is being threatened by a scheme to create a false sense of history in nearby Chula Vista.

Chula Vista has been famous for the demolition of historic sites without following CEQA. And since destroying so much of their own history apparently wasn't enough, now some want to move on and obliterate the heritage of a neighboring town.

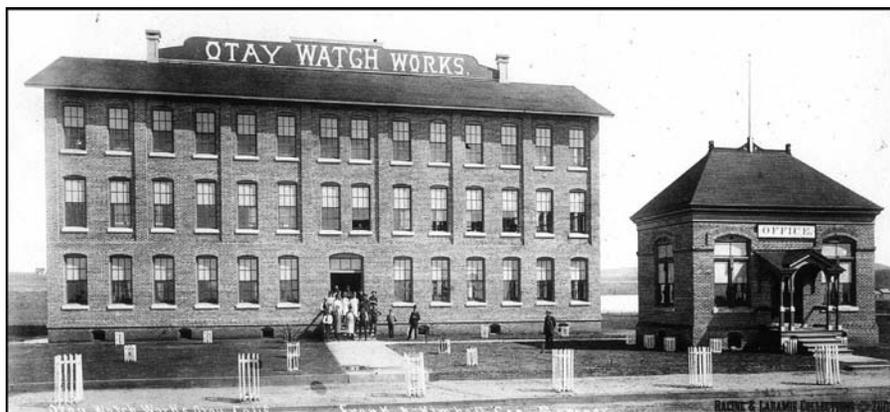
Two citizens of Chula Vista have been promoting and are asking the City of Chula Vista to move the buildings to Memorial Park to serve as a site for the Chula Vista Heritage Museum. The city is studying the proposal within the "broadest possible context" to see if it will fit in their arts program as a performance facility or museum. What the 1916 flood and insensitive development did not destroy, people who are supposed to be interested in preserving history and an unrelated new development may finish off.

All that remains to remind us of this important San Diego community are four Victorian houses, the brick Wells Fargo/Post Office and the two Churches that they want to move to Chula Vista. Two of the four homes are currently threatened with demolition for a new industrial development. The most visible landmarks that remind us that there once was a place called Otay City are the two churches. The largest and most prominent is on its original site with its original bell tower. The other church was moved from directly across the street and now stands next to the larger church. The congregation has maintained these buildings in good condition and continue to use them.

If these two projects are allowed to proceed we would lose all sense of place and the knowledge of this important part of San Diego County's history will fade from memory and be lost forever. An entire town will be gone, extinct.

The National Register of Historic Places rarely allows buildings that have been moved from their original setting to be designated historic because the historic value of such a structure is directly related to where and why a structure was built. The very fact that it is a landmark means that it marks the land and serves as a physical link with a particular location's history and recognition. Also important is the related archeological deposits, hardscapes, foundations and other artifacts at the site. These projects would create an unmitigable environmental impact and cannot even be attempted without a full Environmental Impact Report completed in advance. Obviously if there is a museum to be housed in these two structures it should be in its historic location. This is where history actually occurred and the only place it can be experienced. False history is not history at all; it's Hollywood.





Racine & Laramie Collections

OTAY!

“THE MAGIC CITY,”

So the National City *Record* calls it, and so it is. Lying ten miles southeast of San Diego, in one of the finest fruit-growing regions in the county, in a beautiful valley, long having stood in need of a town. Just the right distance from the city for suburban homes. Far enough inland, so that the ocean's raw winds are melted into delightful zephyrs. Being the terminus of the steam motor line—is it strange that it is the coming suburb of San Diego? Lots in this splendid property are for sale by

Guion, Hamilton & Hartley,
S. W. Cor. Sixth and E Sts., SAN DIEGO, CAL.

The ad above & poem below were published in the September, 1887 issue of *Golden Era Magazine*

My Lady Love and Otay

I have a beautiful lady love,
Accomplished, wise and witty;
But how I wish she ne'er had seen
This San Diego City!

She loves me not as once she did,
When first our views we plighted;
For Otay lots now fill her mind,
And my poor claims are slighted.

No longer when I call on her
She hastens out to meet me
with radiant face and beaming eyes
And tender words to greet me.

I find her poring over maps
And abstruse calculations
Of what she's going to make next week
In her speculations.

I try to speak to her of love
And to declare my passion;
She looks me blankly in the face,
Responding in this fashion:

“In Otay I've just bought a lot
To-day, and, Jeremiah,
I'm positive that in a week
Its value will be higher.”

She shows me all the plans and maps
Of every new addition,
Until fierce longings seize me to
Consign them to perdition.

No tender glances thrill me through
Nor words as sweet as honey;
She tells me that Otay's the place
Where I should put my money.

O, Fates! Regard with pitying eye
A poor, distracted lover,
And point a place for which I'd search
All lands and countries over-

Where real estate's a thing unknown,
Blocks, lots, new towns, additions-
Land agents with alluring tongues,
Big prices and commissions.

I'll take my love and hasten there,
Nor linger here a minute;
I'll leave the town without a pang,
And everything that's in it,

Or else I'll board the motor train,
The city's ties I'll sever;
Allured by her and Otay's fame,
We'll speculate forever.



San Diego Historical Society collection



“MOST Liked it Preserved”

Craftsman & Spanish Revival Weekend 2005 Roundup

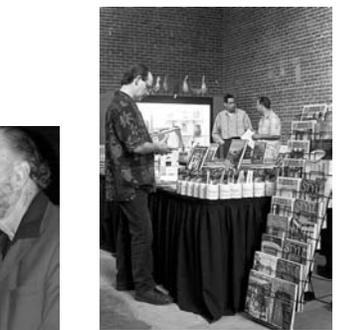
ALLEN HAZARD, 2005 CSR Chairperson

By all accounts, the recently concluded 8th Annual Craftsman & Spanish Revival Weekend was yet another SOHO smash hit. This year’s theme was “*Some Like It Preserved*,” a word play on the 1959 popular movie starring Marilyn Monroe and Jack Lemmon that was partly filmed at the Hotel del Coronado. As in the Billy Wilder film, ticket holders were transported to the seaside resort of yesteryear for a peek at the homes that people lived in at the turn of the last century. After the wildly successful Sunday Historic Home Tour, I think we should rename this year’s event “*MOST Like it Preserved*.”

The Weekend got started on a beautiful March Friday morning with two sold-out encore events: **Bonnie Poppe’s** Bungalow Courtyard tour and **Parker H. Jackson’s** Richard Requa walking tour in Coronado. I heard nothing but positive feedback from the Bungalow Courtyard tour by the affable and insightful Miss Poppe. Meanwhile, in Coronado, the walking tour saw many wonderful homes built in the 1920’s when Requa was establishing himself as a master architect. Mr. Jackson’s leisurely tour examined in depth twelve exceptional homes, many of which I had never seen before.

SOHO’s main purpose in visiting Coronado this year was to encourage its residents to continue the work to protect and preserve their historic homes. Toward this end, an educational series of workshops was held at the Coronado Public Library. Mission Hills landscape architect **Scott Sandel** presented a lecture on San Diego master horticulturalists Kate Sessions and Roland S. Hoyt; this was followed by SOHO President and professional researcher **Beth Montes’** slide show presentation on “*What makes a home historic*.” Beth provided practical advice on what qualifies an older home for historic landmarking and what would prevent a home from such a designation such as vinyl windows and other insensitive remodeling. Next, a panel discussion followed, led by former State Senator and Coronado resident **Jim Mills**, which discussed the specifics of how the Mills Act contract works and the significant financial benefits of preservation. It was really interesting to hear Senator Mills describe how he came up with this bill, which has saved so many older homes throughout the state. The series ended with a panel discussion that gave insight and advice on forming a historic district. **Janet O’Dea** brought a copy of the submitted Mission Hills Historic District, which represented the first citizens-driven historic district in San Diego. The panel explained how residents throughout central San Diego are forming their own historic district committees. After the first day of such insightful and educational information on preservation the score was Preservation – 1, Billy Boxes – 0.

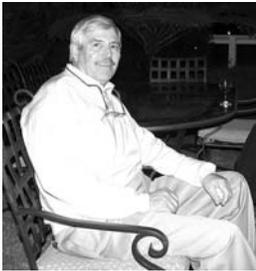
The Weekend kicked into high gear on Saturday with the opening of the Show & Sale and a full day of lectures at the 2005 CSR venue – the old Wonder Bread Bakery located in the East Village. All I can say is “Wow!” I sure wish SOHO could come here every year; however, the old Bakery building will soon be converted into condos. What was not to love? From the funky collection of old gas pumps to the vintage subway tile in the lecture space to the historic grain silo. The Bakery provided a wonderful and historic backdrop for the weekend. The always popular Show & Sale offered fine Arts & Crafts and Spanish Revival reproductions and antiques that provided visitors with unique opportunities to see and buy wonderful collectables for their home. One vendor told me that she really felt a terrific vibe and energy in the vendor



2



3



hall this year. Something special was indeed happening. I always enjoy the opportunity to become better educated by discussing antiques with knowledgeable vendors. By Sunday afternoon, I was able to make an informed decision about my 2005 CSR purchase – a period Arts & Crafts watercolor design by a Pasadena based, listed Tiffany artist.

This year's lecture series concentrated on our regional architects: the first lecture was by Parker H. Jackson on Richard Requa. One fascinating part of Mr. Jackson's presentation was the viewing of old home movies shot by Requa himself. The next lecture was by **David Bricker** on the father of the ranch house in America, Cliff May. Mr. Bricker showed slides of early Cliff May-designed homes, which San Diego native May modeled after the open courtyard Spanish haciendas that he grew up in. It was truly exciting to hear this year's keynote speaker, architect **Eric Lloyd Wright**, the son of architect Lloyd Wright and the grandson of Frank Lloyd Wright. Mr. Wright is a passionate speaker who is carrying on the Wright legacy by serving as a consultant on many of his famous grandfather's buildings. Mr. Wright narrated a slide show on understanding the work of Frank Lloyd Wright by explaining the background and influence of the Froebel theory and models as well as the intricate relationship between the geometric forms of Nature and his grandfather's work. Former SOHO Board Member and researcher **Ron May** stated later that evening that for the first time he understood the geometric patterns of Wright's work after listening to this lecture. The final lecture for this exciting day was by modernist architect and native son **John Reed** on local icon Irving Gill. Mr. Reed was among the first to champion the cause of Gill in Southern California. My wife Janet said that hearing Mr. Reed's lecture after Mr. Wright's brought the message of our architectural past together for her. Once again, SOHO brought together national speakers whose knowledge and insight into our collective architectural past along with their own personal antidotes brought freshness and importance into preserving both their legacy and their important spaces.

A perfect day was concluded with a perfect evening reception at a 1929 Richard Requa villa in La Playa overlooking a spectacular bay view that included Shelter Island, the Coronado bridge and in the distance, North Island. The catered twilight affair was a rare opportunity to celebrate the spirit of the Arts & Crafts Movement and the Spanish Revival period by discussing the day's events with old and new friends under a beautiful twinkling San Diego sky. I especially enjoyed listening to Eric Lloyd Wright's explanation of why his grandfather called double hung windows "guillotines" while sipping on a glass of fine red wine overlooking the San Diego Bay. Priceless.

The highlight of this fantastic and memorable weekend for many was the always-popular Historic Home Tour. Close to 700 people toured seven properties, six incredible private homes in Coronado and the amazing former Bay View Lodge that is undergoing transformation into a bed and breakfast. Sign my wife and I up now for a night in this historic B&B; I can't wait to spend a relaxing evening before the fireplace in this 102-year-old building. I had the pleasure of serving as the morning head docent at a Hebbard & Gill home. What a treat, the homeowner did an admirable job at restoring her 1898 redwood shingled home. After giving visitors a brief overview of the home, I asked people if this was their first SOHO home tour and if anybody was here from Coronado. I was a little surprised by the show of hands. I knew then that SOHO had yet another successful weekend. The mission of education and preservation had been accomplished.

Thanks to all the wonderful SOHO staff, volunteers and docents, vendors, Coronado homeowners, speakers, sponsors and to all who enjoyed this truly memorable weekend. You all made this the best CSR Weekend ever! See you again next year.

Photos 1, 2 & 3/Ron May

Borrego Springs Modern

BILL LAWRENCE

On Saturday April 30th, some 200 fans of modern architecture converged on the San Diego desert community of Borrego Springs, for SOHO's Borrego Springs Modern, a mid-century architectural tour. This was an ambitious undertaking in many ways. First, it reaffirms SOHO's commitment to preservation issues throughout San Diego County. Second, it takes a lot of work and volunteers to mount a home tour, which was even more difficult due to the two-hour drive from San Diego. And finally, this was the first preservation oriented architectural tour in Borrego Springs. Would the community embrace such an event? The answer has been an unqualified yes.

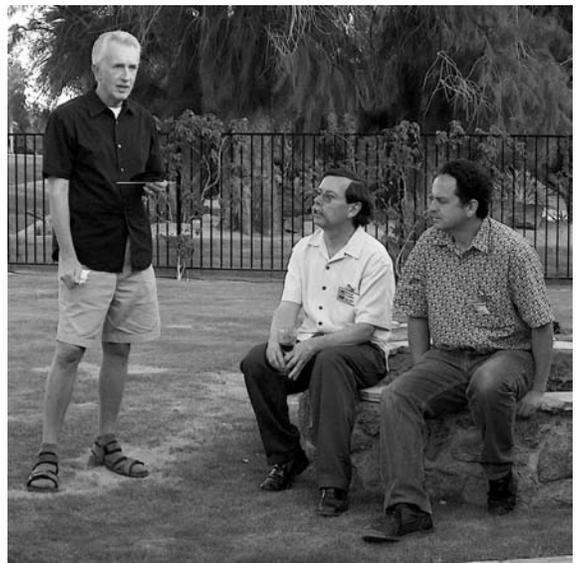
The idea for this tour came from the desire of the Modernism Committee to offer more frequent programming in addition to our landmark Modernism Weekend. Borrego Springs is an untapped resource of mid-century modern architecture and is now facing development issues that, like many other communities and neighborhoods in our county, threaten the community's historic fabric and character. Partnerships are an important component of preservation. In this case, SOHO partnered with the Borrego Springs Chamber of Commerce to help provide a "local voice" to the tour component. **Gwenn Marie**, Secretary of the Chamber, and **Kurt Levins** a Borrego Springs architect were critical members of our organizing committee and helped bridge the gaps with the community. Representing SOHO's SDMC was **Alana Coons** and **Bill Lawrence**. Also critical in locating property owners was **Elsa Chambers**, formerly the owner of Coldwell Banker Borrego Springs. We had a tight timeline; just about 90 days from conception to completion. Bill Lawrence and **Todd Pittman** handled research on the buildings and architects. **Carmen Pauli** provided a spectacular layout for the program and **Sandé Lollis** and **Michael D'Ambrosia** provided photographs. Alana Coons provided her usual superb guidance on every facet of the event and kept us on track with our tight deadlines.

Publicity is also a key to success. We received excellent coverage of our efforts from the Borrego Sun and the San Diego Union Tribune. Photographs accompanied both preview articles and the Borrego Sun has scheduled to run a post-event article as well.

On the day of the tour the weather could not have been more perfect; sunny, warm and not too hot. The day started with a lecture on Borrego Springs history, by **Manfred Knaak**, M.S. and Professor of Anthropology at Imperial Valley Community College. While not a lecture strictly on local architectural history, this set the stage for understanding the development of the Borrego Valley and how the architecture that was featured came to be built there. The tour consisted of five homes, the works of Cliff May, Henry Hester, Sim Bruce Richards and local Borrego architect Richard Zerbe. One unique feature of the home tour was our preservation in progress house, a local landmark known as the Desert Club/Galeria de Anza Borrego. This 1955 clubhouse was the first in Borrego Springs. When the course failed, it was converted to an artist's studio and operated for 35 years until its purchase by the present owners. Escrow on the building closed two



Elizabeth Rodriguez, Richard Stewart, Camille Miller



Andy Spurlock, Bruce Coons, Christopher Pro



Bill Lawrence, Janet Gotch, Evonne Schulze, Pat Havens



Rich Caldwell, John Scranton, Brant Miller



June & Jim Chapman, Doug & Stacey Paton, Chris & Gil Lombard



Mike Gotch, Pat McArron



Helen & Andrew Halmay, Jeff & Renee Barenbaum



Robert Imber, Todd Pitman, Suzanne Lawrence, Carmen Pauli



Erik Hanson, Christopher Pro

days before our tour and this was the first time the building had been open to the public in nearly a decade. The owners are planning to restore the building to its 1955 roots, and are considering some public use of the building. The evening concluded with a sunset reception in a private residence designed by La Jolla architect Everett Abrams.

Of the 200 tour participants, a full one-third was from outside the San Diego area. For many this was their first trip to Borrego Springs. Nearly one third were Borrego Springs residents looking to learn about their own community's history. Our thanks and gratitude goes to all our homeowners and volunteers, and sponsors, both from SOHO and Borrego Springs. The responses we have received have been most gratifying. Perhaps the highest praise of the event has been the response we've heard many times "I can't wait for next year's tour."

Lloyd Ruocco, San Diego's Invisible Modernist

TODD PITMAN

The intricate beauty of the Villa Montezuma is clear to any passer by. The wonderful scale and geometry of the work of Irving Gill and the romance and proportion of the work of Richard Requa are evident to all (or most) who take the time to view any of these structures throughout our city. For people like myself who are inspired by the works of these designers and many others the simple pleasure of viewing our city's architectural treasures is a favorite pass time.

Many of us have heard of and been exposed in some part to the incredible mid-century designs in LA and Palm Springs. The Case Study Program that harnessed the talents of the best of mid-century designers in Los Angeles from the forties to the sixties has received much attention in recent years from the droves of fans of modern design. Palm Springs has capitalized wonderfully on its modern heritage; hundreds of thousands of people are making Palm Springs their vacation destination once again, not only for the sun, martini's and golf but also for the incredible concentration of modernist works by some of the period's most talented architects.

That is why we as San Diegans need to learn to embrace our own modernist heritage. That's right; San Diego has wonderful modern architecture as well. In fact, I would say, that some of the finest

Lloyd Ruocco, once said, "Good architecture should call for the minimum use of materials for the most interesting and functional enclosure of space."

modern structures in the country might be right here in our own city. Now certainly LA is a big place, they have more people and certainly more buildings but really San Diego has quite a few incredible examples of mid-century architecture, problem is, you can't see them. They hide from public view, tucked into canyons, lost amongst trees, shaded by blank facades of wood, masonry and stone.

The father of modern design in San Diego, Lloyd Ruocco, once said, "Good architecture should call for the minimum use of materials for the most interesting and functional enclosure of space." You see, Ruocco believed that no level of architectural genius could equal the beauty of San Diego's natural landscape. He believed in the beauty of the trees, canyons and sky and if you have had the pleasure of being inside one of his simple wood or steel buildings you know the trees, canyons and sky of which I speak.

Unlike most architects who came before him, Ruocco did not feel the need to build his ego with grand architectural statements, buildings that impressed and were impossible to miss. He believed that as an architect he had a responsibility to the people, that the building's impact on the land should be as minimal as possible, and that it should be the experience of those who live and work within the structure that matters. Further, he believed structure obscured that which is most grand (see trees, birds sky above). To this point many of Ruocco's works are invisible from the street, that is to say they cannot be seen by simply passing by.

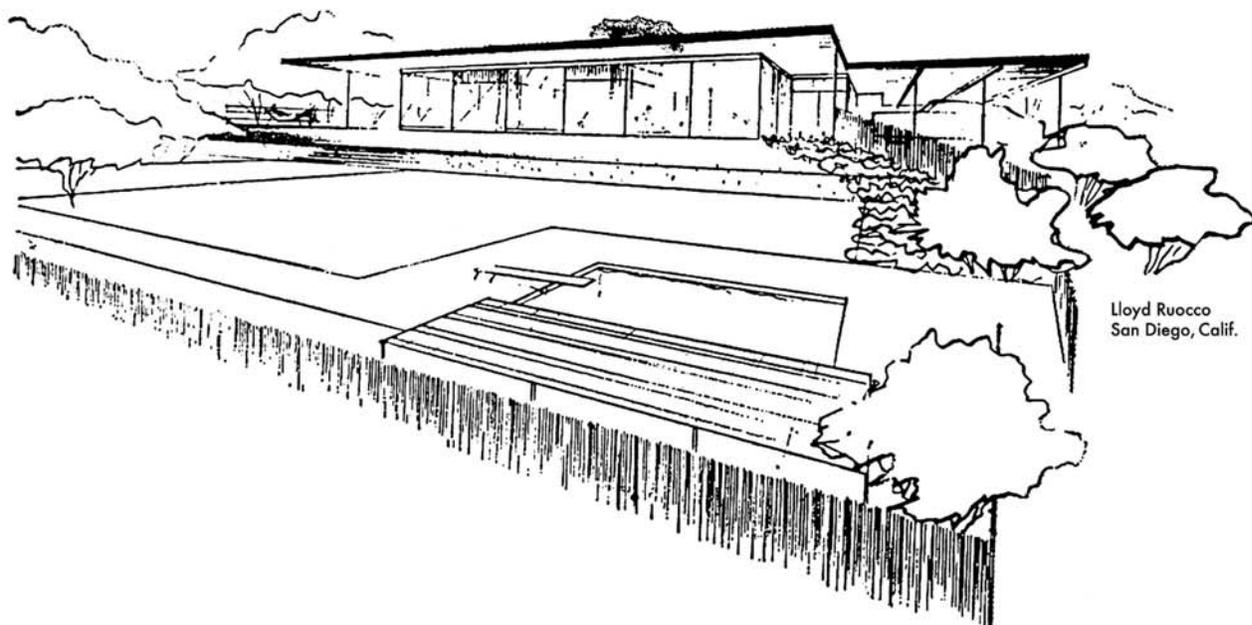
Once inside a Ruocco-designed home, structure becomes secondary at best. Light and shadow define the space as no amount of man-made muckity muck could. After all we live in a beautiful place why not enjoy it from the inside as well.

Sometimes an architect's greatest achievement is what he does not do. Lloyd Ruocco provided our city with amazing spaces that highlight our region's natural beauty. So as you travel our city in search of our finest of architectural treasures walk a little farther down the street, peer down into the canyon, you might just catch a glimpse of the sky, trees and shadows, and when you do..... thank Lloyd.



Lloyd Ruocco, AIA, The Design Center, c. 1950

SOHO'S SAN DIEGO MODERNISM WEEKEND



Lloyd Ruocco
San Diego, Calif.

SOHO
modernism
SAN DIEGO

Two-day Modernism Weekend
September 2006

Exhibitions, Tours and Lectures

A benefit for
Save Our Heritage Organisation
www.sohosandiego.org
(619) 297-9327

Congratulations to the 2005 People in Preservation Award Winners!

The 23rd People in Preservation awards recognizes the 2005 winners who have made significant strides in preserving San Diego county's historic resources. They honor us all with their individual contributions in protecting and preserving the San Diego we love.



Lifetime Achievement Award Katherine Mills

In 1957, Katherine Mills and her late husband Mansfield undertook the design and construction of their home in the La Jolla Country Club area. They took the unusual step of selecting the builder first based on his works they had observed and appreciated. He recommended a little-known draftsman named Dale Naegle, not yet a full-fledged architect, who worked with them to design a home we now recognize as a masterpiece. Mr. and Mrs. Mills moved into their new home in 1958, and from the beginning, Kay has been tireless in her efforts to maintain and protect the house. In addition to creating a manual on the care of

features and finishes for future residents, Mrs. Mills has kept a detailed log of all repairs and work completed at the house and a copy of all publications and professional photographs in which the house has appeared. The home was photographed extensively by renowned architectural photographer, Julius Shulman. A comparison of these now historic views with the home as it looks today reveals the extent to which Mrs. Mills has protected this resource. Everything, including furnishings, landscaping, and architectural features and finishes remain completely unchanged after 47 years. As an added layer of protection for her home, Mrs. Mills sought and received historic designation in March 2005. Katherine has been a true steward of this property in every sense of the word and has shown rare foresight that we wish all property owners had. Mrs. Mills has contributed to the architectural legacy of San Diego through the continued care and maintenance of a significant example of modernist architecture.

Keepers of the Flame Award The San Diego Historical Days Association



the opportunity to experience what it might have been like to grow up in Old Town. These buildings are still here for all of us to enjoy because of SDHDA.



Preservationist of the Year Award Bonnie Poppe

Ms. Poppe is a lifelong preservationist. She undertakes restoration projects, which would make most of us weary just to look at. She has restored several of her own homes in South Park, as well as donated uncounted hours in lending a hand to other old house owners' projects. Her current home is a great example of bringing a modest bungalow back to life. She removed layers of paint from some of the interior woodwork, asbestos shingles from the exterior – even restored the original living room wall finish and stenciling. The bathroom and kitchen, which are typically modernized, were returned to period décor right down to the cabinets which were removed from the sister house next door and reinstalled in her kitchen. Essentially, if she is not working on her own home, she is working on someone else's historic property, or the vintage trailers she has recently taken a shine to. Her involvement in the community is legendary. She sits on the Golden Hill Planning Group board as a prominent voice for historic and environmental preservation of the community, and is actively involved with saving urban canyons and native habitats. And after all that, she somehow finds time to host workshops and conduct tours, like her already famous Bungalow Court Tour, which she conducts for SOHO during the Craftsman & Spanish Revival Weekends.

Suzanne Fisch, Dorothy Haven, Martha Hiett, Mary Jane Koenig, Frank McAndrew. The San Diego Historical Days Association was formed in 1957 to save the Mason Street School. They bought the building for \$1000 and moved it to its present location in Old Town. In 1970, they became stewards of the Old Adobe Chapel for the City of San Diego. As an all-volunteer organization, they have enabled tens of thousands of visitors every year to tour these buildings and learn of their significant contributions to San Diego history. As an integral part of the 4th grade school program, countless students have been given

**Preservation Steward Award
Susan Camiel**



Over the years, we have all come to appreciate Victorian, Arts & Crafts, and Spanish Revival buildings and the societal developments behind those styles. However, the preservation of Modern architecture and the understanding of its related movement is a fledgling, albeit fast-growing, discipline. Two years ago, Ms. Camiel hosted a fundraiser at her home during SOHO's first Modernism Weekend. On that Saturday night, many preservationists, several who did not quite understand or appreciate Modern architecture expressed that they had experienced an awakening! The Bond House, a Richard Neutra design in Alvarado Estates, is awe-inspiring for its architecture alone. However, it is even more special because of the current owner's endeavors to restore every element of this modern master's work, from the landscaping to the vibrant collection of modernist furnishings and art. Ownership of such an important home is a joy for Ms. Camiel, she says that she considers her time living in it to be a stewardship role, one that brings with it the opportunity to share this San Diego gem with others who might enjoy it as much as she.



**It's More Than Academic Award
University Heights Library Task Force**

Alex Bevil, Ernestine Bonn, William Harris, Pat & Ronald Johnston, Marilee Kapsa, Maureen Markey, Nan McGraw, Christopher Milnes, Alex Sachs, Steven Satz, Mary Wendorf, and Leo Wilson. The University Heights Library Task Force has worked for the past four years to develop a plan to retain, restore and reuse the historic Teachers' Training Annex at the San Diego Unified School District headquarters. The group was established with the intent of relocating the University Heights branch library to the Annex building. As consistent champions in the effort to preserve the structure, they successfully acquired funding to conduct a feasibility study with the aim to reuse the property for community uses. Because of their work, the movement is now gaining support and assistance from many other community organizations including the City Council and, hopefully, the San Diego Unified School District's Board of Trustees.

**Cultural Landscape Award
The Trust for Public Land**

With a vision to protect the unique natural heritage of fast-growing San Diego County, this award winner works to preserve important regional landscapes. With a population of more than three million countywide, our fast-growing communities need a proponent to preserve distinctive landscapes that define San Diego's history, culture, and economy. The Trust for Public Land is such a proponent. TPL has purchased and protected nearly 29,000 acres throughout San Diego, from Daley Ranch in Escondido to Otay Valley Regional Park in Chula Vista, from Volcan Mountain near Julian to the San Diego National Wildlife Refuge in Jamul. The act of preserving natural landscapes is laudable in and of itself. However, it also does so much more such as preserving the archeological, cultural, and architectural resources that are part of that landscape.

**Gift to the Street Award
Gordon Hattersley, III**

As you drive through Bankers Hill along 4th Avenue, you can't miss the vibrant colors of the Britt Scripps Inn. The current owner's enthusiasm is evident in the detailed restoration of this Queen Anne-era mansion. During a 24-month long project, an exterior restoration was undertaken which included repair of the brickwork & stone lintels, painstaking refurbishment of the stained glass windows, rehabilitation of the woodwork and installation of period appropriate ridge crestings. The classically Victorian details like shingles, siding, brickwork, and woodwork were enlivened by an eleven-color, historically accurate paint palette with colors in the yellow, olive, and terracotta families.





**Investing in History Award
Kerri Klein and Mark Wiesner**

This 1906 La Jolla cottage was being marketed as a scraper. It could have been sold to a new home developer and demolished to make way for a McMansion and a large profit. But it wasn't, thanks to these award recipients. This project serves as an example of how a developer can purchase the same property, restore a historic home on a spec basis, and make a healthy profit. The home sold for \$2,875,000, the same price per square foot a new home would

have commanded! The project also proves that historic preservation can be economically viable even in today's market, a win-win for the community and the developer. As part of the restoration process, the home was submitted for historic designation and Mills Act property tax savings, a benefit, which was used as a selling point during post-restoration marketing.

**Developer of the Year Award
Catellus Urban Development**

Catellus Urban Development company administered the successful rehabilitation of the Santa Fe Depot baggage building. The focus of the project was the sensitive restoration of the exterior to its 1914 appearance. Work included window and door repair, restoration of existing features, and replication of missing doors, hardware, copper gutters and downspouts. Long missing cast-bronze light sconces and pendant globes were custom fabricated to match those in historic photos. Hazardous materials were removed and the building was seismically retrofitted. Finally, it was painted in its historic yellow and green Santa Fe Railroad colors. This rehabilitation was conducted as part of a larger development, which, upon completion, will house the downtown location of the Museum of Contemporary Arts. While the future new construction may be controversial, no one can argue with the quality of the baggage building restoration.



**A Modern Legacy Award
Del Mar Heritage**



Nowhere in San Diego is it more evident that we are a community at a crossroads than in the Hillcrest /Banker's Hill area. While much of Sixth Avenue is being bulldozed and out-of-scale high-rises are redefining the skyline along the park's edges, the retention and renovation of the historic Solamon Apartments, now known as 3200 Sixth Avenue, is a wonderfully positive act. Built in 1959, this classic Henry Hester design is a rare surviving example of

large scale modern architecture. Its design is characterized by continuous flowing planes and the connection between indoor and outdoor space. The current developers recognized the value of its excellence in design, human scale and established relationship with Balboa Park. Because of their foresight, it stands out today as prominently as the day it was built.

**People in the Trenches Award
Allen Hazard and Janet O'Dea**

This husband and wife team recognized the beginnings of some dangerous trends in their neighborhood, trends toward the destruction of historic homes, the replacement of those homes with McMansions, and the increase in the number of insensitive modifications. They recognized that these types of activities lead to a loss of character and they did something about it – they galvanized their community to form a historic district. The duo learned how to form a district, went door to door to raise awareness, organized community meetings, raised funds, and learned how to conduct historic research. As a result, 75 homes have been submitted for designation as part of the Mission Hills Historic District. The City of San Diego has yet to ratify the district.



**Diggin' History Award
Grant Elementary's 4th & 5th grade Seminar class**

Darian Spencer, Lauren Nelson, Connor Mullaney, Gabrielle Maginn, Grace Kramer, Stephen Hager, Jimmy Curry, Kamala Buchanan, Kelley Boland, Joshua Basch, Zach Adkins, Maya Adkins, and their teacher, Patsy Kirk. Twelve students undertook a project to develop a website focused on the park adjacent to the school which had been Calvary Cemetery. Some of San Diego's earliest founders buried there include Ysidora Bandini & Cave Coutts and some of their children; their home was the Rancho Guajome located in Vista, members of the Marron family; the Marron Adobe still stands in its Carlsbad location, the Arguellos, and many other historically significant San Diegans. In the 1970's, the cemetery was reworked into a parksite, the majority of the headstones removed, and the few remaining markers were placed into a corner. These

children took the nearly forgotten historic site, now known as Pioneer Park, and through their research and website development revived enthusiasm about its significance causing something which had been taken for granted to assume a whole new meaning.

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SOHO thanks the generous contributions of new and renewing members of our Family & Individuals, Professional, Executive, Benefactor and Lifetime groups from February through April, 2005.

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CALENDAR OF EVENTS

June 25
SOHO Museum Shop 1st Annual Clearing Sale

September 10
**Courtyards, Intimate Outdoor Rooms-
 Lecture, Book signing and reception**

September 17 & 18
Modernism Weekend

September 24
Annual Membership Meeting

October 14 through 31
Halloween/October Events/Whaley House

December 10
Annual Holiday Potluck

2nd weekend in March 2006
Craftsman & Spanish Revival Weekend

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- ◆ Participation in volunteer programs

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Bungalow Details: Exterior

Book Review

JULIE KOLB

Each month for the past year I have been lucky to tour bungalows around San Diego, interviewing the homeowners and sharing the stories of these houses with the readers of the *North Park News*. I never fail to enjoy discovering the details that make each house unique, for no matter how many times I step inside these bungalows; I have yet to find two that are exactly alike. Reading "Bungalow Details: Exterior," by author Jane Powell and photographer Linda Svendsen, shed light on the magical nature of bungalow design that continues to delight those of us who consider ourselves modern bungalow fans.

Powell, who is not the first author to assess the continuing appeal of bungalows, opens the book with a historic perspective on the bungalow. Included in this overview are the political, social, and artistic influences of the era. This is a story that has been told before, and for regular readers of bungalow books, much of this information will merely restate what is already known. However, the value of the book lies not in the historic overview, but in the delivery of what her title promises: details.

Besides what should be a mandatory reading of Chapter 2: "Good House Keeping" -- a chapter that includes "Erik's Bungalow Manifesto" written by SOHO's own Erik Hanson's and that pointedly reminds readers of the importance of maintenance for any house, bungalow or not -- readers need not start at the beginning of this book. Instead, readers can easily read chapters out of order depending upon what part of the house they may be interested in learning more about.

Logically laid out, the book starts with all things related to the tops of bungalows in Chapter 3. Each subsequent chapter addresses a major aspect of bungalow construction and design. For example, Chapter 5: "Grand Openings" identifies the numerous styles of wood windows found in bungalows, addresses and encourages wood window repair, and suggests options for window screens. The chapter also covers the importance of front doors, door design, and door trim to bungalow design.

Individual chapters are broken down into subsections that identify and explain the variations of construction and design found within the bungalow genre. Design variations are the result of many forces including: regional skill sets of the craftsmen and artisans who built these houses, differing climate requirements throughout the United States and Canada, and access to and popularity of different building materials. In cities like Chicago where house fires were a major urban concern, many bungalows were built with brick. In Southern California, bungalows are clad in wood siding, split shingles or stucco.

In addition to identifying and explaining exterior design elements, Powell has included restoration recommendations for each subsection. These are divided into what she calls the "Obsessive Restoration" guide and the "Compromise Solution." Often enough, bungalow restoration work and maintenance are affected by the realities of a homeowner's budget. While Powell provides tips for obsessive restorations that are sometimes expensive, she also offers solution that meet the spirit and intent of bungalow design but that may

offer a more reasonably priced or more easily available alternative.

Throughout the book, she is very clear as to what alterations to a bungalow are completely unacceptable in her book including the don'ts of installing solar tubes in a bungalow or replacing wood windows with vinyl. Addressing the numerous options for rain gutters on a bungalow, Powell writes, "You can also buy vinyl gutters. Don't."

Each chapter concludes with a resource guide which Powell notes is as comprehensive as she could make it. While offering the resource guides as one source of solutions, she also encourages reader and bungalow owners to "deal locally if possible" when searching for the craftsmen and components needed to restore and repair a bungalow. (A good place to start a local search is with SOHO's Resource Directory.)

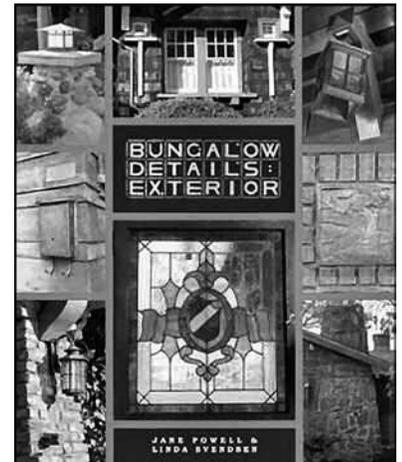
For homeowners who have difficulty telling the difference between a footing and a knee brace, Powell's style makes understanding construction terminology an easy task. The potential benefits of developing this knowledge are saving time, money, and frustration. Before hiring a contractor or before beginning a do-it-yourself project, homeowners would do well to consult this book. The explanations of common problems, maintenance issues, and misinformation will better prepare homeowners to tackle the work.

Accompanying the text are the many and varied photographs taken by Linda Svendsen as well as countless illustrations reproduced from magazines, brochures, plan books and advertisements published during the bungalow building heyday. The plentiful photographs and illustrations enhance the details that Powell describes in her text.

Written from a decidedly first person perspective, Powell makes plain her opinions on the preservation of bungalows, the value of maintenance, her environmental concerns, and her color preferences. She adamantly and repeatedly points out that white is not always the best trim color for a Craftsman bungalow, and a monochrome paint scheme for the exterior of a house is boring and inconsistent with the intent of bungalow design.

For fans of author Jane Powell, puns both good and bad are an integral part of her style, and humorous comments are to be found liberally included within the text. "Bungalow Details: Exterior" is an enjoyable read that provides a wealth of practical information for bungalow homeowners.

Copies of "Bungalow Details: Exterior," as well as similar books specializing in a variety of historic house designs, can be found at our very own SOHO Museum Shop, 2476 San Diego Avenue in Old Town San Diego.



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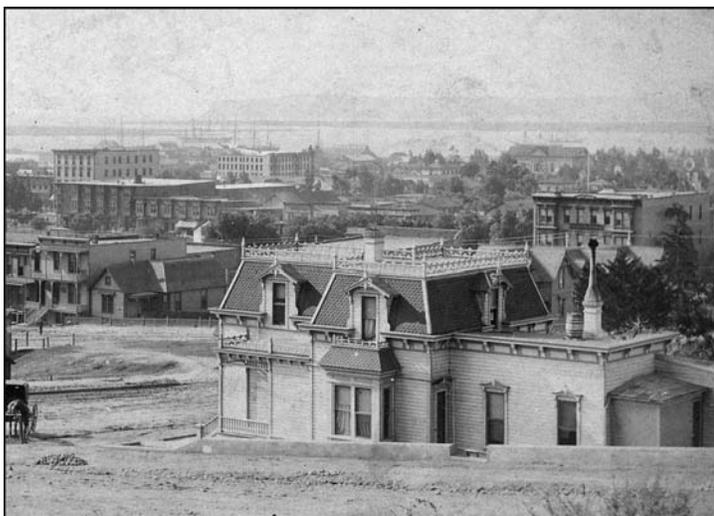
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Found San Diego

This French Mansard roofed house is one of only three or four that still exist in San Diego. The beautiful Victorian house was located on the North-West Corner of 7th and A Streets on what we now call Cortez Hill. Built in 1887 this house was shown in the foreground of many of the historic "Birdseye" view photos of downtown San Diego. It was moved in 1910 to 1930 30th Street in South Park, where it is now being restored by its owner.



Coons Collection



Photo/Bruce Coons



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Look for the 2005 Most Endangered in the July issue of *Reflections!*

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~ Lost San Diego ~



Historic photo/Coons/May collection



Photo/Bruce Coons

The Middletown Schoolhouse was originally located at the North-West Corner of Union and Elm Streets in San Diego. This was one of four of San Diego's very large spectacular Victorian schoolhouses built in the 1880's; buildings that most Cities today would give anything to have. All four have been removed and replaced with non-descript institutional designed schools similar to the one located at the Middletown site shown in the modern photo. Quite an improvement, huh? School officials seem to think that new schools must sprawl all over the landscape with prison style architecture, instead of utilizing urban sites with more efficient multistory buildings and creating a place that children could be proud of belonging to.