



July 2005
Volume 36, Issue 3

Reflections

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

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

Court Rules: Historic Designation of Coronado Belt Line Unlawfully Set Aside by City Council

SUSAN BRANDT HAWLEY

The San Diego Historical Resources Board has declared after careful review that the portion of the Coronado Belt Line railway located in San Diego is a historic site. At the request of the MTDB and Councilmember Ralph Inzunza, the City Council overturned the Board's designation in 2004 against the recommendations of City staff and the City Manager, with Councilmember Donna Frye as the sole dissenting vote. Save Our Heritage Organisation (SOHO) sued the City because, as City staff pointed out, there was no legal basis to overturn the historic status. (San Diego Superior Court Case GIC837743.) On July 15th, San Diego Superior Court Judge Ronald S. Prager ruled in favor of SOHO, agreeing that the City acted unlawfully and granting a peremptory writ requiring the City to set aside its action. (See ruling at www.sandiego.courts.ca.gov.)



Photo/Bruce Coons

The Coronado Belt Line looped around the San Diego coastline and up the Silver Strand to Coronado as part of the Spreckels railroad empire, contributing to San Diego's growth and vitality as it linked the City with the harbor and South Bay communities. From 1888 until the mid-20th century, the Belt Line regularly transported residents, visitors, World War I and II military shipments, agricultural products, building materials, and commercial and industrial wares through the region.

SOHO Executive Director Bruce Coons said, "This is an important precedent proving that the City Council can not arbitrarily overturn historic designations just because they want to approve some ill-advised development scheme. They must have a valid legal basis to do so."

This is the second lawsuit that SOHO has won regarding the Belt Line's historic merit. Last year, Superior Court Judge Linda B. Quinn agreed with SOHO in a suit brought under the California Environmental Quality Act against the Port District, ruling that the Belt Line has historical significance as an historic, cultural, and aesthetic resource. Judge Quinn ordered the Port to prepare an Environmental Impact Report to examine potentially significant impacts on land use, recreation, historical, cultural, aesthetic resources, and transportation before approving a 66-year lease of the Coronado Belt Line, subject to approval of MTDB. (San Diego Superior Court Case GIC806225.)

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Reflections

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Deadline for all information and ads for the October 2005 issue is September 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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Save Our Heritage Organisation is a 501 (c)(3) non-profit organization.

Remember the Alamo

President's Message

BETH MONTES

Summer has come with all its warm weather and time for visiting family and friends. My family and I have just returned from a lovely family reunion in San Antonio, Texas. While our primary focus was family, I took every opportunity to visit as many historic sites as possible – and there were lots of them! There are several missions very close to each other just beyond downtown. They were all built 30-50 years before our California missions and are in beautiful condition. Besides its world-famous Riverwalk, downtown San Antonio is full of multi-story buildings, which were constructed in the mid-1800's, and many old homes from about that same period. And, of course, the Alamo is wonderful to see. Just down river a bit is a lovely historic neighborhood called the King William District which is so perfect it could be used as a movie backdrop.

That's great, Beth, but what does your trip to San Antonio have to do with preservation in San Diego? Well, I was struck by how much history remains in such close proximity to downtown. Also equally noteworthy was how important preservation is to locals. Time after time I read information plaques stating that this building was preserved in 1946 and that one in 1933 and so on. Whole buildings, even complexes, were protected and reused. And I mean the **WHOLE** building, not just a façade. We stayed in a hotel where the new buildings were constructed around historic homes. Those homes were then incorporated into the hotel grounds as outbuildings to house exercise equipment and other items. Near the hotel's parking lot, an old school site built by German immigrants was saved and functioned as meeting rooms. There was also the expected smattering of old homes serving as offices and bed & breakfast inns. I did not see **ONE** active construction site anywhere in the downtown area where it looked like an older structure had met its demise on the altar of "progress" or "densification." What I did see were many instances of historic buildings being reworked to serve as restaurants, stores, or offices. The overall sense I got was that there was no question older structures would remain and newer needs would be met by working with and around important structures and sites.

So, my questions are these: why do other municipalities seem to understand the importance of preserving their older sites and structures while ours are regularly threatened? Why can't those who wish to develop sites in San Diego be made to realize that new uses can successfully be designed to maintain extant structures while meeting current needs? How are we ever going to boast 150, 200, or 250 year old buildings if we knock them down after 50, 75, or 100 years?

We live in a community of very creative architects, designers, and developers. They will rise to the occasion if we demand that they put this creativity to work on projects involving historic structures.

I think our community can someday become more like San Antonio if we remember the Alamo...

Calendar of Monthly Meetings

at the Whaley House Museum Complex

SOHO BOARD OF DIRECTORS • 5:30pm

2nd Monday upstairs in the Derby Pendleton 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

Historical Resources Board Safe for Now

Thank you for all your support during the recent crisis involving the Historical Resources Board (HRB) and the proposed 2005-2006 City of San Diego budget. All of your calls, letters and emails certainly got the attention of our elected officials. A special thank you to those who were able to attend the hearing and make public testimony. The preservation community was very well represented and each speaker made an impact. After hours of speeches and discussion, the elected officials made it evident from their comments that they realized the importance of maintaining a functioning HRB. They voted to put the staff position on a wish list of items that they would try to find funding for at the end of the entire budget process.

Unfortunately, at the final budget meeting, the Mayor and City Council were not able to find the money within the City budget to fund the HRB staff position slated for reduction, but several Council members volunteered to contribute discretionary money from their own office budgets to ensure the continued operation of the department. SOHO is sincerely grateful to Councilmembers Atkins and Peters, and former Councilmembers Inzunza and Zucchet, for pooling their monies to cover the \$108,000 position for one year.

The HRB requires a minimum of four employees to function properly. The position mentioned above was actually the only slot left which was assigned specifically to the HRB. That's why it was so important to save it. For the past two years or more, the department has been functioning by borrowing employees from other areas. With all the cuts in the planning department during this budget cycle, there will not to be anyone left that management can borrow. As a result, even though this one slot was saved, the department still needs at least three more personnel to function.

Planning department management has been working diligently to come up with a way to cover the costs of these positions. Some revenue will be collected from fees charged to property owners who are bringing their historic homes to the Development Serviced Department in order to obtain construction permits. In terms of voluntary designations, all parties involved agree that a fee is necessary to cover the costs of reviewing those homes. This fee will help fund another position within the HRB and will help to get the voluntary submissions reviewed and designated more quickly.

There are several methods of collecting these new fees under review. SOHO advocates a fee collected after the home is designated and based on a sliding scale tied to assessed property value. This fee collection mechanism will be the most fair to all parties involved and will not be seen as a barrier to designation for property owners with more modest homes. SOHO does not support a fixed, upfront fee collected before a building is designated.

Remember, the HRB is only back in business for this budget cycle. Next year the threat may reassert itself. We need to be ever vigilant to ensure that this most valuable department continues to function.

ASAA Government Affairs Program: Washington, D.C. Update

ACTIVE LEGISLATION

H.R. 2361 - FY06 Department of Interior, etc., Appropriations Act
Sponsor - Rep. Taylor (R-NC)

Status - approved by House Appropriations Committee 5/13; passed by full House 5/19; pending in Senate

Background - the House version of the Department of Interior spending bill for FY06 would spend the following amounts on certain historic preservation programs, compared with FY05 spending:

BLM cultural resources -- \$15.2 million, up \$315,000

NPS cultural programs -- \$19.9 million, up \$20,000

Historic Preservation Fund -- \$72.7 million, up \$966,000

SHPO -- \$36 million, up \$500,000

THPO -- \$3.2 million, level funding

Save America's Treasures -- \$30 million, up \$417,000

Historically-Black Colleges -- \$3.5 million, up \$49,000

National Endowment for the Humanities Grants -- \$122.6 million, up \$449,000

Advisory Council on Historic Preservation -- \$4.8 million, up \$324,000

The bill provides no funding for the Preserve America program. Also, it maintains funding for the National Center for Preservation Technology and Training. The President's budget request had proposed to eliminate funding for the Center. The Senate is expected to begin work on its appropriations bills following the Memorial Day recess.

Volunteers Make the Difference!

Non-profits generate 6% of the US GDP (gross domestic product), and employ 1 in every 14 American workers. Non-profits mobilize the efforts of an army: 83.9 million adults volunteering 15.5 billion hours each year towards community and public benefit - the equivalent of 7.7 million full time staff. Just to give a comparative number, the total active military personnel in all services (Army, Navy, Marines, Air Force) total 1.4 million.

Annual Report 2005

Message from the Executive Director

SOHO Continues to Grow Stronger Everyday

BRUCE COONS

Among a host of accomplishments this past year is that our financial health is at the strongest in our organizations 36-year history. We have taken in more, spent more and yet retained more revenue than ever before. The accompanying charts reflect our steady and continued growth over the past five years.

We have been equally effective in protecting our historical resources and winning the great majority of our battles. Consequently, our public visibility and membership has increased along with our status as a leader among historic preservation organizations in the nation. We are a county-wide organization and our advocacy work this past year has reflected this fact, from Otay to Oceanside, from Borrego Springs to the ocean, we have worked hard to protect the historic legacies of San Diego County.

Along with the five historic properties at the Whaley House complex we have added to our museum operations the Old Adobe Chapel, which is traditionally one of San Diego's most revered buildings.

We have substantially increased attendance at our educational events and visitation to the Whaley House. The focused effort of teaching by example the viability and economic sense of historic tourism has paid off.

We continue to build our educational programming and our outreach. In the Old Town community we have been very successful working with businesses and public agencies to increase awareness of the area's many historic sites.

A record contribution of volunteer hours has allowed us to expand our programs to reach ever-larger audiences. Our mid-century historic home tour in Borrego Springs in which we partnered with the Borrego Chamber of Commerce was a great success and drew more than two hundred and fifty people into this desert community.

Along with this added programming we have expanded our staff. We now have three full-time administrative employees and nineteen part-time docents and Museum Shop staff. Our volunteer docents have helped to fill the need as our summer hours at the Whaley House and Museum Shop expanded to seven days a week from 10am to 11pm. I would be remiss if I did not point out that among the many volunteers for SOHO, our treasurer is a full-time volunteer and her contribution cannot be overstated.

The youth docent program has been one of our proudest accomplishments. At the end of this summer three of these young people will be leaving for college. They began working as docents as 14 to 16-year-olds and have committed enormous amounts of time and care to the museum. They are exemplary examples of their generation and we will miss them.

This past year we received our first TOT (Tourist Occupancy Tax) funding from the City of San Diego.

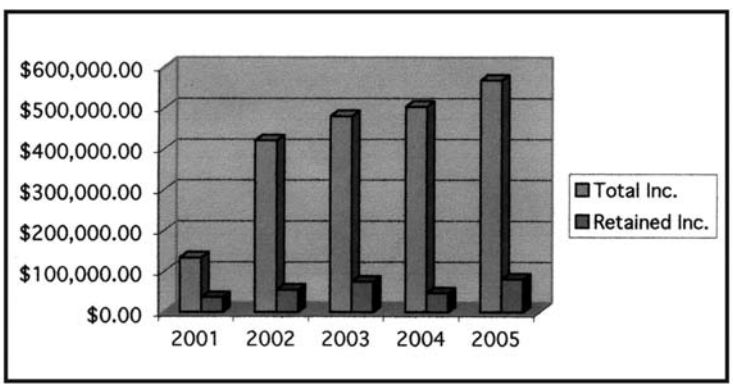
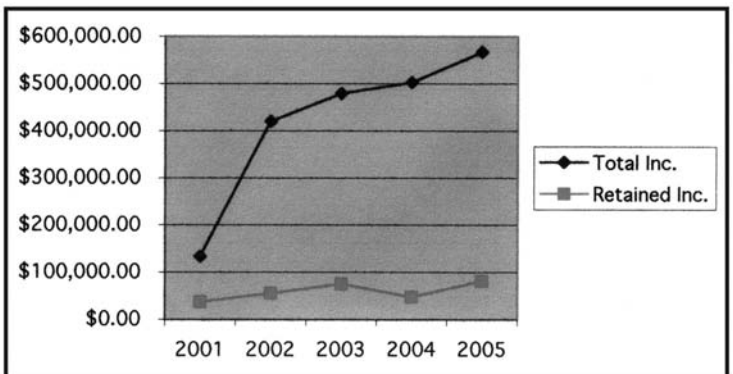
And as ever, it is SOHO members that are our greatest asset. Many of you have contributed much more this past year and have also renewed your memberships at a higher level.

This year promises even more growth. We need to put SOHO in a condition to sustain the organization's financial health while increasing its influence. We need to build the Preservation Revolving Fund to a level where it can be an effective tool for the purchase of endangered sites. SOHO needs an endowment that ensures its long-term financial health. We also need to add additional employees, which will allow us to become even more effective, and we need more funds to be competitive in attracting and retaining the best people.

We need all of you to help us be the best we can be. Let's continue our great success and build a future for our past. We need all of you to help us be the best we can be.

Total and Retained Income for Years 2001 through 2005

| | Total Inc. | Retained Inc. |
|------|--------------|---------------|
| 2001 | \$133,316.87 | \$36,765.60 |
| 2002 | \$420,018.59 | \$55,062.97 |
| 2003 | \$479,509.68 | \$74,699.00 |
| 2004 | \$502,679.46 | \$46,562.13 |
| 2005 | \$567,280.38 | \$80,640.39 |



House to be Saved & New Group Formed

The proposed demolition of an especially outstanding Mission Revival house in the Point Loma community of La Playa prompted resident Kathryn Rhodes to spearhead a community activist group whose first mission was to save this landmark.

A neighborhood meeting was organized and the developer/owner and his family were invited to attend the meeting. His willingness to come to the meeting to learn about the neighborhood's concerns regarding his proposed development was noted and very much appreciated by the community.

The meeting began with a brief overview of the proposed development. The project included the demolition of the historic home and a subdivision of the large lot into two parcels. Not only would this project destroy the beautiful home, but it would also increase the density in the neighborhood and irreparably damage the character of what is one of San Diego's most intact historic neighborhoods.

After a brief presentation of historical information on the house, neighbors introduced themselves and voiced their concerns about the demolition of the historic home. More than thirty neighbors discussed their heartfelt reasons why the historic home should not be demolished and their reasons why the large lot should not be split. The home is a historic landmark within the neighborhood. Many neighbors fondly recalled their encounters with previous owner Mr. Fanning, who walked around the neighborhood until his death in 2003.

The neighbors also voiced their concerns regarding increasing the density in the established neighborhood, and keeping the estate intact. Many expressed concern about the trend of condominiums encroaching up the hillside of La Playa and the associated increase in traffic and parking problems. The increased density and infilling by condominiums starts at San Diego Bay and is currently to San Elijo Street.

Two neighbors offered to buy the home in its current condition and to restore the home to its original splendor. Many neighbors told of having historical homes in the neighborhood and the challenges of restoration and upkeep.

The new owner then had a chance to tell the neighbors how he came to his decision to develop the lot by demolishing the home and subdividing the lot. He said that he originally planned to live in the home with his family. However, all the consultants who evaluated the condition of the home's foundation advised him that the structure could not be saved.

Fortunately SOHO Executive Director Bruce Coons was at the meeting to refer the owner to appropriate consultants for historical restorations. The meeting ended with the owner promising that he would contact SOHO about the possibility of restoring the home.

The owner, Todd Stuyk, followed through immediately. Tony Court of the Curry Price Court structural engineering firm was recommended and was able to find a solution that will allow the house to be restored. Mr. Stuyk has withdrawn the development project and intends to restore the house and live there with his family as he had initially hoped.

This is a great preservation story because it shows the difference a community can make when they empower themselves to do what is right for the entire community in the long term. By looking at the bigger picture they could clearly see what the wrong development would do to this beautiful area of La Playa and how it would doom the integrity, character and beauty of this unique neighborhood for the future.

This neighborhood group is now called La Playa Heritage; their wonderful website can be found at www.laplayaheritage.com.



Photo courtesy Bruce Coons

This is the second community to have formed their own group based on, but not limited to, historic preservation. Earlier this year Mission Hills neighbors formed Mission Hills Heritage, on the web at www.missionhillsheritage.org. SOHO has supported both these groups and we are very pleased to see this type of advocacy beginning to take root in San Diego.

Editors note: SOHO president Beth Montes, La Playa homeowner Stephanie, and myself were driving in the neighborhood looking for homes for next March's Craftsman & Spanish Revival Weekend, which will be held in La Playa. As we came to the gorgeous Mission Revival home we saw the notice posted at the site for the city permit to develop. We jumped out of the van to jot down contact details. Stephanie had heard rumors but this was the real deal. We tried to call Bruce but he wasn't answering. When we got back to the SOHO office it turned out that Bruce couldn't answer because he was fielding so many calls from the neighbors of La Playa! This community really sprang into action and importantly they knew where to get help. Our hats are off to the people of La Playa.

Building Ordinance Adopted

Coronado city officials have adopted an ordinance that prevents property owners from buying and demolishing small homes and then building "monster houses" that critics say erode the city's character.

The City Council approved a first reading of the ordinance June 7 and voted 4-0 Tuesday to approve a second reading of the ordinance, a requirement of the adoption process. Councilwoman Carrie Downey was absent.

The ordinance, which takes effect 30 days after Tuesday's vote, changes zoning regulations to require property owners to limit the size of new homes and consider proximity to neighbors when building.

Some homeowners are hoping to get their building permits in before the cutoff date. Mayor Tom Smisek said the city has seen a nearly 400 percent increase in the number of permits from the same time last year.

The 2005 Most Endangered List

SS Catalina (1924)

For more than a century, steamships carried guests between the mainland and Santa Catalina Island. The last of these storied white steamers, a California landmark on the National Register of Historic Places, barely survives today, partially submerged and listing 15 degrees to port in the harbor at Ensenada. Built for about \$1 million in 1924 by William Wrigley, she carried more than 20 million passengers in a 51-year career, including 820,000 U.S. servicemen during World War II service in San Francisco Bay, before her retirement in 1975. She was put on the National Register in 1976 and then sold in 1977 to the first of many unsuccessful private interests. Since 1985, she has been virtually abandoned in Ensenada. The Mexican authorities have been patient while international efforts to salvage the Catalina have continued, but now she is in the path of a new multi-million-dollar marina and an official Request For Proposals to dismantle her is expected soon.



Marron Adobe

Built in the 1850's by the Marron family, and still owned by direct descendants, this L-shaped structure is one of the last intact adobes in San Diego County. The property includes the Buena Vista Creek and El Salto Falls archaeological sites as well as the area's last stretch of natural open space, part of which is sensitive habitat. The site is threatened by a proposed interchange in the Oceanside/Carlsbad area off Freeway 78, an alignment that would impact the whole property. Now an additional threat has reared its head in the form of a shopping center and housing on the east side of the property enveloping the historic El Salto Falls. CalTrans and the Cities of Oceanside and Carlsbad need to consider an alternative alignment and respect this very special place, an important cultural landscape setting and a rare surviving example of early-stage adobe ranch house construction.

Hotel San Diego (1914)

John D. Spreckels built the Hotel San Diego, which was one of several buildings his family interests constructed on Broadway such as the Spreckels Theatre and the old Union-Tribune Building. In 1983, the Hotel San Diego is listed as a Historical Site in San Diego and was deemed eligible for listing on the National Register of Historic Places. The six-story hotel is significant not only for its architecture and size but also as a representative piece of the city's layered urban fabric. A new federal courthouse is planned for the site and it appears only a lack of funding continues to save the hotel. For a city with so few important buildings left along Broadway the loss of this building would be yet another to mourn.



Red Rest and Red Roost (1894)

These two La Jolla Cove cottages are widely recognized as the progenitors to the California Bungalow. Listed on the National Register in the 1970's, they have suffered greatly in the past 30

years from owners' neglect, but with new family members taking the ownership reins, there finally may be light at the end of the tunnel. A development plan incorporating the cottages is underway and the owners have taken steps to stop the deterioration in the meantime. SOHO has suspended legal action and continues to meet with the family during the development process. The owners have recently commissioned a historic structures report, which is a promising next step.



Border Field State Park

The notorious triple border fence proposed along this section of the International Border between the United States and Mexico would have a disastrous impact on the California State Park adjacent to San Diego County public lands. The wall will destroy sensitive prehistoric sites and significant historic trails, believed to be those of the 1769 Portola expedition and the Spanish padres. The entire cultural and environmental landscape of this international setting is at risk. The California Coastal Commission unanimously rejected the proposal, which consists of three parallel steel fences with a filled in freeway-wide road between. Our own Congressman Duncan Hunter says he will go for a presidential override to get around the environmental process. This will further degrade a border area that is already an international tragedy.

Coronado Railroad (1888)

The Coronado Railroad served the five bay cities during the 19th century boom town days and later was a critical rail component between Coronado's North Island and San Diego during two World Wars. Now, despite its continued importance for transportation, heritage and eco-tourism reasons, this historic rail transportation corridor is threatened by unrelated commercial development. The railroad was designated as a historic landmark by the City of San Diego after meeting criteria in three out of four categories, a designation having the support of all the historical groups from the San Diego region. When the City Council changed its mind and reversed its decision, SOHO filed action in court to reinstate the status. Please see cover story.

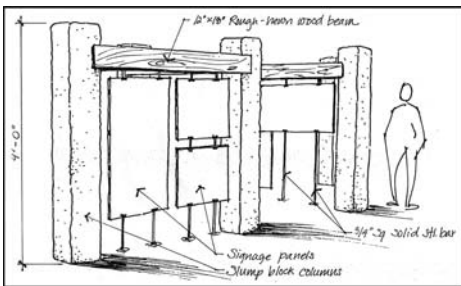


San Pasqual Valley Old Adobe School House and the Clevenger House/Homestead

The Clevenger House of 1872 is the oldest house in the San Pasqual valley and is now abandoned. The old adobe schoolhouse, built in 1882, is the only existing one-room adobe schoolhouse in the County. Restored in 1944 by Henry Fenton, the building is now roofless and in danger of collapse. Both of these buildings are owned by the City of San Diego and are being demolished by neglect. This beautiful, peaceful valley is an extremely significant cultural landscape arrested in time, with fields and orchards much as they were a century ago. We must not allow two of its most important landmarks to disappear.

Otay City

The last vestiges of this once-proud western boom town, which boasted the most modern watch factory in the West, the famous Daneri winery, a Wells Fargo Office, a railroad and a street of false front buildings surrounded by Victorian homes and farms, is being threatened by a theme-park scheme in nearby Chula Vista. Whatever was left by the Hatfield Flood of 1916 and decades of commercial development may now be wiped out by insensitivity and indifference. All that remains of this important San Diego community are four scattered Victorian houses, the brick Wells Fargo/post office and two churches. A new industrial development threatens two of the four homes and the churches, easily the most prominent landmarks, are being threatened with relocation to Chula Vista. If these two projects are allowed to proceed, all sense of place will disappear and the knowledge of this important part of San Diego County's history will fade from memory and be lost forever.



Presidio Park

Presidio hill is probably the most important archeological site in the State of California, if not on the entire West Coast of the Americas. It is now threat-

ened by a City of San Diego scheme to build viewing platforms, walkways, interpretive panels, slump block kiosks, pergolas, an imitation bell tower/gateway for the El Camino Real bell, faux Craftsman light poles and a relocation of the California State landmark plaque. Not only is this the 1769 site of the first European settlement in California, still to be excavated, but the hill also includes the 1913 Serra Cross and enclosure and the 1929 cultural landscape of George Marston, which is intact. These sites are some of the most important and revered sites in San Diego. 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. Instead, the plan resembles nothing more than a rejected design for a freeway rest stop.



Our Historic Neighborhoods

Historic neighborhoods across San Diego County increasingly are under attack from developers, politicians, land use decision makers and even some residents. The

faces, the integrity and the character of established historic residential neighborhoods such as Chula Vista, Coronado, Golden Hill, Kensington, Mission Hills, National City, North Park, Oceanside, South Park, Point Loma, University Heights and other communities are being severely compromised by insensitive remodeling, inappropriate density, intrusive monster mansions and other adverse changes. The displacement of traditional shops and stores and the loss of human scale in local commercial districts has spread as chain merchandisers replace historic buildings with new structures, sometimes ironically designed to recreate the very environment they have destroyed. The loss of community character is the single greatest threat to maintaining San Diego's unique sense of place that differentiates our city from all other cities in the world, defines us and gives meaning to our lives.

Resurrection on El Prado

MIKE KELLY

In March 2002 California voters passed Proposition 40 (The California Clean Water, Clean Air, Safe Neighborhood Parks, and Coastal Protection Act of 2002), approving the sale of 2.6 billion dollars in bonds for "natural resources conservation, state and local park acquisition and improvement, and historical and cultural resources preservation purposes." Six million dollars was awarded to the City of San Diego's Department of Parks and Recreation for Balboa Park projects, including 1.7 million dollars for reconstruction of the West Arcade.

Built originally for the 1915 Panama-California Exposition, the West Arcade has been absent for the past forty years. Reconstruction is now well under way thanks to Prop 40 state funding, San Diego's Transient Occupancy Tax, Council District Three's Deferred Maintenance Fund, generous donors, and the financial support and perseverance of the Committee of One Hundred, which is "dedicated to the preservation of Spanish Colonial Architecture in Balboa Park."



The missing arcade ran along the entire south and east sides of the Science and Education Building and was demolished about 1965. Most of the buildings along El Prado included arcades, providing Exposition visitors protection from the elements. Today's visitors to Balboa Park will soon enjoy strolling through one more arcade. Sadly, the Spanish Colonial Revival ornamentation on the courtyard entrance, estimated to cost an additional \$500,000, has been postponed indefinitely.

Designed by Carleton Monroe Winslow for the

1915 Panama-California Exposition, the Science and Education Building anchored the northwest corner of Balboa Park's Plaza de Panama. Like most of the buildings built for the Exposition, its wood-frame construction and exterior lath & plaster were meant to last for little more than a year—the planned duration of the Exposition, which was extended to a second year in 1916. In *The Architecture and the Gardens of the San Diego Exposition*, Winslow said that most of the building was Renaissance in style; that the east frontispiece of the Science and Education Building was inspired by the 16th-century facade of the Church of San Francisco in Puebla, Mexico; and that its octagonal Moorish stair tower, crowned with bright black and yellow tiles, was reminiscent of the colorful glazed ceramics of Puebla.

Campaigns to save the temporary Exposition buildings were mounted



in 1922 and again in 1933, when most of the temporary Exposition buildings were condemned as fire and earthquake hazards. The distinctive arcades were crumbling and large pieces of cornices and parapets had broken off. Gertrude Gilbert, who directed the musical programs for the Exposition, likened the plan to demolish the buildings to letting a loved one die because it wasn't convenient to raise money to pay the surgeon. George Marston made his case for preservation of the temporary Exposition buildings when he wrote, "You may prove what you will in facts and figures about the shaky old buildings; the only answer is 'They shall not pass.' Somehow, without knowing how to explain it, we are instinctively, subconsciously, incurably in love with them and will not give them up."

Despite repairs, the temporary buildings continued to deteriorate. A 1957 Citizens Study Committee and a 1960 Master Plan for Balboa Park concurred that both the Science and Education Building and the Home Economy Building (the Exposition building was where the Timken now stands) should be demolished. The Science and Education Building was replaced with a modern structure not in keeping with the architecture of either the Fine Arts Gallery or the surviving Exposition buildings.

Balboa Park has the most complete collection of exposition buildings in the United States, some original and some rebuilt. Visitors to Balboa Park today can imagine what our Panama-California Exposition must have been like 90 years ago.

We will soon have our West Arcade—wouldn't it be grand to rebuild the entire Science and Education Building? David Marshall, now president of Heritage Architecture and Planning and former SOHO president, believes the exterior of the Science and Education Building could be accurately reconstructed from the original 1913 drawings and details and from the many photographs available. Four such temporary Exposition buildings in Balboa Park have now been rebuilt (we know them as the Casa del Prado, Casa de Balboa, the House of Charm and the House of Hospitality.) They serve as a tribute to the preservation of San Diego's defining architecture. Together with the permanent California Building and California Quadrangle, the Botanical Building, and the Spreckels Organ Pavilion, these buildings comprise the architectural centerpiece of Balboa Park and are truly symbolic of San Diego's heritage.

We celebrate the return of the West Arcade. Now let's bring back the entire building!

Saturday • September 10 • 7pm

Courtyards: Intimate Outdoor Rooms

Written & photographed by Douglas Keister

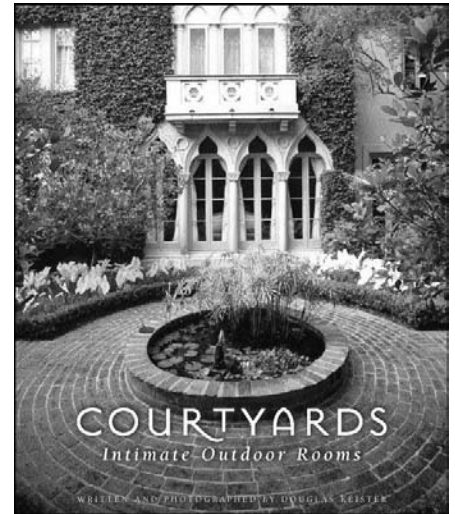
Book Signing & Lecture

at the Seeley Stables in Old Town State Historic Park

between Casa de Bandini and the Theatre in Old Town

Courtyard wine and hors d'oeuvres Reception

follows at the Casa de Estudillo



Make your reservations beginning Wednesday, August 31 through SOHO.

Attendance is limited; reservations must be received by Friday, September 2, 2005.

The price is \$30 for SOHO members, \$40 for non-members.

For more information or to make reservations, contact Save Our Heritage Organisation (619) 297-9327, (619) 291-3576 fax, www.sohosandiego.org

Researching James Hubbell

EDWARD A. SCHATZ, ARCHIVIST

For nearly twenty years now, I have been documenting, photographing, and videotaping the works of artist James Hubbell. This collection will be the cornerstone of his archives, and is a measure still in progress. Like many things from the past, many links in the chain connecting the present time to the past have been lost. I have gone on the words of more people and clients than I can remember in the search of these works. I am placing this article here, with the generosity of SOHO San Diego, in the hopes of reaching out to the public and private sectors, in the hope of uncovering James Hubbell's legacy. I would ask you; that if you have in your residence, or business, works done by James Hubbell, have contacts with individuals having work by James Hubbell, know definitively locations of James's works (specifically older projects), or have old photos/slides of his work; to please contact me. Everyone in San Diego is aware of the enormous losses incurred at their Wynola county hilltop residence, and all of the years of records that were lost to the fire that walked the hills of San Diego in 2003. I have through these years endeavored to find everything possible and never shirked from this mission. Those of you that know the historical value of this selfless artist and his family, and the years of giving they've endowed upon the communities around the world, will understand the value of this historical archive. I may be reached by email; at easchatz1@netzero.com or residential phone number 562-633-3503, and will make every attempt to record your work. If you have any problems reaching me at these locations, leave a message with SOHO, and I will check in from time to time for those.



Photo/Edward A. Schatz

A Beautiful Evening

The 23rd annual SOHO People in Preservation awards on May 21 overlooked Presidio Park from the graceful loggia of the Serra Museum. This year's honorees were added to a prestigious group of community advocates that have helped San Diego leave a positive historic legacy for future generations.

With another perfect evening in San Diego it is hard to go wrong when you have a hundred new and old friends enjoying sangria and tapas in a 1929 William Templeton Johnson building. Did we have a great time? The photos say it all!



William Doyle & Carolyn Read



Awards Ceremony



Steve McDonald & Courtney Coyle



PIP Juror Michael Kravcar, winner Bonnie Poppe & Robert Fanella



Lois Belbar, winner Gordon Hattersley & Beverly Hattersley



Gerald Kirk, winners Lauren Nelson, Kamala Buchanan & Patricia Kirk



Winner Alex Sachs



Bill & Suzanne Lawrence, PIP Jurors Todd Pitman & Melanie Como



Alana & Bruce Coons



Jim Brady, winner Susan Camiel, Dimitri Callian, winner Kay Mills & Cindy Castle



Roger Showley



Beth Montes & winner Bonnie Poppe



Dean Glass



Barbara & Lee Roper



Winners Ron & Pat Johnston



Dale May, winner Janet O'Dea, Mike Kelly winner Allen Hazard, & Ron May



Winners Martha Hiett, Dorothy Haven, & Suzanne Fisch



Cindy Castle, winner Kay Mills & Charles Castle



Sandé Lollis



Jason Kurnow & Autumn Acker



Winners Martha Hiett, Suzanne Fisch, Mary Jane Koenig & Quentin Koenig



PIP Juror Michael Kravcar & Robert Fanella



Ed & Jamie McBean, Barry & Hilary Hager



Winners Steve Satz & Mary Wendorf, Norm Warner



Tish & Harry Parashis



Welton Jones



Guests along the loggia



Winners Kerri Klein & Mark Wiesner surrounded by family

Contributors To Success

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

Lifetime

Al Alferos
Charley Bast
Anthony Block
Bob Broms
Diane & David Canedo
Diane & Jim Connelly
Bruce & Alana Coons
Elizabeth Courtier
Alice & Doug Diamond
Mr. & Mrs. D. Dickinson
M. Wayne Donaldson, FAIA
Nicholas Fintzelberg
First Church of Christ, Scientist
Nada & Cathy Grigsby
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Mary Joralmon
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Neil Swenson
Marc Tarasuck, AIA
Robin Webster
Kerri Klein & Mark Wiesner
Barry Worthington

New Lifetime Members

Barry & Hilary Hager
Rebecca & D. Nielsen Pollock

Renewing Members

Benefactor

Taryl Andersen
Phyllis Paul
Ione Stiegler

Executive

Gaylyn Boone
Steve Conner
James Dorcy
Jean Fort
Welton Jones
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Everett Mehner
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Professional

Terry Anderson
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Doug Scott

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Charles E. Bahde
Rita Baker
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Darrell & Jacqueline Beck
Gary & Susan Bier
Judith Bond
Dennis Bowyer
Terence Burke
Joan Campbell
Donny & Yang Ciccimaro
Eloise & Scotch Comer

Melanie Como

Bethel Dahl & Ruth Dahl
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Alby & Richard Furlong
Gregory Gjerde
Scott Glazebrook
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Geraldo & Scarrain Gomes
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Rebecca Gray
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Margaret & Philip Ham
Katy Hamilton
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Betty & Gary Hayward
Allen Hazard
Bruce Hopkins
Jane Hopkins
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Barbara T. Kronewitter
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Molly McClain
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Jennifer Ott
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Don & Pat Taylor
Steven Van Wormer
Susan Walter
Anne & Rob Wlodarski
Marcy Worthington

Student

Lorraine Roley

New Members

Professional

Atlas Footing Repair Inc.

Individual or Family

Andy & Paula Cameron
Cheryl Clark
John Davies
Scott A. Davis
Christine English
Maria, Mario & Mayra Estolano
Ray & Nancy Estolano
Michael Exel
Gail Gregson
David Leonard
Katherine Mills
Margaret Radnick
Jennifer Ray
Phillip G. Shaver

Student

Wendy Johnson



Please join SOHO president Beth Montes & husband Zeke as they host our annual membership & Board of Directors elections meeting.

September 24, 2005 • 4-7pm
2850 Cedar Street

This beautiful 1910 William Sterling Hebbard home is in the historic South Park neighborhood.

Bring a favorite dish to share for the traditional potluck.

A brief but important part of the meeting will be the election of new officers and directors to the Board.

Save Our Heritage Organisation
Statement of Financial Position
As of June 30, 2005

| | |
|---------------------------------------|----------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 - WAMU Checking | 20,096.13 |
| 1020 - Whaley Cash | 170.00 |
| 1030 - WM Money Market | 228,529.06 |
| 1040 - WWMM Facade | 79,156.43 |
| 1045 - WAMU PRF | 31,372.25 |
| 1050 - WAMU Sales Tax deposit | 1,100.83 |
| Total Checking/Savings | <u>360,424.70</u> |
| Other Current Assets | |
| 1250 - Inventory | 39,799.08 |
| Total Other Current Assets | <u>39,799.08</u> |
| Total Current Assets | 400,223.78 |
| Fixed Assets | |
| 1500 - Equipment | 10,107.84 |
| 1700 - Acquisitions | 925,000.00 |
| Total Fixed Assets | <u>935,107.84</u> |
| TOTAL ASSETS | <u>1,335,331.62</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| 2150 - Sales Tax Payable | 1,260.94 |
| Total Other Current Liabilities | <u>1,260.94</u> |
| Total Current Liabilities | <u>1,260.94</u> |
| Total Liabilities | 1,260.94 |
| Equity | |
| Facade Easement | 78,497.30 |
| Net Assets Unrestricted | 78,462.11 |
| Revolving Fund | 25,675.77 |
| 3900 - Retained Earnings | 1,070,795.11 |
| Net Income | 80,640.39 |
| Total Equity | <u>1,334,070.68</u> |
| TOTAL LIABILITIES & EQUITY | <u>1,335,331.62</u> |

CALENDAR OF EVENTS

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 8

Feast of the Immaculate Conception at the
Adobe Chapel

December 10

Annual Holiday Potluck

March 10-12, 2006

Craftsman & Spanish Revival Weekend

M E M B E R S H I P A P P L I C A T I O N

I want to help preserve the historical resources of San Diego
by joining SOHO at the following Membership level.

- \$15 Student \$30 Individual or Family \$50 Professional
 \$100 Executive \$250 Benefactor \$1000 Lifetime

Please complete this form and send it with your payment to
SOHO, 2476 San Diego Avenue, San Diego CA 92110

Please charge my Visa MasterCard

Card Number _____ Exp. date _____

Name as it appears on card: _____

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ e-mail _____

Please extend my membership for another year.

In addition, I am making a tax deductible contribution of \$_____ to the Preservation
Revolving Fund, to be used to purchase and preserve endangered historic properties.

What SOHO events would you like to help with? Special Events Tours Docent Work

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
- ◆ Free admission to Adobe Chapel
- ◆ *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

Glossary of Terms

Many of our members are new to historic preservation and may be unfamiliar with the language and terms of this field. We hope you will find this useful. If you still have questions, please don't hesitate to call or email SOHO.

Adaptive Re-Use

The method of preservation where a building retains its signature visual elements, but the structure is used for a purpose other than originally intended. The term implies that certain structural or design changes have been made to the building in order for it to function in its new use. Examples might include a factory building now used for loft apartments.

CEQA (California Environmental Quality Act)

A statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible.

Character-defining/distinctive feature

Features particular to a historic structure that distinguish and/or typify its character in terms of its original visual and structural design (and engineering) and in terms of its historic function or use.

CLG (Certified Local Governments)

A local government, certified or approved by the State Historic Preservation Office (SHPO), which has an appointed commission to oversee the survey and inventory of historic resources, to review areas for historically significant structures, and to develop and maintain community planning and education programs.

Cultural Landscape Preservation

Preservation of cultural landscapes, or areas "where the interaction between man and nature created a unique whole" or "places in nature that have acquired significant associations with human activities and human events. Examples of cultural landscapes include the Oregon Trail, San Pasqual Valley, Balboa Park, Presidio Park, Camp Pendleton, the Coronado Railroad or a landscape made famous by a work of art.

Cultural Resource Surveys

Inventories of sites, buildings, structures, or objects deemed to have local, regional, national, or international cultural significance. The purpose of such surveys is to have a record of what is significant in order to protect such resources from development or encroachment or to document the current appearance or condition for the record.

Cultural Tourism

Includes the artistic, cultural and historical offerings of an area that attract and/or extend the stay of visitors.

Demolition by Neglect

The destruction of a building through abandonment or lack of maintenance.

DPR form

Primary Record and Building, Structure and Object form.

Easement

Legal protection (recorded in a property deed) for distinguishing features of the interior or exterior of a property or in the space surrounding a property because such features are deemed important to be preserved. For example, a new property owner may be prevented from making changes

or additions to a building, structure, or landscape by an easement in the property deed itself. These are sometimes specified as preservation easements or conservation easements.

EIR (Environmental Impact Report)

A document required under the California Environmental Quality Act (CEQA). It describes a particular project location in its existing setting, describes the impacts which a project will have on the environment both on and adjacent to the property, and proposes mitigation measures.

Geotourism

Focuses on preserving a destination's geographic character, which is the combination of natural and human attributes that make one place distinct from another. Geotourism encompasses cultural and environmental concerns as well as the local impact tourism has upon communities and their individual economies and lifestyles.

Historic District

A defined geographical area which may be as small as a few contiguous buildings or as large as an entire neighborhood, central business district, or community, within which historic properties associated with a particular time or theme in a community's history predominate. Often the collective significance of the district may be greater than that of any one building or archaeological site. As a planning tool, historic district designation is often used to ensure the preservation of historic properties within the defined boundary or to encourage reinvestment of the buildings.

Historic Fabric

Any important components of the building such as doors and windows as well as the apparently mundane and hidden areas that are original to the building.

- Formless materials such as rubble or flint wall construction;
- Structure within voids such as floor joists and roof timbers;
- Redundant parts of a building such as unused door openings or machinery.

Historic Integrity (per National Register criteria)

The authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's period of significance. Including integrity of location, design, setting, materials, workmanship, feeling, and association. The ability of a resource to convey its historical significance.

Historic Overlay Zone

A special zone placed over an existing zoning district, part of a district, or a combination of districts. An overlay zone includes a set of regulations that is applied to property within the overlay zone in addition to the requirements of the underlying or base-zoning district. A historic district design review is established through a zoning ordinance rather than an independent process such as establishing a Local Historic District (LHD). The Historic Overlay tier is applied to an area considered worthy of preservation because of its architectural, cultural or historic significance.

Historic Registers

Refers to any local, state, national, or international list of significant sites, districts, buildings, or objects.

Historic Significance (per National Register criteria)

The importance of a property to the history, architecture, archaeology, engineering, or culture of a community, state, or nation. Historic significance is achieved in meeting one or more of the following criteria:

1. Association with events that have made a significant contribution to the broad patterns of our history;
2. Association with the lives of persons significant in our past;
3. Embodiment of the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
4. Yielded, or potential to yield, information important in prehistory or history.

HSR (Historic Structures Report)

Comprehensive reference documents providing long-term preservation guidance for historic property. Survey work involves both documentary research and in depth on-site inspection. Reports typically include narratives on the property's history and construction; descriptions and photographs showing its original appearance and current conditions; original paint colors; materials conservation analysis; and other specifications for restoration work.

Infill

The use of vacant land and property within a built-up area for further construction or development, especially as part of a neighborhood preservation or limited growth program.

Mills Act

A California state law allowing cities to enter into agreements with the owners of historic structures. Such agreements require a reduction of property taxes in exchange for the continued preservation of the property. Property taxes are recalculated using a formula in the Mills Act and Revenue and Taxation Code.

Mitigation

The reduction of adverse effects of a proposed project by considering, in the following order

- 1) Avoiding the impact altogether by not taking a certain action or parts of an action;
- 2) minimizing impacts by limiting the degree or magnitude of the action and its implementation;
- 3) rectifying the impact by repairing, rehabilitating or restoring the effected environment;
- 4) reducing or eliminating the impact over time by preservation and maintenance operations during the life of the action by monitoring and taking appropriate measures; and
- 5) compensating for the impact by replacing or providing comparable substitute.

MOU (Memorandum of Understanding)

A document which when signed by cooperating parties will set the stage for project review early in the planning stages to assure the least impacts to historic and cultural resources.

National Historic Landmark

National Historic Landmarks "possess exceptional value or quality in illustrating and interpreting the heritage of the United States." This is a national designation and only a small fraction of all sites listed in the National Register of Historic Places bear this designation.

National Historic Preservation Act

Enacted in 1966, the National Historic Preservation Act established a federal program aimed at preserving historically significant resources. Section 106 of the Act requires federal agencies to consider the impacts of their actions on sites that are listed in or eligible to be listed in the National Register of Historic Places. This includes examining alternatives that would reduce or avoid harm to these resources.

National Register of Historic Places

Established by the National Historic Preservation Act, the National Register of Historic Places is "the Nation's official list of cultural resources worthy of preservation."

Reconstruction

The recreation of a historic building or feature that has been demolished or destroyed based on documentation or research. The product resembles its historic predecessor, but is not historic.

Rehabilitation

The process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

Renovation

Modernization of an old or historic building or structure that may produce inappropriate alterations or eliminate important features and details of Historic Places.

Restoration

The act of returning a historic property as closely as possible to its exact appearance at a particular point in time, based on careful research. This often involves removing modern systems, technological improvements and additions.

Secretary of the Interior's Standards for Rehabilitation

A broad set of guidelines for the rehabilitation of historic properties designated to encourage work which is in keeping with the historic character of the building and which does not do damage to the building's historic fabric.

Section 106

A portion of the National Historic Preservation Act of 1966 directing agencies of the federal government and peoples using federal funds, permits or licenses to consider the effects of their proposed projects on properties eligible for listing on the National Register of Historic Places during the planning stage of their project, and to allow the State Historic Preservation Officer and the federal Advisory Council on Historic Preservation to comment on their findings. A Section 106 Review is a routine part of the planning phase that is federally assisted and is meant to ensure that federal funds are being spent in a way which is consistent with the policy of preserving historic properties whenever possible set forth by Congress in the National Historic Preservation Act.

Sustainable Tourism

The primary concern of sustainable tourism is to support balance within the ecological environment and minimize the impact upon it by mass-market tourism. The use of this term is evolving as it is also used to describe the impact of mass-tourism on cultural and historic resources.

(Sub) Urban Sprawl

A pattern and pace of land development in which the rate of land consumed for (sub) urban purposes exceeds the rate of population growth using the developed land. Sprawl results in an inefficient and consumptive use of land and its associated resources.

Sympathetic Additions

Additions to structures, which follow or complement the architectural style or scale of the original building.

Transfer of Development Rights

Historic Sites are often located where zoning would permit much larger buildings should they be replaced. The owner of a landmark may transfer unused development rights from his lot to an adjacent site where a new building is to be constructed. This transaction, allowing the new building to be larger, enables the landmark owner to realize some of the present-day value of his land without destroying the historic building.

The Historic Derby-Pendleton House

DEAN GLASS

In 1850, one of the founders of New San Diego William Heath Davis arrived from San Francisco aboard the brig *Cybele* with a cargo of ten or twelve prefabricated houses which had been shipped “round the horn” from Portland, Maine. One of these, the two-story Derby-Pendleton House, is said to have been erected in Davis’s New Town and then moved to 3877 Harney Street in Old Town, where it would stand for the next 111 years. Don Juan Bandini, a prominent early San Diegan, purchased the structure in 1851 as a gift for his daughter Dolores and her hotel-owner husband, Capt. Charles Johnson.

Lt. George Horatio Derby, an engineer in the United States Topographical Corps who surveyed the San Diego River, and his wife Mary Ann Coons Derby rented the house from Bandini in 1853-1854 during the construction of the Derby Dike. Derby is perhaps best remembered as one of the foremost humorists of the nineteenth century, whose “typically American” style inspired Mark Twain, Artemus Ward, and other later authors. Squibob and John Phoenix were two of his pseudonyms and in 1855 he published his best-known work, *Phoenixiana*. According to author Henry Schwartz, Mary Ann Derby had this to say about her “honeymoon house”: “I have a pretty, little two-story frame house, furnished with much taste—I am proud of my establishment, because it was fitted up by my dear husband... I have three beautiful birds—two canaries and a China bird—four pots of flowers... Our dearest George is below, puffing away at his pipe as usual.”

Around 1855, George Allen Pendleton, a merchant who had arrived in San Diego in 1851, purchased the house from Bandini. Pendleton served as county clerk and recorder for twenty years and used the house as his office and for storage of county records. Many of the real estate transactions covering the subdividing and sale of downtown San Diego were recorded there. Pendleton lived in the house until his death in 1871.

In 1880, Pendleton’s widow sold the house to Mrs. Esther Kerren for \$150. Businessman, philanthropist, and owner of what was reputed to be the largest collection of detective fiction in the United States, E. T. Guymon, Jr. purchased the house and began an extensive restoration in 1937 and then sold the house to Timothy Fogg in 1945. In 1962, the house, which stood in the way of the planned U.S. 101 Freeway (now Interstate 5), was acquired by the California State Division of Highways and slated for demolition.

The Junior League of San Diego and the Historical Shrine Foundation asked the county Board of Supervisors for permission to move the house onto the lot directly behind the Whaley House Museum at 2482 San Diego Avenue, about three blocks from its original location. The supervisors agreed to support the project, provided that they gain title of the house, and budgeted \$6,640 for moving costs, with additional costs being assumed as a contribution by house-moving firm John Hansen Co.

The house was moved in two sections on October 17, 1962. For the adobe part of the house, workers had to dig beneath the adobe walls from the inside and install steel beams and a layer of cement to provide an interior framework necessary to support the



Derby-Pendleton House, 1932

55-ton structure during the move. The 50-ton, two-story wood frame portion was held together with struts, bolts and cables for its ride down the street. The movers were forced to take a circuitous route in order to avoid overhead power lines.

Unfortunately, the move did not go as smoothly as planned. The house did not fit on the cement footings placed for it at the new location. The house was also higher off the ground than in its original spot, so a new foundation and porch steps needed to be constructed. In all, the Board of Supervisors was required to spend an additional \$4,483 to complete the project.



The Derby-Pendleton house being moved in 1962.

On November 3, 1962, more than 100 people attended a ceremony in honor of Lt. George H. Derby in the Whaley House yard. The San Diego chapters of the Sons of the American Revolution and Daughters of the American Revolution dedicated a commemorative plaque that was placed on the side of the Derby-Pendleton house. Another plaque was placed, albeit less ceremoniously, right below it on November 8, 1975. The plaque in commemoration of the Derby Dike was originally placed at the corner of Kurtz and Hancock Street on April 24, 1966 and was moved to the Derby-Pendleton House nine years later.

Derby-Pendleton photos courtesy County of San Diego

In recent years, the house has been operated as a museum and as several shops, including a bridal shop and the Vest Pocket antique store. Since 2002, it has housed the offices of Save Our Heritage Organisation.

In his book *Ghosts of the Golden West*, famed paranormal investigator Hans Holzer recounts a 1964 séance at the Whaley House in which psychic Sybil Leek channeled the spirit of Thomas Whaley. It seems that Mr. Whaley—dead for three quarters of a century at the time—was angry that the house had been moved onto his property. For the living, however, the Derby-Pendleton House provides a classic—and very welcome—backdrop to the Whaley House Museum Complex.



Derby-Pendleton in present location, 1966

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THE SAN DIEGO UNION articles

After 111 Years Old House To Get New Location

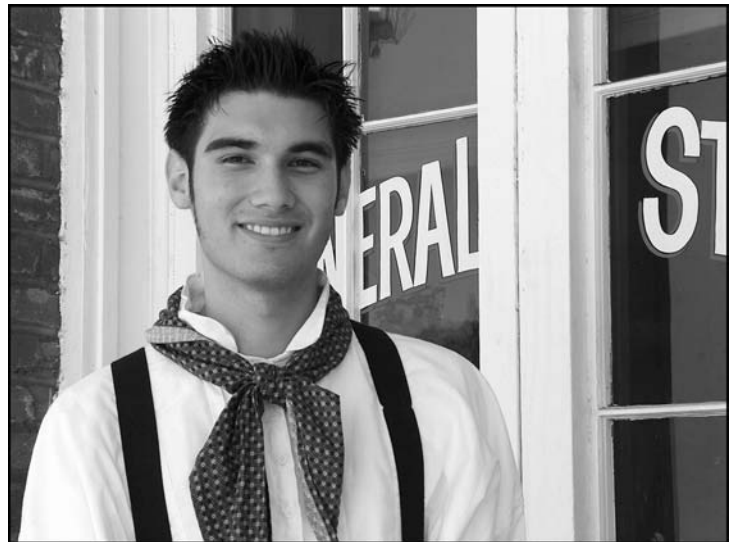
S.D. Plans Tribute To Pioneer Derby
County Backs Bid For Historic House

1851 House Opened For Public Viewing

In Path Of Freeway: Pendleton House Purchase Sought

\$4,483 More For Old Town Project Urged

Old Town Rite Memorializes S.D. Pioneer



Meet Victor Santana Head Docent at the Whaley House

Hola, my name is Victor Santana, and I think it's about time you met the tall spiky haired guy working in the Whaley House. I am the Head Docent in the world famous museum. I am a San Diego/ Tijuana native. I started as a volunteer with SOHO when I was 16 years old thanks to Maria Eugenia Castillo de Curry a prior SOHO board member. I have been working with SOHO and this amazing historical monument since November of 2000. I have had the pleasure to work with a lot of very interesting and knowledgeable volunteers that donate their time to the museum. I've also assisted in the recruiting and training of some of our best employees. Since day one, working at this site has always been an enjoyable experience. I love interacting with the guests and sharing the history of the house and family along with the many ghost stories. I must say this is a very interesting work environment; I'm also one of the docents that offer private tours after hours inside the house and serve as a resource when an investigation is taking place in the museum. I graduated from the Historic High School "Preparatoria Federal Lazaro Cardenas" in Tijuana, the original site of the Aguacaliente Casino. Currently I am a Criminal Justice and forensics student at Southwestern College and I will transfer to San Diego State University to pursue a B.A. in Criminal Justice and Sociology. I would like to eventually become a Forensic Crime Scene Investigator, inspired by my hero, Dr. William R. Maples an amazing Forensic Anthropologist.

Since I was young I have been fascinated by the art of music. As I grew older fascination turned into eagerness, I wanted to perform some of my favorite musical pieces, not just listen, but to interpret myself, art composed by Wolfgang Amadeus Mozart and Edward Van Halen; these men were heroes to me. I have studied music for most of my life and am now an accomplished musician, with skills ranging from writing music to playing it by ear. I am working very hard to write unique pieces that will amaze an audience and stay with the listener forever, something great. My parents have always been a big part of my life and have always helped me through, without my family I would have never accomplished what I have until now. I plan on accomplishing a lot more. Thank you Mom and Dad and Thank you SOHO for this great opportunity and I promise you won't be let down. Thanks to the great crew for all the good years, the hard moments and the fun times. We are all laid on this earth to change, to succeed, to accomplish, to mend what others have broken, life is too short, for whatever reason. Treasure it, cherish it, and enjoy it. This is me.

Volunteerism is at the Heart of the Preservation Movement!!

Visitors coming to the Thomas Whaley House Museum and the Adobe Chapel are independent, well-educated travelers who find in San Diego an environment rich in history and culture. The museum is an attraction that is interesting from not only the paranormal perspective which it is world famous for, but even more so from a cultural and historic view. Volunteer docents in the museum greet each visitor and give them a brief background of the house and its occupants and how San Diegans lived in the Victorian era. As they relate the stories of the Whaley's and early San Diego, the visitors get an insight into how the fabric of our communities have been shaped by these pioneer families.

We are now in the process of recruiting docents and are looking for friendly persons who like people and are willing to visit and converse with them. We ask for a commitment of a minimum 4-hour shift once a month.

The museum provides not only an enriching experience for tourists, but for local residents as well. Approximately 35% of our visitors are residents of San Diego. Many docents have been surprised with meeting old friends and family right here in the museum.

Skills required: Enthusiasm and flexibility with an interest in San Diego History, historic preservation, architecture, and/or interior design.

Mail or fax the completed docent application form.

You will be called for a brief interview and then asked to come in for a more in dept interview with our volunteer coordinator.

Training: You will be asked to study the information on this site. Reading material is provided for self-study as well. We then require 3 weeks of training one on one with a senior docent before you begin your regular docent schedule.

Volunteer Opportunities with SOHO

Name: _____

Address: _____

City: _____ zip: _____

Home phone: _____ work phone: _____

email: _____ Best time to reach you: _____

Are you currently a SOHO Member? Yes No

Have you volunteered for SOHO before? Yes No

If yes, at which event(s)? _____

Have you conducted tours before? Yes No

If yes, please describe what your role was: _____

What other information about yourself would you like SOHO to know? (Are you good with details? Do you like working with crowds? Tell us a little bit about yourself, use the back of this form if you need more room.)

Would you like to help on a SOHO Committee?

Events & Education Preservation Action

Would you like to help at the Whaley House Complex or Adobe Chapel?

House Tour Docent Garden

Office Volunteer Adobe Chapel

What days & times are good for you to volunteer? (8am-8pm): _____

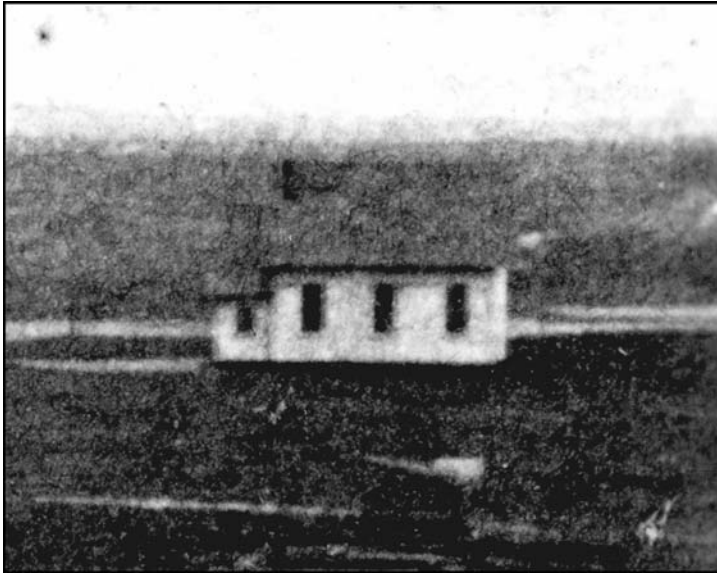
Check M T W TH F SA SU

For additional information, call Alana Coons at (619) 297-9327

Send completed forms by fax (619) 291-3576 or mail to SOHO, 2476 San Diego Avenue, San Diego CA 92110



Found San Diego



In 1985 architectural historian Rurik Kallis mentioned that he thought an old building on the west side in National City might be the first schoolhouse in National City built in 1869. Rurik is known for his keen eye and so we had a look for ourselves. The building had six over six windows and the pitch of the roof indicative of 1860's architecture. Further research turned up an 1872 photograph of Frank and Sarah Kimball's home, which clearly shows in the background the schoolhouse just south of the Kimball home. Its original location being, according to early National City historian Irene Phillips, "on the west side of National Avenue and about 100 feet south of 12th."

Photo/Bruce Coons



And this is where it now stands, one of the small additions to the rear now removed, and the three large windows have been changed to a bay window and a double window. The home has been very well taken care of through the years; the present owners have kept it in good condition. This schoolhouse served as a church and Sunday school for the first services in National City. Meetings of the Grange and other community groups were held here and social events, dances and such. Frank Kimball built the schoolhouse and provided it with books, supplied by the State Board of Education, although it was a private school. According to Rurik Kallis, this is the second oldest schoolhouse in all of San Diego County, still existing; the oldest being the Mason Street School in Old Town.



Historical photos courtesy Coons Collection

1888

Sixteen years later an 1888 photo shows a new back wing and the two conspicuous dormers added, but still retaining its three classroom windows. The building had been moved to the corner of 19th and Taft and in the move was turned completely around. At this time it was a private residence. The building was then moved just one block back to Wilson, and again turned around when the Montgomery freeway was put through.

Craftsman House Available

1912 Craftsman bungalow at 4020 Falcon Street, originally built by Fred and Mary Griswold was the first and oldest house on the block. Fred owned and operated Empire Lumber Sales and moved to Chula Vista in 1925 renting out the house. The most famous renter was master landscape architect Roland S. Hoyt who lived in the house from 1928-1929, while he worked for George Marston as he landscaped Presidio Park. "A Barren Hill Top Becomes A Park" The Journal of San Diego History (April 1962) Vol.8, Number 2, clearly identifies Hoyt as a significant person to Mission Hills and San Diego.

Interested parties must show the Developer that he/she has the resources to situate the house. The Developer shall pay to move the house to the new site. If no party steps forward to move the house by the time a grading or foundation permit is issued by the City, the house may be demolished. With construction expected to begin in January a prompt response may save this important house from the wreckage. For more information about Mission Hills Heritage visit www.MissionHillsHeritage.org.

House by Modernist Architect Gregory Ain Discovered

KEITH YORK

A long-forgotten design by important Los Angeles modernist architect Gregory Ain has been discovered in Vista. The Anselm A. Ernst Residence was confirmed this month by SOHO Modernism Committee member Keith York in conjunction with Ain scholars.

Designed in 1962 and built in 1963 and one of the last designs by the world-renowned architect, the Ernst residence was the second design and likely the retirement home for the client. Ernst, who in 1937 commissioned Ain to build his first hillside house, was “a young radical in the 30s and had 'mellowed' by the 60s,” said Ain scholar Tony Denzer. While the house is an important addition to San Diego’s post-WW2 modernism inventory, some fans of Ain’s early work may be disappointed that the Ernst residence lacks some of the spirit of his earlier, more widely published houses. Perhaps this is why the Ernst residence in Vista was written off to history for so long.

Ain is most widely known for his post-Neutra design such as the Dunsmuir Flats (Los Angeles 1936), his 1950 Exhibition House at the Museum of Modern Art in New York City, and his prolific tract housing designs in Mar Vista (circa 1948). An Ain design in our backyard represents yet another example of important post-WW2 modernism in San Diego and is a cultural resource worth preserving.

The Pittsburgh-born Ain built his first house in 1936, following a stint in Richard Neutra’s office alongside Harwell Hamilton Harris (whose designs are also strangely absent from Arts & Architecture’s Case Study House Program). Ain contributed a great number of thought-provoking commercial and residential designs to the Los Angeles landscape throughout the 1960s. His early designs during the late 1930s reflect influences of Viennese émigrés Richard Neutra and Rudolf Schindler. Ain’s later works, like the Ernst residence, are less cubist and more open to the elements because wood and glass reach into the landscape (and vice versa), reflecting the indoor-outdoor aesthetic of Southern California’s post-WW2 modernist architecture.

The discovery of the Ernst Residence began with the reprint of *The Architecture of Gregory Ain: The Play Between the Rational and High Art* by Hennessey & Ingalls. The re-circulation of this program designed for a UC Santa Barbara Art Museum exhibition included a mere footnote on the house. Without an address, and confusion over whether the house was a project or a confirmed built-structure, I communicated with Ain scholars and staff at the UCSB Art Museum, where the blueprints to the Ernst residence reside. Following a rough sketch drawn by UCLA graduate student Tony Denzer, the hunt began through the early-60s neighborhood of Phil Mar Heights in Vista.

Denzer suggested based on his scan of the blueprints that I should look for “a broad house with a prominent prow-like piece of roof coming forward on the left and a large deck or patio across most of the building to the right of the prow-like piece.



Photo/Keith York

The driveway is to the right.” The description and sketch matched the facade of the house at 1425 Phillips Street.

While the house is in desperate need of restoration, a project of this magnitude may be well beyond the scope of the 18-month current resident. Already seeking permits from Vista officials, the resident hopes to add on to the house to take better advantage of its large lot and valley view. While he appreciates its design, the owner described the house as small at a mere 1800 sq ft and noted that much of the wood and stucco structure is in poor condition. Education and encouragement of the current owner, perhaps supported by books and drawings, is the next phase in keeping this design as part of the San Diego cultural landscape.

For more on Gregory Ain’s career, seek out Esther McCoy’s *The Second Generation* and Gebhard, Breton & Weiss’ *The Architecture of Gregory Ain*.

Editor’s note: Both books can be purchased at the SOHO Museum Shop.



Photo/Keith York

Don't Miss SOHO's San Diego Modernism Weekend 2005

BILL LAWRENCE

Modernism Committee Chairman

This year's Modernism Weekend promises to be a weekend filled with great architecture and art and the opportunity to meet those who have shaped San Diego's modernist heritage. We invite you to share in the excitement.

On public display for the first time will be an exhibition of sculpture, paintings and crafts produced by San Diego artists through the 1950s and 1960s. Dave Hampton, a local authority and collector will open the exhibition with a brief discussion of this dynamic San Diego art scene. Artists Joe Nyiri and Richard Allen Morris will lend their insights into this remarkable period in a forum moderated by Mr. Hampton.

Todd Pitman will present an intimate look at the life and work of Lloyd Ruocco, universally respected as one of the fathers of San Diego's post war modern architectural and artistic movements. Pitman has done years of independent research on the work of Lloyd Ruocco. Through this work, he has documented nearly one hundred built projects and has interviewed original owners, friends and colleagues of Lloyd and Ilse Ruocco. From his early career in private residences, through his futurist urban planning schemes, few stones will lay unturned in this whirlwind tour through Ruocco's spectacular career. This examination of the Ruocco legacy will add to the context of Sunday's home tour, which features several Ruocco designs.

The signature event of Saturday's activities is the Modern Masters forum, meet and hear from those who have defined San Diego's Modernist legacy. Always interesting, engaging and in some cases surprising, this year's forum features local architects Eugene Weston III, Leonard Veltzer and Loch Crane who played significant roles in the development of San Diego's modern heritage.

After a stimulating day of lectures and art exhibition, relax and unwind with a glass of wine or martini, and meet with friends of mid-century progressive art and architecture in one of the most spectacular modern homes in San Diego. This year we return to the site of one of our first Modernism Weekend reception homes, The Bobertz Residence (1955) to view the completed restoration and landscape plan. If you have visited the home in the past, or are new to Craig Ellwood's designs, this is an evening you will not want to miss!

This year's home tour showcases the work of local architect/philosopher Lloyd Ruocco. View untouched examples of his interiors; exteriors as well as recently restored homes, and those currently under restoration. Bring your cameras and walking shoes - this is going to be a very memorable tour. This is your chance to view modern living at its best!



Volunteer Opportunities

Volunteers receive a Sunday Home Tour ticket as a thank you. To avoid disappointment, please sign up early, as positions fill up quickly. Please note you are required to work a full shift.

Please circle the time shift that interests you, fill out the form and return it by mail or fax to SOHO 2476 San Diego Avenue • San Diego CA 92110 • (619) 297-9327 phone • (619) 291-3576

House Tour Docents

Docents will receive informational materials to be studied.

Sunday, September 18th

10:30am - 2pm

1:30-5pm

Name _____

Street _____

City _____

State _____

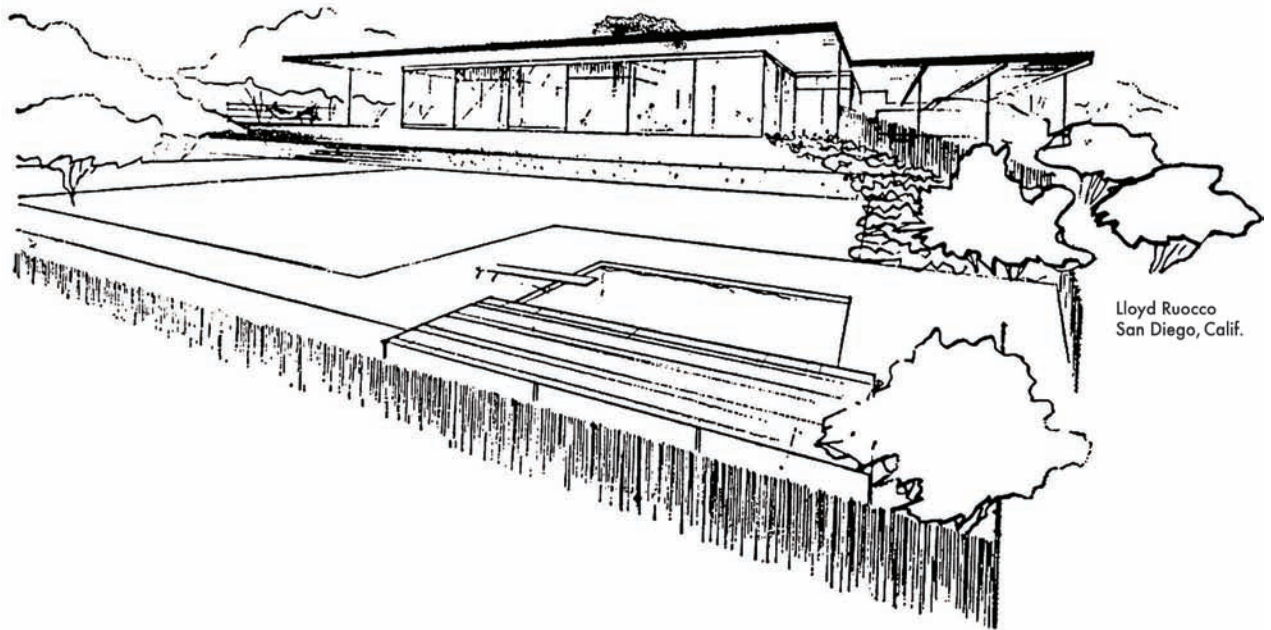
zip _____

Day Phone _____

Evening Phone _____

email _____

SAVE OUR HERITAGE ORGANISATION PRESENTS



Lectures

Historic Home Tour

Art Exhibition

Cocktail Party

SOHO's
SAN DIEGO
modernism
WEEKEND
September 17-18
2005

SOHO's San Diego Modernism Weekend 2005

September 17-18



Important Information

Modernism Weekend Headquarters

On-site registration & lectures are at 2110 El Cajon Boulevard, University Heights.

Parking

There is metered parking on El Cajon Boulevard and free parking on residential side streets. Parking is limited in this urban setting.

Food

There are several restaurants located nearby.

Accessibility

SOHO Museum Shop and Art Exhibition only are accessible.

Photography

Please, no photographs of home interiors.

The key is to register early. Last year many of the events sold out.

If you need help, please call us. We are happy to help you plan your weekend to its full advantage. The earlier you call, the easier it will be for us to accommodate you.

If you are not a SOHO member and wish to join now, you will receive the discounted prices. This is an immediate benefit of membership. SOHO Museum Shop discounts also apply, and the shop will be on site for the weekend.

Please note: NO TICKETS will be mailed. All will be held at Will Call at the Modernism Weekend headquarters, 2110 El Cajon Blvd. You may pick up your tickets starting Saturday at 8:30am.

Registration, Will Call and the SOHO Museum Shop open Saturday and Sunday, 8:30am-5pm.

You will receive an Event Program with your tickets. Your program will contain maps and directions. Have a great weekend. Don't miss the party! This event is unique and only comes once a year, so live it up!

4 Ways to Register in Advance

Mail

Print the online form, complete it, & mail it with your payment to:
SOHO, 2476 San Diego Ave
San Diego, CA 92110.

In Person

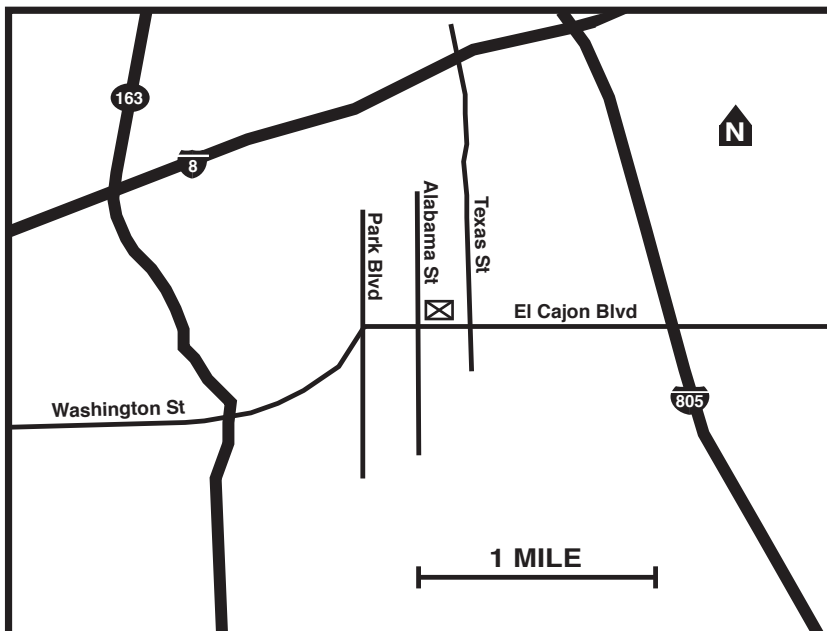
Come to the SOHO Museum Shop, located at the address above.

Fax

Fax the form to 619.291.3576 & pay by credit card.

Phone

Call SOHO at 619.297.7511 and pay by credit card.



San Diego Modernism Weekend

Headquarters ☒

2110 El Cajon Boulevard in University Heights.

Directions from Interstate 805

Take the **El Cajon Boulevard Exit** west. Headquarters will be on your right.

Directions from Interstate 8

Take the **Texas Street Exit** south. Turn right on **El Cajon Boulevard**. Headquarters will be on your right.

Directions from Highway 163

Take the **Washington Street Exit** east. Follow exit to the right to merge onto Washington Street. Turn right on **El Cajon Boulevard**. Headquarters will be on your left.

Saturday

Art Exhibition

The Hampton Collection:

Modernism in San Diego Post-War Art

11:30am–5pm, continues through Sunday

For the first time, an exhibition of sculpture, paintings and crafts produced by San Diego artists during the 1950s and 1960s will be on view. Attendees will have a unique opportunity to see firsthand, selections from a significant collection focused specifically on mid-century local art. Some artists featured include: John Dirks, Ethel Greene, Fred Holle, James Hubbell, Fred Hocks, Marg Loring, Norma McGee, Richard Allen Morris, Joe Nyiri, Barney Reid, Kay Whitcomb and Ellamarie Woolley.

Lectures

Modern Art Masters Forum

10am–11:30am

Dave Hampton will open the exhibition with a brief discussion of San Diego's dynamic art scene during the 1950s and 1960s. Special guest artists, Richard Allen Morris and Joe Nyiri will be on hand to describe a remarkable period in local history. San Diego modern architecture often incorporated the work of area artists, and the strong link between art and architecture will be explored in this event.

Lloyd Ruocco:

Architecture, Garden Villas & Supercities

1pm–2pm

Todd Pitman, Ruocco authority will present a comprehensive lecture on philosopher architect Lloyd Pietrantonio Ruocco. In the early 1940s San Diego was a fairly conservative city whose populous still preferred its architecture in the romantic revival styles of the early twentieth century, into which Lloyd Ruocco boldly brought a sensitive modern aesthetic. His simple homes of redwood and glass embraced San Diego's mild climate and terrain. His progressive architecture was only a part of his greater vision.

Modern Masters Forum

Loch Crane, Leonard Veitzer & Eugene Weston III

2:30pm–4:30pm

Keith York hosts an engaging conversation and slide show with San Diego's own Modern Masters. Join us in a discussion with three of the architects responsible for the rich legacy of Modernism created in San Diego during the mid-twentieth century. The diverse panel will have an opportunity to share their experiences and personal stories of the early days of development and incorporation of Modernism into the fabric of post-war San Diego. For the third year in a row we celebrate our local modernist heritage with the pioneers themselves. Explore the work, the recollections, and insight into San Diego's modernist architectural heritage first-hand.

Saturday Night Cocktail Party

Bobertz Residence, 1955

Craig Ellwood

7pm–10pm

Enjoy cocktails and hors d'oeuvres in this stunning example of mid-century living. The commissioning

clients Charles and Eugenia Bobertz drove to L.A. to see the Case Study House Program where they met Craig Ellwood and commissioned the house. This cousin to Case Study House #16, is the only built project by Craig Ellwood & Associates in San Diego county. A rare example of Ellwood's early douglas fir & redwood post and beam projects that preceded his famed steel houses.



Photo/Sandé Lollis

Sunday

Historic Home Tour

11am–4:30pm

Since the early part of the 1900s the natural beauty of Mount Helix has attracted a who's who list of architects and builders from San Diego and beyond. Immense rock outcroppings and dramatic views of city lights, mountains and the Pacific attracted a group of progressive San Diego mid-century designers and artists. Some of San Diego's most acclaimed artists and craftsmen called this area home. At the center of this creative community was the architect Lloyd Ruocco. This year's home tour showcases three examples of the remaining work of Ruocco along with two other notable homes.

The Mount Helix area owes much of its beauty to its elevated and hilly terrain. This home tour requires significant walking, some in steep areas. Please consider this in making your plans for the day. Old Town Trolley will provide transportation to drop off areas as close to the homes as possible.

Registration Form Modernism Weekend 2005



Note: Early reservations are strongly suggested.

Advance registration must be received by September 15, 2005. If event tickets are available on day of event, they may be bought "at the door" with an additional \$5 charge.

No tickets will be mailed.

All registrations received will be held at Will Call at Weekend Headquarters,

2110 El Cajon Boulevard, open Saturday and Sunday, 8:30am-5pm. The cost of unused tickets may be considered a tax-deductible donation to SOHO, a 501 (c)(3) non-profit organization.

_____ (_____) _____
 Last Name First Name Phone
 _____ (_____) _____
 Address Fax

 City State Zip email

September 17 • Saturday

Member/Non-Member

Art Exhibition: Members free, Non-Members \$5 _____ x \$5 = \$ _____
 (Included with purchase of Lecture or Historic Home Tour ticket.)

Lectures

Modern Art Masters Forum 10-11:30am _____ x \$20 / \$25 = \$ _____
 Lloyd Ruocco: Architecture, Garden Villas & Supercities 1-2pm _____ x \$20 / \$25 = \$ _____
 Modern Masters Forum 2:30-4:30pm _____ x \$20 / \$25 = \$ _____

Saturday Evening Cocktail Party 7-10pm _____ x \$50 / \$75 = \$ _____

September 18 • Sunday

Historic Home Tour 11am-4pm _____ x \$25 / \$30 = \$ _____



Join SOHO

Yes, I'll join! I'll take an annual SOHO membership (with member discounts now).

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Open Monday through Thursday, from 10am to 5pm
 Admission is \$5 for adults; \$4 for seniors, age 55 and over;
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Open Monday through Thursday, from 7pm to 11pm
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Open Friday, Saturday, and Sunday, from 10am to 11pm
 Admission before 7pm is \$5 for adults; \$4 for seniors, age 55 and over;
 \$3 for children, ages 3-12; and free for children 2 and under.
 Admission from 7pm on is \$10 per person. No tickets sold after 10pm

All tickets are sold at the SOHO Museum Shop,
 right next door to the Whaley House.





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Historic photo/Coons collection



Cobblestone anchor for historic bridge.

Photo/Bruce Coons

Sunset Cliffs Park was originally landscaped in 1915 by sporting goods magnate Albert Goodwill Spaulding at the cost of two million dollars. It was to be given to the City of San Diego with the provision that they maintain it. This bequest consisted of landscaped walkways along the cliffs with rustic railings, pebbled steps and stairways, palm thatched shelters with benches, Japanese-style rustic arched bridges, caves with stairway access, even a 15 x 50 foot saltwater swimming pool carved into the natural rock that cleaned itself with every high tide. This was a major tourist attraction of which there are many postcards from the time around today that attest to its popularity. The city did nothing to maintain the park and the land reverted to the new property owner, developer John P Mills. In 1924 Mills refurbished the Park and gave it back to the city, again with the provision that they maintain it. In 1928 Mills requested that the city return it if they were not going to keep it up as agreed. The city's reply was that the deed was vague and ambiguous, and continued to do nothing to maintain it. Quite the opposite, they allowed it to deteriorate and then claimed as an excuse for not maintaining the park that it was eroded and unsafe and then removed most of it. As you can see by present day photographs all of the footings for the bridge and handrails are still in place. Don't always believe what you're told, this historic site still exist. Instead of eroding away here, the reality is, that tons of fill dirt was dumped by the city on top of the site. This park is a San Diego treasure that could have been private yards as in La Jolla if not for the foresight of the Spaulding and Mills Families.

Currently there is a new plan to develop the park and some of the historic elements should be incorporated into this plan. It is the right thing to do after all these years it is time for the city to honor its agreements.