



Reflections

SAVING SAN DIEGO'S PAST FOR THE FUTURE

LOCAL PARTNERS WITH THE NATIONAL TRUST FOR HISTORIC PRESERVATION

Preservation Begins at Home

BY ALANA COONS

There are few places as wonderful as San Diego in which to live or work. SOHO's offices are in the middle of one of the most visited historical communities in the state. We are fortunate in that we get to meet and greet visitors from all over the world. These visitors fall in love with the many wonders of San Diego and all display interest and seek information on historical sites. Tourism is the world's leading industry, and what is called cultural heritage and tourism is its fastest-growing segment.

What is cultural heritage tourism? The National Trust defines cultural heritage tourism as traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources.

The National Historic Preservation Act begins by stating, "The spirit and direction of the Nation are founded upon and reflected in its historic heritage." Historic places are the tangible links that teach us about our history.

Heritage tourism promotes the preservation of a community's historic resources, educates tourists and local residents about its historic and cultural heritage, and brings substantial benefits to local economies. With that in mind, SOHO is very pleased to announce that along with our daily museum activities, we are now making our famous SOHO historic architectural tours available all year round! That's right, beginning this March every weekend you can go on a historic tour developed by the people who know San Diego's historic architecture, sites and its history best. Please see page 2 for all the details about our kick off tour on March 24 and 25!

We live in a time when we are all so busy and it is so easy to feel overwhelmed by our fast-paced, compressed, distracted daily lives. Take a break, do yourself a favor and take a look at the great diversity of
(Continued on page 8.)



View showing the south wall of the 1830s Saint Francis Chapel in Warner Springs that SOHO volunteers restored in 1994 after it had sustained damage during one of the longest periods of consecutive days of rain on record. One of many historic sites in San Diego County. Photo by Lisbeth A. Christensen, 2005.

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President's Message

BY BETH MONTES

How Will Our Children Know?

In place of the cheery Welcome to the New Year article you are probably expecting from me in this first quarter of 2006, please be prepared for a darker piece brought on by the words and tone of a blatantly biased and inflammatory article recently published in the *Voice of San Diego*, an online newspaper. The article focuses on a construction delay experienced by the developer of a 40-story "blue glass, concrete and steel" building because the lot is occupied by a "decrepit, filth-encrusted two-story wooden hotel." According to the article's author, the "squalid structure" had, unfortunately, been designated a historic site by the City of San Diego's Historical Resources Board (never mind that the building is "actually well-maintained, fully occupied and in good condition," according to David Marshall, a member of the HRB). I would encourage you all to go to the website and read the article, entitled "A Historic Pain in the Rear", as well as a rebuttal article, "A Necessary Burden", and other responses by David Marshall, Cindy Wimer, and John Ripppo.

Mr. Will Carless, the article's author, put a public voice to a disquieting pattern I see time and again – developers, speculators, architects, government officials, and property owners who claim that a structure has no historical value or has lost its integrity as a justification for demolishing or removing the building. Phrases like "it has been modified beyond redemption", "there are so many others", "this is not a significant example", "there's just no way this is historic", and "it stands in the way of progress" are so common as to have become cliché. Never mind that most structures referred to in this fashion are wonderful homes, apartment and office buildings, and warehouses. Never mind that most are completely functional as they stand. Some may need repairs, but nothing so extensive that they are beyond redemption.

How will we San Diegans ever have the chance to enjoy 200 year-old historic structures if we continue to tear down our older buildings? How will other successful areas such as Old Town and the Gaslamp Quarter have a chance to develop if there are no older buildings left to lend their charm? How long will these new "blue glass, concrete and steel" condominium tower units hold their value when there are thousands and thousands of others just like them in a small area of extreme density? Overbuilding is already taking its toll on the downtown real estate market.

And the biggest question of all is how will our children and future generations even know to ask about people, events, social movements, architects, or builders from our past when the structures and landscapes associated with them are no longer around to stimulate their interest?

On a recent visit to the East Coast, I walked the streets of Washington D.C., Alexandria, Williamsburg, and other great cities and neighborhoods. The integrity of the structures in those areas is astonishing. Georgetown is amazingly intact and has one of the most vibrant shopping and dining areas I have experienced where residents and tourists alike flock to enjoy the ambiance and spend their money.

Instead of spending millions of dollars designing a new building to be put in place of a historic structure, local developers could approach a project from the beginning as one where the original building will be maintained *in situ* and used as the guiding design element. This approach, if used from the beginning, will stop the developer and others from needing to cry out that a puny, 2-story wooden structure stands in the way of the construction of a jutting monolith though the smaller building conspicuously stood on the parcel when it was purchased. I would encourage developers not to search for justification for demolition; search for a way to adaptively reuse what is there.

Calendar of Monthly Meetings at the Whaley House Museum Complex

SOHO Board of Directors • 5:30pm • 2nd Monday upstairs in the Derby Pendleton House

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

City of Encinitas Approved its First Historic Landmark & Mills Act Contract

BY RON MAY, LEGACY 106, INC.

By resolution of the City Council on December 14, 2005, the City of Encinitas approved the Anthony and Katherine Berhalter House at 221 Sunset Drive as their first historic landmark and Mills Act contract. This historic event commemorated a 1926 Tudor Revival house and Cotswold cottage along with a spectacular landscape. In its time, the house commanded views of the Pacific Ocean.

Anthony and Katherine Berhalter owned a health food factory in Chicago and traveled west via train to California. Just a year earlier, Irene McFarland recorded the Seaside Estates subdivision north of Moonlight Beach. McFarland bought the land from Amy Bridges and Esther Cullen. Bridges and her husband, Appleton Bridges, owned enormous tracts of land from Point Loma to Escondido (the 2005 SOHO holiday party was held in their honeymoon home). Cullen and her husband, Frank, developed Cardiff-by-the-Sea in anticipation of the 1915-1916 Panama California Exposition.

McFarland is surprisingly unknown at the San Dieguito Heritage Museum and Encinitas Historical Society. Surprising, because she was such a powerful woman in the Chamber of Commerce and Civic League Society in the 1920s and 1930s. During this period the largest baseball stadium on the West Coast was built at Seaside Estates in 1925, just north of Moonlight Beach. Hollywood celebrities tossed opening season balls at Encinitas Stadium. Later, the baseball fans and famous people partied all night at the Moonlight Pavilion. She also held events at her own large English Tudor style house on Neptune Avenue that she called "Sea Bluff." At one time, McFarland even bought Mrs. Jesse Shreve's Blue Goose restaurant.

The Berhalters were important in understanding the emerging upper class of Encinitas in the early 20th century. Of German and Czechoslovakian descent, they may have purchased agricultural products at the nearby Olivenhain Colony to ship back to Chicago for their health food industry.



Berhalter House, photo courtesy Ron May

The Berhalters hired Frank Beck of Orange to build the house. Since Beck built at least one English Tudor style house for McFarland, the Berhalters most likely hired Beck on her recommendation. Inspiration for the house may have come from the Stratford Inn of Del Mar, which was undergoing extensive renovation in 1925. Also, the Berhalters would have been familiar with half-timber style houses from Europe.

Historical photographs show the front yard always had a circular lawn. In the 1920s, the dirt access road circled the lawn. In the 1950s the road system was changed and the road became landscaped. Ten years ago an English thatcher spent a year restoring the thatch roof and the current owners, Anthony and Erin Smith have installed a cobblestone driveway made from stones salvaged from Old Sacramento. Ironically, some of those very cobblestones may have come from San Diego, as historical accounts reveal cobble from Ballast Point sold for \$20 a ton in the 19th century.

The Smith family is proud to hold the distinction as the owners of the first registered historic landmark in the City of Encinitas. They will reinvest the property tax savings into long-term maintenance and repair of the Berhalter House.

Message from the Executive Director

BY BRUCE COONS

Without Our Members

Those without vision and without care for San Diego continue to wreak havoc on the character and livability of our communities. And even with the real estate boom beginning to collapse as booms always do, people continue to bring more teardowns and more “McMansions” to every town and city across San Diego County.

Public policies at the individual community level are needed now more than ever. We hear from people weekly who are increasingly alarmed that San Diego’s leaders do not adequately address or protect the character-defining places that reflect our communities’ heritage. These leaders need to be proactive in protecting these resources. The economic viability of the city depends on it.

These policy-makers are generally uninformed about the economic value of heritage tourism. They are generally uninformed about the benefits to environmental protection and our quality of life, and that housing and jobs are created out of preserving and rehabilitating historic landmarks and neighborhoods.

Without our members SOHO could not provide the education, assistance and advocacy that is increasingly in demand. Please help. Consider renewing at a higher level and help us in recruiting new members.

Announcing SOHO Historical Tours A Year Round Program

BY ALANA COONS

Most large cities have successful walking and/or bus tours of their city’s historic sites. We are happy to announce that SOHO will now offer on a weekly basis historic tours of San Diego. This venture meets our mission of education, provides year round programming and has the ability to raise much-needed funds.

Because heritage tourism promotes the preservation of a community’s historic resources, educates tourists and local residents about its historic and cultural heritage, and brings substantial benefits to local economies this is the logical step for us to take at this time.

We want to acquaint both residents and visitors with San Diego’s unique history. Accompanied by a knowledgeable guide, tour goers will discover the architecture and cultural life of our city, as well as learn about its history and development. We consider it a privilege to help people learn about historic preservation and our guides will serve as ambassadors to the many visitors who come from across the world. It is our thought that visitors who leave San Diego with a positive experience serve to build stronger bridges to the global community. And tours are often a way to get a non-preservation minded friend or relative involved. Maybe a good 2006 resolution for all of us should be that we each take at least one historical tour and bring a friend!

Tours will be carefully crafted and the challenge that we expect to meet is to create a tour program unlike any other in San Diego and train our guides to give exceptional tours. Ultimately we will include an entire menu of tours from Spanish Colonial to Post WWII, weaving historic preservation into every story.

Old Town has been chosen as our first tour. It makes the most sense for us logistically and chronologically. While most of us have spent lots of time in Old Town, few are aware of the many layers of history there.

We will begin with weekends in the off-season (September through April) and multiple, daily tours in season (May through August). Our plan is to expand existing tours and implement new ones as the market demands.

We hope you will join us on the very first tours, as it will be the SOHO member who will be the most informed and as such able to help us with a biased critique from which we will be eager to learn.

Tours begin March 25 and 26 and will continue weekly on Fridays, Saturdays and Sundays with two tours daily at 1pm and 3pm. Tours are approximately 90 minutes long and limited to 25 people. The cost is \$12 for SOHO members, \$15.00 for non-members. Please reserve your spot today by calling SOHO at 619-297-9327.

Encinitas Loses a Landmark

BY JOHN EISENHART

On December 16, 2005, the City of Encinitas Planning Commission voted unanimously to raze St. Mark Lutheran Church and approved a parking lot site plan for the Scripps Memorial Hospital. "The Kentucky Fried Chicken Restaurant down the street displays better architectural merit." With such sentiment, the consciousness of the governmental body was resolved to demolish a local iconographic church. The Scripps Memorial Hospital, owner of the property, refused to modify their parking lot design to accommodate the church and with no loss of the 365 spaces in order to let the building stand. No one at the church was willing to talk with SOHO or entertain alternative plans to keep the structure.

St. Mark Lutheran Church was built in 1961. It was believed to be a replica of a church in Spain. It was a unique structure employing a structural system that is rarely used any longer: the concrete shell. The concrete shell is a reinforced concrete shape that corresponds to the exterior form of the building. The architect, Walter Hagedorn and the stain glass artist, believed to be Roger Deracarrera, deserve recognition in their fusing together of form and function to produce a classic mid-century minimalist church. The leaders of architecture, engineering and building were pushing the limits of form and

materials. It is saddening to let buildings and landscapes be demolished for such trivial needs as a parking lot. It hurts two-fold when that structure was originally meant to signal a new beginning for a community. The church would have provided a concise understanding of this era's zeitgeist for future generations.

Although we failed to save the building, our work has and will help raise awareness of cultural resources in North County. We found that the community did not vocally express opposition to losing the church. Perhaps this can be attributed to a lack of political organization in the community or general apathy towards their environment. We do not know the true reason for their neglect, but perhaps it may be the lack of understanding recent history. Post WWII buildings, especially the early 1960's, are more difficult to understand and appreciate. Parallels in the art community can be found also. Figurative painting is easier for patrons to engage than abstract painting. Also the parable of not appreciating something until it is gone or in ruins fuels much sentiment for preservation. We might have to be patient, educate and wait for the collective perception to become enlightened. The next era of preservation will prove a challenge to gain acceptance with the public before the loss of more significant works occurs in greater numbers.



The interior of St. Mark Lutheran Church. Photo courtesy Scripps Health.

Frank Lloyd Wright's Legacy in San Diego

BY KEITH YORK

Over the years many San Diegans have presumed that Frank Lloyd Wright built a house in their neighborhood, or along their drive to the office or local grocer. While many structures across the county exhibit Wrightian qualities, no Frank Lloyd Wright designed structures exist in San Diego county¹.

What does exist is the work of a handful of Frank Lloyd Wright scholars, as well as former colleagues and friends of Mr. Wright. Of particular interest are his sons' local designs and the very few San Diegans that worked under Wright in his Taliesin Fellowship program. Beyond those with intimate connections to Wright, his influential buildings and philosophy have influenced local architects since his passing in 1959. San Diego, like many cities, should hold dear the Wrightian legacy that remains part of the local landscape and history to this day.

Beyond Frank Lloyd Wright's stay on Coast Boulevard in La Jolla and his 1928² wedding to Olgivanna Wright in Rancho Santa Fe, he primarily came to California to visit his projects, clients and sons: Los Angeles architect Lloyd Wright and Del Mar building designer John Lloyd Wright^{3,4}. Between such visits, his former apprentices practicing in San Diego, including Loch Crane, Frederick Liebhardt, Sim Bruce Richards and Vincent Bonini, would visit him at Taliesin West and exchange letters with their teacher and mentor^{3,5}.

According to Byron Cunningham, Frank Lloyd Wright did design three projects for San Diego clients, though all of them went unbuilt for various reasons. Wright's first project for the area was the Cinema for San Diego (1905)¹. His second project, Schoolhouse for Negro Children for the Rosenwald Foundation (1929), followed Rosenwald's 1928 commission for a school in Hampton, Virginia. Though Frank Lloyd Wright did not sign the blueprints, his last project attribution in San Diego, the Harvey Furgatch Residence, was planned for construction in Spring Valley in 1959⁶. Signed on behalf of Taliesin Associated Architects by Aaron Green, the Furgatch design was based heavily on Wright's Jester Residence (1938), which was actually built as the Norman Lykes Residence that same year in Phoenix (after the design was shopped around to several clients beyond Furgatch)^{4,6,7}. Furgatch would ultimately hire Wright Fellow Sim Bruce Richards to build a home on the oceanfront in Del Mar⁴.



Loch and Claire Crane Residence, La Jolla, 1962.

Two of Frank Lloyd Wright's sons, Lloyd and John Lloyd, contributed to San Diego's Wrightian legacy. Though Lloyd Wright designed several buildings in California under the influence of his father, only two commissions were in San Diego. Both of Wright's sons initially came to San Diego for work with Olmstead Brothers, the landscape architects for the Panama-Pacific Exposition⁸. Following this work and a few design jobs, Lloyd moved to Los Angeles where he would spend the rest of his fruitful career and life, and John returned to Illinois (only to return to Del Mar decades later).

From his Los Angeles studio, Lloyd Wright designed two projects in San Diego, neither of which was constructed. The first project, the Russell Babcock Residence (1953)⁹, went unbuilt on its projected lot on Mission Cliffs Drive in University Heights. According to Lloyd's son Eric Lloyd Wright, Russell Babcock went to Frank Lloyd Wright in the early 1950s but ended up working with Lloyd instead¹⁰. Soon after the project failed to be realized, Babcock hired a young Mission Beach architect by the name of Kendrick Bangs Kellogg to realize his Wrightian dream home on Mission Bay (built as the Babcock Residence of 1959)⁴. More than a decade later (in 1964), Lloyd was commissioned to design University Housing for U.C. San Diego, which also went unbuilt⁹.

Born in 1892, John Lloyd Wright put his architectural stamp on two cities – Long Beach, Illinois (where he worked between 1920-1946) and San Diego (between

1910-1913 and again from 1946 until his death in 1972)⁸.

Following his short stint with brother Lloyd at Olmstead Brothers, John worked for Pacific Building Company (2906 Beech Street is attributed to this work), then architect Harrison Albright¹¹. At age 20, in 1912, John was given two commissions by Albright - the Mrs. M.J. Wood House in Escondido, and Workingman's (Golden West) Hotel.⁸ While in San Diego, Wright also worked on at least three projects for Irving Gill's office (O'Kelly Residence, Alice Lee Cottage on Albatross Street, and Marian Olmsted Residence)¹². Returning to Del Mar in 1946, John would design nearly four dozen projects across the county, many of which were in Del Mar, La Jolla and Rancho Santa Fe⁸. Much like his father, John clashed with San Diego officials over calling himself an architect while not licensed in California. Like his father, John took the debate to the press, clashing with C.J. Paderewski about the legitimacy of such trivial matters.¹³ John (who authored the book *My Father Who is on Earth*, 1946; and invented Lincoln Logs) would arrive a building designer and leave as a highly honored architect. John passed his own and his father's philosophy to more homeowners than employees - employing very few men in his office: Herb Turner between 1950-52 and Stuart Resor in the late 1960s¹⁴.

Beyond his son John's built projects, Frank Lloyd Wright's legacy in San Diego is seen through his impact on the designs of his early Taliesin Fellowship colleagues, many of which are still visible. Sim Bruce Richards, Loch Crane, Frederick Liebhardt and Vincent Bonini worked directly for Frank Lloyd Wright as Taliesin Fellows, and then settled in San Diego to practice architecture.



Louis Liebhardt Residence in La Jolla. Designed by: Frederick Liebhardt, 1958. Photo by Douglas Simmonds.

Sim Bruce Richards was discovered by Frank Lloyd Wright through his early abstract rug designs while attending UC Berkeley (1930-34)¹⁵. Upon an invitation from Mr. Wright, impressed by Bruce's early work, Richards worked directly for Wright in the Taliesin Fellowship between 1934-35¹⁶. Bruce moved to San Diego in 1938 and drafted for the 11th Naval District and later William Templeton Johnson¹⁵. Following a brief stint with architect Harold Abrams (1946)¹⁵, Bruce began a multi-decade career designing some of the finest hand-crafted residences that followed Wright's principles of organic architecture [Among them: Siting a project in the manner the site dictated; using organic and even native materials to the site and surrounding areas; and incorporating plenty of natural light with a project designed at a "human" scale].

Loch Crane's introduction to Wright took a different path. Mrs. Crane showed her son the January 17, 1938 issue of *Time Magazine*, featuring Frank Lloyd Wright on the cover as "the greatest American architect of all time"⁵. As a young Crane looked at the magazine, his mother said, "this is who you will go work for." He and his mother packed up her Model A Ford and drove to Taliesin West outside of Scottsdale. They arrived in Arizona in early March 1941 - Mrs. Crane brandishing a \$1000 check for the fellowship tuition, and the younger Crane armed with completed drawings from William Templeton Johnson's office⁵.

Loch Crane lived and worked with the Taliesin Fellows (1941-42) until his duty to country led him to enlist in the U.S. Army Air Corps. Following World War II, Loch Crane returned to San Diego in late 1946 to his wife Claire⁵. By 1948, he built his first "expandable house" on Udall Street in Point Loma - testing the concept for his own family. This concept house was to be built in stages - expanding as one's family grew (a topic he began wrestling with while at Taliesin)⁵. Throughout his career, Loch adapted Wright's hexagonal forms in many of his building projects.

Following the War, Frederick Liebhardt was accepted at USC and at the University of Denver. With this optimism, Fred wrote Frank Lloyd Wright asking to work at Taliesin³. He was turned down. In 1945, while at the University of Denver, Fred attended a lecture by Frank Lloyd Wright. After Fred's instructor showed Mr. Wright his drawings, he asked Fred and his wife Marianne to visit him at Taliesin. According to her, Wright wrote, "Come be with me before they [University of Denver faculty] ruin you."

(Continued on page 6.)



Mission Bay Aquatic Control Center, designed by Sim Bruce Richards, 1960. Photo by Keith York, 2004.

(Continued from page 5.) In 1947 Fred and Marianne left Colorado to join the Taliesin Fellowship where Fred acquired the architectural orientation that he pursued throughout his career. The Liebhardts were at Taliesin (Spring Green, WI) and Taliesin West (Scottsdale, AZ) between 1948-49³. In an unusual move, Mr. Wright sent Fred straight to the drafting room rather than the norm of employing apprentices in less-distinguished roles early in their education³.

According to Marianne Liebhardt, over the years Frank Lloyd Wright regretted only a few of his apprentices leaving his employ – Rowan Maiden (known for his Nepenthe Restaurant in Big Sur), John Lautner, and Fred Liebhardt (blaming wife Marianne for his departure)³. Fred and Marianne, through the Taliesin Fellowship, would become friends with many other apprentices and family including then Del Mar resident John Lloyd Wright. The Liebhardts continued to visit Frank Lloyd Wright through the 1950s until his death³.

According to Maryann Bonini, Vincent Bonini attended Taliesin (both East and West) during 1947 and 1948¹⁸. Living in La Canada (and making friends with another architect soon-to-migrate to San Diego, Eugene Weston III) and working for Smith & Williams and Harwell Hamilton Harris¹⁹, Vincent Bonini scored some early recognition when the house he designed for his own family was widely published by Julius Shulman²⁰. Upon arriving in La Jolla in 1959, Vincent built a spec house near Fred Liebhardt and Eugene Weston's own spec house projects¹⁹. Soon after, Bonini gave up on private practice, sold the spec house, moved into Fred Liebhardt's Carrizo Drive residence and joined up with his firm Liebhardt & Weston¹⁹. A few years later, Bonini would make his impact on San Diego in the architecture and engineering office at UCSD where he would stay until retirement.

One of the most startling examples of Wright's influence on a San Diego architect may be Mission Beach native Kendrick Bangs Kellogg. Ken first met Mr. Wright in 1955 while attending the University of Colorado at Boulder. Of this instance, Ken recently recollected, "In April 1955, I ...visited Phoenix with a few students from my architecture class ... and I met [Frank Lloyd Wright] and heard him speak to a group... of us architects... and had an interview with him⁴."

Kellogg returned to San Diego and, among other things, worked for Sim Bruce Richards for two summers and spent time with John Lloyd Wright⁴. Kellogg's organic architecture would be first published when he completed the Russell Babcock Residence (1959), after engaging Lloyd Wright's client for his earlier failed commission in University Heights⁴. At this time Ken would begin a multi-decade working relationship with metalworker Bill Slatton, who worked under the direct supervision of Frank Lloyd Wright at Taliesin between 1956-59⁴. Slatton's organic designs can be evidenced in a number of Kellogg's early residential projects.

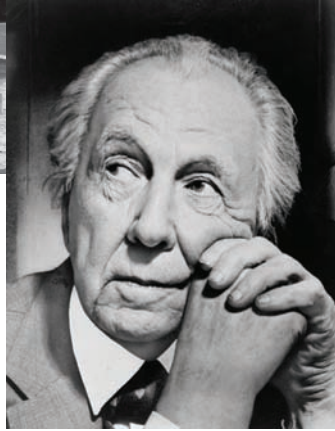
Many other San Diego architects have been influenced by Wright's presence, his philosophy, writings, teachings, and buildings or a combination thereof. Though he never built a structure in San Diego county, our local architectural heritage is, in part, influenced by the work of his progeny, his teachings and philosophy.



Russell Babcock Residence in Mission Beach. Designed by Kendrick Bangs Kellogg, 1959. Photo by Keith York, 2004.



Frank Lloyd Wright, 1923.
Photo in the public domain.



Taliesin West was architect Frank Lloyd Wright's winter home and school in the desert in Scottsdale, Arizona, USA from 1937 until his death in 1959 at the age of 91. Photo courtesy Wikipedia.org

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In the last issue of Reflections, we inadvertently omitted portions of the last two paragraphs of the article titled Historic Districts by Janet O'Dea and Allen Hazard ending on page 5. The paragraphs are printed here below and the article in its entirety can be found on our website: www.sohosandiego.org.

City staff has already provided countless hours of guidance to community members in an attempt to utilize the generous research provided to it from private citizens; however, there isn't planning department staff assigned to these tasks and goals and timelines for completing unfinished surveys or review of completed district reports are undefined. With the changes in city hall it is time to focus on a strategic and cohesive approach to the needs of our older neighborhoods including community planning with historic resources in mind and district designations throughout these areas. This approach would result in massive social and economic benefits from a very meager investment since these are the results that Rypkema, found when these policy matters were enacted across the nation and around the world.

We remain hopeful that the pending historic districts will move ahead and efforts undertaken by city staff and residents, that advance the goals of preserving our historic communities, will be realized. Let's all work with policy makers to put preservation friendly policies at the forefront and continue to contribute to the wonderfully rich research and resources that are so close to completion. In these ways, we can preserve the culturally significant, historic neighborhoods we've integrated into our lives for generations to come.

(Preservation Begins at Home, continued from front page)
sites to visit, the amazing parks and preserves, cultural landscapes, the buildings and small towns throughout San Diego County. Go hiking, or just take a leisurely walk through the many historic sites that surround San Diego. We consistently have the perfect weather to explore our historic places and on any given day we have an opportunity to actually stand where history-making events occurred.

Richard Moe, President of the National Trust has said, that “preservation begins locally.” So with that charge we offer you this list of some of San Diego’s historic sites. Many are out of the way and not as heavily visited as the Whaley house or Old Town and would benefit greatly from your visit. Visiting a historic site whether it be a restaurant, hotel, gift shop, museum or going to a show at a historic theater are all ways that you can help SOHO in its endeavors to keep our heritage.

This is in no way designed to be a complete list, San Diego is extremely rich in her history and you can find pieces of it in every community; be an explorer! While every effort has been made to ensure that the contact information is current, we have not included hours or pricing. We leave it to you to check before embarking on your adventure to discover San Diego’s heritage, or as Huell Howser would say “California’s Gold!”

Adobe Chapel

Operated by SOHO for the City of San Diego
3950 Conde Street in Old Town San Diego; 619-297-7511

Alvarado House

The Del Mar Historical Society operates the Alvarado House, Del Mar’s oldest house, which is stored at the Del Mar Fairgrounds and open to the public each year during the San Diego County Fair; 858-755-1670

Balboa Park

America’s largest urban cultural park, one of the most lushly planted urban parks in America.
Balboa Park Visitors Center, 1549 El Prado, San Diego; 619-239-0512

Bancroft Ranch House

Adobe ranch house built in 1863.
9065 Memory Lane, Spring Valley; 619-469-1480

Box Canyon

On County Road S2, 8.6 mi South of State Hwy 78, Anza-Borrego Desert State Park, 200 Palm Canyon Drive Borrego Springs; 760-767-5311

Brick Row

Designed by San Diego architect R.C. Ball (who designed Folsom Prison), these ten row houses were constructed by Frank Kimball in 1887 to be used by the executives of the Santa Fe Railroad.
909 A Avenue, National City

Campo Store

Built in 1885, this building was used as a bank, post office, and stage station and served as the social center for the community.
Highway 94 at Campo Circle, Campo; 619-478-5768

Carlsbad Depot

Built in 1887 by the Arizona Eastern Railway. Restored, it now serves as the Carlsbad Convention & Visitors Bureau.
400 Carlsbad Village Drive; 760-434-6093

Church of the Immaculate Conception

Dedicated in 1919.
2540 San Diego Avenue in Old Town San Diego

El Campo Santo

The Catholic cemetery for San Diego between 1850 and 1880 where most of San Diego’s most well known citizens are buried.
On San Diego Avenue, between Arista and Conde Streets, Old Town San Diego.

Escondido History Center (formerly Heritage Walk Museum)

Operated by the Escondido Historical Society. The park includes an 1890 Victorian home, 1888 Santa Fe Depot, 1920s railroad car with model train and a 1900s barn.
321 N. Broadway Escondido; 760-743-8207

Frank Kimball House

First house built in National City, 1868, moved in the late 1960s to the 900 block of A Avenue as part of National City’s “Heritage Square.”

Gaslamp Quarter

A 16-block national historic district, the Gaslamp Quarter is where San Diego’s colorful past comes alive and exists hand in hand with modern development and commerce in an active urban setting. It is eight blocks long (from Broadway to Harbor Drive) and two blocks wide (from Fourth to Sixth Avenues).
The Gaslamp Quarter Association, 614 Fifth Avenue, Suite E; 619-233-5227; www.gaslamp.org.

Granger Music Hall

Irving Gill designed music hall circa 1890.
1615 East 4th Street, National City; 619-477-3451; call for appointment.

Heritage Museum

Operated by Solana Beach Civic & Historical Society. The 1894 ranch house is the oldest surviving residence in the city.

715 Valley Avenue, Solana Beach; 858-755-2937

Heritage Park

This 7.8-acre county park shows six examples of Victorian architecture including the oldest temple in San Diego.

2450 Heritage Park Row, Old Town San Diego; 858-565-3600

Heritage Park Village Museum

The park was created as a 1976 Bicentennial project. Its main street is lined with many of Oceanside's original buildings.

220 Peyri Drive, Oceanside; 760-435-5215

**Hotel del Coronado**

Built in 1888, daily tours given.

1500 Orange Avenue, Coronado; 619-435-6611

La Jolla Caves

1325 Prospect Street; 858-454-6080

Leo Carrillo Ranch Historic Park

Once home to cowboy actor Leo Carrillo the ranch was built in 1937-1940.

6200 Flying LC Lane, Carlsbad; 760-476-1042

Magee House

House museum, interpretive period 1880s to the present.

258 Beech Street, Carlsbad; 760-434-9189

Marston House/Serra Museum/Villa Montezuma

All three sites operated by the San Diego Historical Society.

Marston House: a craftsman lover's dream home. House and garden tours available. 3525 Seventh Avenue, Balboa Park; 619-298-3142 or 858-292-0455.

Serra Museum: Built in 1929, designed by architect William Templeton Johnson.

2727 Presidio Drive, Presidio Park; 619-297-3258.

Villa Montezuma: 1887 Queen Anne Victorian.

1925 K Streets, Sherman Heights; 619-239-2211

Mission San Diego de Alcala

The first of California's twenty-one Spanish missions.

On Friar's Road, off Murphy Canyon Road, at the east end of Mission Valley.

Mission San Luis Rey de Francia

The eighteenth of the twenty-one missions in California.

4050 Mission Avenue, Oceanside; 760-757-3651

Mission Trails Regional Park

One of the largest urban parks in the United States. Originally used by the Kumeyaay, the park is also the site of the Old Mission Dam.

Mission Trails Regional Park Foundation at 619-582-7800.

National City Transcontinental Depot

Operated by the San Diego Electric Railway Association

922 West 23rd St, National City; 619-474-4400

Old Poway Park

The Heritage Museum and the Nelson House are operated by the Poway Historical Society. A half-mile train runs on weekends.

14134 Midland Road, Poway; 858-679-8587, 858-679-4342

Old Town San Diego State Historic Park

Please go to www.whaleyhouse.org for a full listing of the many historic buildings in Old Town. Or sign up for our weekly tour of Old Town.

Pacific Southwest Railroad Museum

Operates both the Campo and La Mesa depots.

Campo Depot, 31123-1/2 Highway 94, Campo; 619-478-9937, weekends

La Mesa Depot, 4695 Nebo Drive, La Mesa; 619-465-7776, weekdays

Pala Mission

San Antonio de Pala, the asistencia of Mission San Luis Rey. Six and one-half miles east of Highway 395 on State Route 76; plaque on State Hwy 76, Pala.

Point Loma Lighthouse

Built in 1855, it is one of the most visited national historic landmark monuments in California. Cabrillo National Monument, 1800 Cabrillo Memorial Drive, Point Loma; 619-557-5450.

Presidio Park

The site of the first white settlement on the West Coast of the United States. 2727 Presidio Drive, Old Town San Diego.

Ranch House at Warner's

Not currently open to the public but can be seen from the road. Circa 1858.

A mile south of Highway 79 on San Felipe Road, between Warner Hot Springs and Lake Henshaw.

Rancho Buena Vista Adobe

This circa 1850s 11-room house and museum is a superb example of early California architecture. 651 East Vista Way, Vista; 760-639-6164

**Rancho Guajome Adobe**

1853, one of the finest examples of Anglo-Hispanic architecture in California. 2210 N. Santa Fe, Vista; 760-724-4082

Rancho Los Peñasquitos Adobe

Circa 1824. There are trails for hiking, bicycling, and horseback riding as well as this wonderful adobe house museum.

12020 Black Mountain Road, San Diego; 858-484-7504

Rancho Santa Margarita y Los Flores

Built circa 1820s, located on Marine Corps Base Camp Pendleton.

Fax tour requests to 760-725-5147 or write CPAO, ATTN: History and Museums Office, Box 555019, Camp Pendleton, CA 92055-5019 or e-mail JonasonFA@mail.cpp.usmc.mil

Saint Francis Chapel

Established in 1830 in Warner Springs. The Chapel lies on the north end of the city limits and is clearly visible from the road.

Highway 79 to Warner Springs.

Salk Institute

Founded by discoverer of polio vaccine; buildings designed by Louis I. Kahn considered among best examples of modern architecture in the country.

10010 North Torrey Pines Road, La Jolla;

858-453-4100

San Dieguito River Park

The park includes several historic sites including Sikes Adobe, one of the area's oldest adobe homes from the American Era c.1870. An interpretive station is located on the sites of Rancho San Bernardo (1789), the San Diego to Yuma Road (1840s) and the original Town of Bernardo (1880s).

18372 Sycamore Creek Road, Escondido;

858-674-2270

San Felipe Valley Stage Station

The station was built in the 1800's and used for the Butterfield Mail.

On County Highway S2, 0.9 mi Northwest of intersection of State Hwy 78, near Anza-Borrego Desert State Park

San Pasqual Battlefield

State Historic Park, 15808 San Pasqual Valley Road, Escondido; 760-724-3925

Santa Catarina

A campsite for Anza's expedition.

Santa Catarina Springs, 10 mi Northwest of Borrego Springs (4-wheel drive dirt road), Anza-Borrego Desert State Park, ask at Visitor Center.



Santa Fe Depot

1915 Santa Fe Depot is an exemplary example of California's Spanish Revival Architecture.
1050 Kettner Boulevard; 619-239-9021

Self-Realization Fellowship Ashram Center

Beautiful 1937 building and gardens.
Hermitage and Meditation Gardens, 215 "K" Street
Encinitas; 760-753-2888

Stein Farm

This Victorian farmhouse is surrounded by its barns and fields circa 1890's.
1808 F Avenue National City; 619-477-4113

Sweetwater Dam

Built in 1888. The highest dam in the U.S. at that time.
Sweetwater Authority, 619-420-1413

Torrey Pines State Reserve

Located within San Diego's city limits, it remains one of the wildest landscapes along the Southern California coast located between La Jolla and Del Mar.
858-755-2063

Town of Julian

60 miles northeast of San Diego situated between the northern end of the Cuyamaca Mountains and the southern slope of Volcan Mountain, west of the Anza Borrego desert.

Vallecito Stage Station

This house became a station on the San Antonio-San Diego Mail Route and in it was made one of the stops of the famous Butterfield Overland Mail stops in the 1800s. Vallecito Stage Station County Park, on County Rd S2, 3.7 mi Northwest of Agua Caliente Springs.

Valley Center History Museum

The eclectic offerings feature a replica of an early settler's cabin and sections of an airplane, which was built within two years of the Wright Brothers first flight and later flew out of Valley Center.
29200 Cole Grade Road, Valley Center; 760-749-2993

Warner's Hot Springs

Warner Springs Ranch, 31652 Highway 79, Warner Springs, CA 92086; 760-782-4200.



Whaley House

If you are a member of SOHO and haven't visited the house yet, you have been missing out! Admission free to members.
2476 San Diego Avenue in Old Town San Diego;
619-297-7511

William Heath Davis House

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An important early home.
410 Island Avenue; 619-233-4692

William Pittenger House

Fallbrook Historical Society museum complex is centered around the country home of William Pittenger, a Civil War Medal of Honor recipient.
260 Rocky Crest Road/South Hill, Fallbrook;
760-723-4125 or 760-728-7964

SAVE OUR HERITAGE ORGANISATION



SAVING SAN DIEGO'S PAST FOR THE FUTURE

2006 People In Preservation Awards

Do you know of a person or project in the field of preservation that should be recognized? We welcome your nominations for SOHO's 24th Annual People In Preservation Awards. Presented each May during National Preservation Month, SOHO recognizes outstanding achievement in the field of historic preservation. We need your help in identifying the deserving people in your community who have helped to save San Diego's heritage.

The deadline for submitting nominations is March 30th, 2006.

If the nomination is for a project, the project must be completed. Nominations must include the completed nomination form and photos. Limited supplemental information may be attached. Incomplete nominations will not be considered. Entries must demonstrate outstanding achievement in the field of historic preservation. An independent jury of architects, preservation professionals, and business leaders, who have knowledge and experience in historic preservation, selects the award winners. The jury will use the Secretary of the Interior's Standards for Rehabilitation in their review.

QUALIFICATIONS

- The application must be filled out completely to be considered for nomination
- Projects must be completed
- Projects must be located in San Diego County, however, a person who has made a significant contribution in some way to San Diego need not be a resident.
- Eligible nominees are advocates who have made a difference in historic preservation in San Diego. Some typical awards are Preservationist of the Year, Lifetime Achievement, Outstanding Home Restoration, and Gift to the Street (exterior restoration).
- Projects may be institutional, commercial, or residential. Construction projects may be restoration, renovation, rehabilitation, or adaptive reuse.

People In Preservation Nomination Form

Nomination Submitted by _____ Telephone _____

Address _____ City _____ State ____ Zip _____

Nominee _____ Telephone _____

Address _____ City _____ State ____ Zip _____

INFORMATION on PERSON being nominated

Name _____ Nominated for _____

Address _____ City _____ State ____ Zip _____

INFORMATION on PROJECT being nominated

Historic Name _____ Date of Construction _____

Address _____ City _____ State ____ Zip _____

Original Owner _____ Architect/Builder _____

Current Owner _____ Telephone _____

Address _____ City _____ State ____ Zip _____

Please provide contact information for all parties deserving of recognition (architect, contractor, preservation consultant, craftsmen, etc.,). Attach an additional sheet if necessary.

Name _____ Telephone _____

Firm/Business Name _____

Address _____ City _____ State ____ Zip _____

Roll in Project _____

Attach an additional sheet with the following narrative information:

- 1) Describe the nominated person or project and why an award is deserved. Identify how the project meets the Secretary of Interior's Standards for the Treatment of Historic Properties.
- 2) Enclose 10-15 color **digital photos** submitted on a CD of before and after the preservation work. **These photos should be of a high quality to clearly show the details of the work.** Photos should include overall views of the property as well as details. Please identify and describe the photos. Please also include one 3x5 color photograph of the exterior of the project for promotional materials.

Please submit nominations to:

Save Our Heritage Organisation 2476 San Diego Avenue San Diego CA 92110 Attn: Alana Coons, Events & Education Director

SUBMISSION DEADLINE: Thursday, March 30, 2006, 5:00pm

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SOHO thanks the generous contributions of new and renewing members of our Family & Individuals, Professional, Executive, Benefactor and Lifetime groups from October, 2005 through January, 2006.

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Save Our Heritage Organisation



Resource Directory 2006

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PLEASE KEEP IN MIND when working with a company that it is your responsibility to request the level of expertise you require, ie. period or in the style of period. Be wary if you're advised to remove or alter historic fabric, this may not be the person or company to work on an old home.

SOHO makes no claims or endorsements of any of the products, services published herein.

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619-269-3630, 619-255-4255 fax
kimgrantdesign.com

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Since 1978, Heritage Architecture & Planning has established itself as one of the leading preservation architecture firms in the Western United States.

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In Memoriam

Al Alferos 1933 – 2006

SOHO's Executive Director 1990- 1998

A longtime friend and supporter of SOHO, Al is remembered by everyone who ever met him as genuinely warm and always ready with a smile. Somehow he remembered everyone's names along with their family or pets. Whatever it was you cared about he learned and remembered. Al was SOHO's Executive Director for nine years, and cared greatly about the organization. He was a kind man with a wonderful spirit and zest for life. Al will be missed.

In lieu of flowers, the family wishes that donations be made to the Alzheimer's Association, 4950 Murphy Canyon Road, San Diego, 1-800-272-3900.

SOHO would like to extend its appreciation to everyone who contributed so generously to our end-of-year appeal.

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Through education, advocacy, and stewardship SOHO's mission is to preserve, promote and support preservation of the historical links and landmarks that contribute to the community identity, depth and character of our region.

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La Pastorela at the Old Adobe Chapel

BY DEAN GLASS

SOHO's production of *La Pastorela* at the Old Adobe Chapel ran for eighteen performances from December 15th through 23rd, and SOHO members and the general public who came out to see it were treated to a delightful program from a very talented bunch of people. SOHO Board Member Welton Jones co-directed the production with Luis Torner, who also wrote the script. The cast and crew included veterans of SOHO's earlier dramatic productions, *The Gift of the Magi* (Whaley House Theater, 2001) and *A Midsummer Night's Dream* (Whaley House Garden, 2002): Vincent Baca (Hermit), Terence Burke (Martín), Susan Scharpf (Set Designer), Roger Henderson (Lighting Designer), and, of course, Welton Jones (Director). The rest of the players and crew were all professionals and it showed in their work.

La Pastorela recounted the shepherds' journey to Bethlehem for the birth of Christ as told in the *Gospel of Luke*, and despite having its roots in Christianity, the religious aspects of this folk play were minimal and it was enjoyed by Christians and non-Christians alike. It was performed in Old Town as early as 1829, and was actually presented in the Adobe Chapel throughout the 1860s. During a Christmas night performance at the Casa de Bandini in 1838, five members of the cast, including the last Mexican governor of California, Pío Pico, were arrested for plotting to overthrow California's government. They were later released.

I enjoyed *La Pastorela* so much that I saw it four times. But don't take my word for it; here is what a few of the professionals had to say about it:

"Totally charming, genuinely moving... Wonderful cast... Wonderful music with witty references to this and that—and then totally sincere at the right moments. Bilingual business gave the whole thing an aura of authenticity. The venue, of course, contributes enormously."

—**David Gregson**, *San Diego Magazine* opera critic

"I and the nieces (a 2nd grader and a 7th grader) enjoyed it thoroughly from the front row. The space is charming & appropriate and the show & performances were perfectly scaled to the house, nothing done in excess or OTT (as we have sometimes seen elsewhere). The buffoonery & devilry were pitched just right and never carried on too long. I relished all the performances... I didn't really regret not doing the show myself because there wasn't a single performer I would wish to see replaced... I found [Monica Mendoza] lively & hilarious as Belial—her cheeky cheer happily reminding me of some Mexican women friends. The

simple lighting and the nicely painted set pieces were just right for the atmosphere; the costumes looked good; the music was also appropriately simple and small scale.

—**George Weinberg-Harter**, *Backstage West* & *DramaLogue* theater critic

"*La Pastorela* was charming. Lovely songs and such a sense of the performers' heartfelt involvement. And what a wonderful, intimate setting in the church."

—**Janice Steinberg**, author of *The Dead Man and the Sea*, *Death Crosses the Border*, etc.

The Wedding Casa's Norma Edelman, an Old Town-based wedding planner who books weddings at the Adobe Chapel and Whaley House for SOHO, wrote to let us know that she had booked one at the Chapel for February. "The bride fell in love with the chapel during a recent SOHO event," she wrote, "when she saw a dramatic presentation by candlelight." The bride also inquired about the availability of *La Pastorela's* two musicians, Jesús Seja and Emily Merchant, for the ceremony.

Although SOHO's production of *La Pastorela* was intended to be the first of a yearly tradition, it is unclear at this time whether there will be a production in 2006. If not, then those who saw it were indeed fortunate.



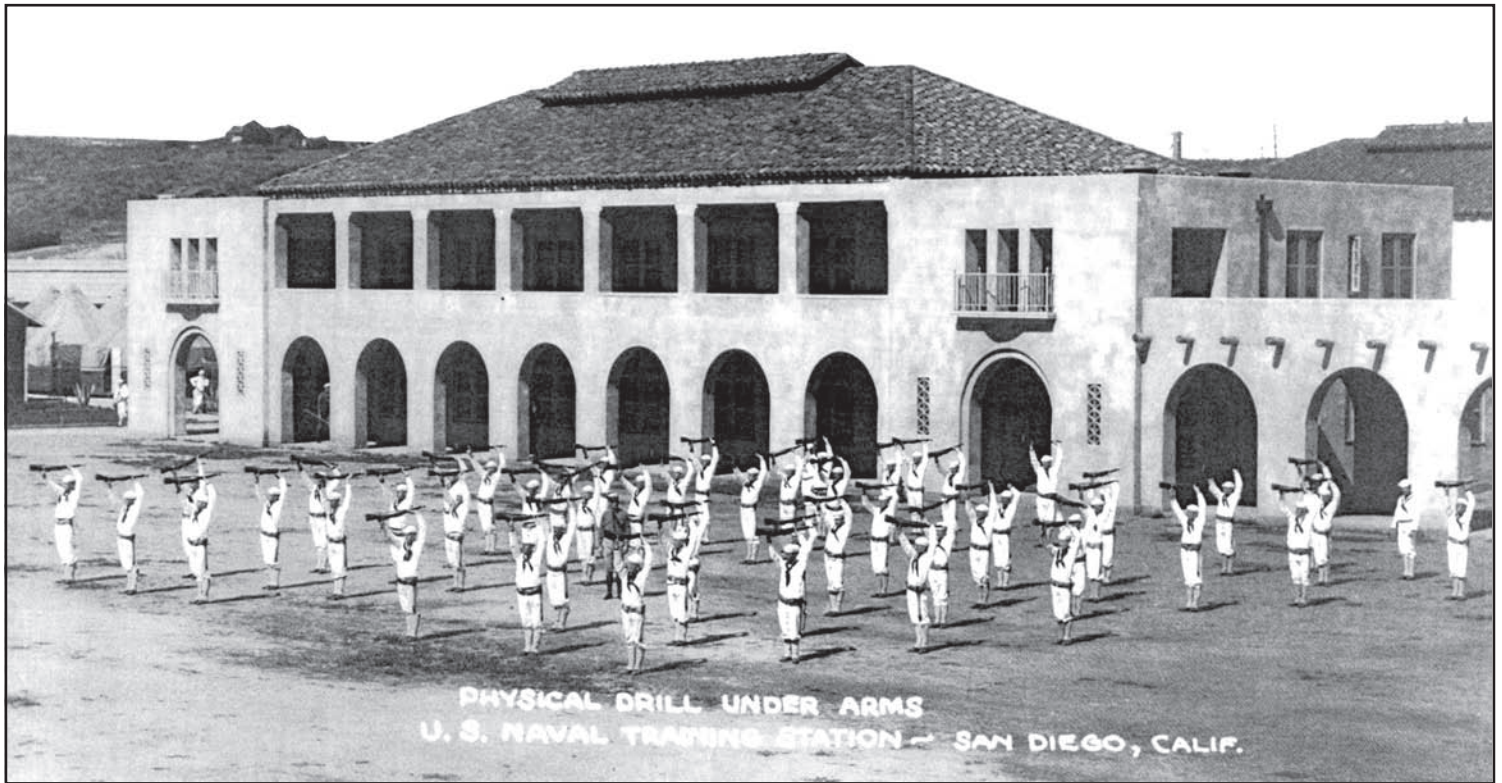
(Left to right) Terence Burke, Patricia Elmore Costa, Mónica Mendoza, Caleb Álvarez, (in the back) Vincent Baca

SOHO's Craftsman & Spanish Revival Weekend

A benefit for Save Our Heritage Organisation

March 10•11•12, 2006

AT THE Historic Naval Training Center • NTC Promenade, 2751 Roosevelt Road, Building 210 • Point Loma



Craftsman & Spanish Revival Weekend
Headquarters at the Historic Naval Training Center
2751 Roosevelt Road, Building 210, Point Loma
Corner of Decatur Road & Roosevelt Road
Ample free parking available on Decatur Road,
directly behind Building 210

Directions

Heading South on Interstate 5

Exit Rosecrans Street
Left on Roosevelt Road

Heading North on Interstate 5

Exit Pacific Highway
Exit on left at Barnett Avenue
Barnett Avenue becomes Lytton Street
Left on Rosecrans Street
Left on Roosevelt Road

Heading West on Interstate 8

Exit Rosecrans Street
Left on Roosevelt Road

From San Diego International Airport

Heading West on North Harbor Drive
Right on Laning Road
Right on Decatur Road
Right into parking lot just before
Roosevelt Road

Bus & Trolley Riders

From the Old Town Transit Center • Take the MTS Bus Route 28 Sub Base • Get off at Rosecrans & Curtis
Walk 1/2 block Northeast to Roosevelt Road, turn right • Walk 2 blocks to corner of Roosevelt & Decatur, Building 210



2006 Craftsman & Spanish Revival Weekend
Headquarters • Historic Naval Training Center
NTC Promenade, 2751 Roosevelt Road, Building 210

Friday Opening Night Reception Show & Sale

7-9pm

Kick off the weekend sale on Friday evening with a wine and cheese Early Shoppers Reception. Guests will be the first to see this year's offerings and the first to purchase the most coveted items.

Saturday & Sunday Show & Sale

10am - 6pm

Exhibitors from across the country offer the finest in antique and revival furnishings and decorative arts. Vendors will exhibit a full range for the Arts & Crafts and Spanish Revival enthusiast and collector. This outstanding selection of vendors crosses a broad spectrum of antique and contemporary work. The Silent Auction begins Friday evening at 7pm and closes Sunday at 3pm. It will feature great items donated by exhibitors as well as restoration and preservation services.

Saturday Lecture Series

A - Allen Hazard

Lost Builders of San Diego

10:30 - 11:30am

This lecture examines three little known builders: Nathan Rigdon, Morris Irvin and Marvin V. Melhorn, who constructed many of the classic homes in Mission Hills from 1911 through the mid-1920s. While the designs of Master architects William Templeton Johnson, Richard Requa, Emmor Brooke Weaver and others are well known for their work in Mission Hills, it was the work of Rigdon, Irvin, and Melhorn who together built more than 250 homes that significantly contribute to the architectural creativity and rich diversity of this community.

Mission Hills resident and co-founder of Mission Hills Heritage, **Allen Hazard**, presents a lecture and slideshow that examines the work of these three builders in Mission Hills.

B - Marvin Rand

Greene & Greene: Ultimate Craftsman

12 - 1pm

The photographs of renowned architectural photographer **Marvin Rand** have been widely exhibited for more than thirty years. His career began in 1943, when he served as a photographer for the U.S. Air Force. His photography has been published in more than forty books and magazines, including seminal books on Greene and Greene authored by Randell Makinson and *Five California Architects* by Esther McCoy and his numerous awards include a Graham Foundation Grant, lifetime achievement awards from the City of Los Angeles and the Pacific Design Center, and an Honorary AIA from the American Institute of Architects. Some of his select clients have included Frank Gehry, Cesar Pelli, Skidmore, Owings & Merrill, Gwathmey/Siegal & Associates, Gregory Ain, William Pereira & Associates, and John Lautner, to name a few. Rand has been documenting the architectural work of the Greenes since 1959, when he accepted a request from the Metropolitan Museum of Art to photograph sconces and lighting. He has been enamored with the Greenes ever since, building a body of work that is unsurpassed. His book *Greene & Greene* was published in 2005; his next book will be on Irving Gill and is due mid-2006.

C - Matthew Bokovoy

World's Fairs & Spanish Historic Preservation:

Saving San Diego's Everyday Landscapes

2 - 3pm

In the American Southwest, no two events shaped modern Spanish heritage more profoundly than the San Diego Expositions of 1915-16 and 1935-36. **Matthew Bokovoy** charts the relationship between the fairs and Spanish era historic preservation as the basis for preserving working class and ordinary landscapes in the recent past.

Matthew Bokovoy, a San Diego native, lives and writes in Norman, Oklahoma, and serves as Acquisitions Editor for University of Oklahoma Press.

D - Paul Duchscherer

Beyond the Bungalow

3:30 - 4:30pm

This lecture celebrates the artistic beauty, craftsmanship, and diversity of style of an entire genre of larger-scale Craftsman period homes, much like those created by architect brothers Charles and Henry Greene. These homes comprise a range of style infusions and crossover influences; the sheer scope in variety of shapes and sizes represented among these larger homes entirely surpasses the widest range of the bungalow.

Paul Duchscherer lives in San Francisco and is a design historian and interior designer specializing in historic preservation work. His designs have been featured on *This Old House*, *Curb Appeal*, and many other programs, as well as in magazines and newspapers.

NTC Walking Tour

Begins at Building 210

11am • 1pm • 3pm

The work of master architects Lincoln Rogers and Frank Stevenson will be explored with walking tours of the NTC complex. Eleven historic buildings and the grounds will be showcased, guided by architectural historians.

Bungalow Court Tour

Begins at Building 210

1 - 4pm

More than thirty of San Diego's premier bungalow courts, in styles ranging from California bungalow to Spanish Revival, Moorish Revival, Pueblo and Moderne. The tour will cover the period from approximately 1915 through 1955, and include some interesting variations on the theme. Bungalow courts are one of the most beloved icons of the Southern California lifestyle during the streetcar era; SOHO is delighted to present this program for the third year to acquaint San Diegans with the wealth of courts remaining intact in our city. **Attendance to this tour is limited.**

Sunday Historic Home Tour

11am - 4pm

The unique upper scale community of Point Loma has a significantly large number of important historic homes and neighborhoods, which bears witness to how much Point Lomans care for and treasure the historic resources of their community. SOHO celebrates and recognizes this by holding the Historic Home Tour in the neighborhoods of La Playa and Loma Portal. We are featuring five spectacular homes, including two exclusive private residences by Emmor Brooke Weaver, which have not seen public tours since the garden tours of 1932 by the California Rosarium Society where they took awards for their beautiful gardens.

General Information

The Show & Sale is located at the Historic Naval Training Center
 NTC Promenade, 2751 Roosevelt Road, Building 210 • Point Loma
 Thomas Brothers Map Page Coordinates: 1268 D7

Parking - Ample free parking is on site.

Food - There is a full service concession located on site.

Photography - Please, no photographs of interiors of the homes on the Sunday Historic Home Tour



Accessibility - There is no accessibility.

Registration Form

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

 First Name Last Name

 Address

 City State Zip

 Phone (day) (evening) email

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

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

Membership Sub-total _____

Friday, March 10	SOHO Member	Non-Member
Opening Night Reception	_____ x \$15 = _____	_____ x \$15 = _____

Saturday, March 11	SOHO Member	Non-Member
Lectures A_____ B_____ C_____ D_____	_____ x \$10 = _____	_____ x \$15 = _____
NTC Walking Tour 11am_____ 1pm_____ 3pm_____	_____ x \$10 = _____	_____ x \$15 = _____
Bungalow Court Tour	_____ x \$20 = _____	_____ x \$25 = _____

Sunday, March 12	SOHO Member	Non-Member
Historic Home Tour Advance purchase price (Includes Show & Sale ticket)	_____ x \$25 = _____	_____ x \$30 = _____
Total _____		
		Total _____

Method of Payment

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

Please charge my credit card for \$_____ MasterCard Visa

 Card Number Exp

Easy Pre-Registration

Mail or Fax Complete this form and mail or fax along with payment to:
 SOHO, 2476 San Diego Avenue
 San Diego CA 92110
 (619) 291-3576

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

Phone SOHO at (619) 297-9327 or (619) 297-7511 and pay with a credit card.

Important Information

Tickets for the Show & Sale are \$5 at the door and include return privileges, **or** included free with the purchase of tickets for the Historic Home Tour or Lectures.

Advance orders must be received by
 Wednesday, March 8, 2006

NO TICKETS WILL BE MAILED

NOTE

- There will be no advance pickup of tickets
- You will receive a weekend program with your tickets, which contains maps and directions to tours
- The Sunday home tour is **self-driven**. **No trolley service this year.**

Pick up pre-registered tickets at **WILL CALL** or purchase tickets during the weekend only at NTC, 2751 Roosevelt Road, Building 210, Point Loma
 Saturday, March 11 • Sunday, March 12
 Open both days 10am-6pm

Advance Home Tour tickets are \$25 for SOHO members, \$30 for non-members, and may be purchased in advance until Wednesday, March 8, 2006. Tickets sold during the weekend and on the day of tour **will be \$35**.

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.

Remember when you pick up your Historic Home Tour ticket that it also includes free entry to the Show & Sale featuring the best of period décor and design.

interrobang

SOHO is excited to announce a 10 month lecture series that originated when four of San Diego's premier design-oriented organizations, the San Diego chapters of the American Society of Landscape Architects (ASLA), the American Society of Interior Designers (ASID) and the American Institute of Architects (AIA) and SOHO got together and asked, "How can we improve design discussion and debate locally?" It was decided that a collaborative effort that would maximize educational opportunities, share expertise, and build solidarity would be an exciting joint venture.

Topics will include what designers and the public want to know about historic preservation, green design and smart growth, and more.

We call the series Interrobang. If you're not sure just what an Interrobang is, it's a punctuation mark. Created in the 1960s, Interrobang from the Latin for query was introduced by type designer Martin Speckter. The Wall Street Journal deemed this punctuation exactly right for when the question mark alone just isn't adequate." The Interrobang can convey in print an attitude, curiosity, and wonder. An example would be "Wow, have you hear about the new lecture series?"

Kelly Fore Dixon, ASLA, who is a committee chair said, "Combining forces and resources was a no brainer. We're all non-profit organizations and collectively we can reach more people with better programming."

Interrobang will be hosted on the second Tuesday of every month at The Museum of Contemporary Art, La Jolla (MCASD)
700 Prospect Street at the Coast Room
6:00pm - Reception with speaker, complimentary food & beverages
7:00pm - Presentation and Discussion
Members of any of the four organizations receive a discount.

Tickets

\$12 Pre-purchased ticket price for members and students

\$15 Pre-purchased ticket price for non-members

\$15 At-the-door for members and students

\$18 At-the-door for non-members

Order online at <http://www.acteva.com/go/Interrobang>

Seating is limited. Advanced ticket purchases are suggested.
Lectures are subject to cancellation and rescheduling.
Tickets are non-refundable.

At the time of this printing the first in the series will have already happened. Don't miss the exciting line up for the rest of the year.

CALENDAR OF EVENTS

March 10-12

Craftsman & Spanish Revival Weekend

March 14

Interrobang Lecture

March 25 & 26

SOHO Historical Tours Kick off

April 11

Interrobang Lecture

May 9

Interrobang Lecture

May 20

People In Preservation Awards Ceremony

June 13

Interrobang Lecture

June TBA

2nd Annual SOHO Museum Shop Clearance Sale

July 11

Interrobang Lecture

August 8

Interrobang Lecture

September 12

Interrobang Lecture

September 23

Annual Membership Meeting

October 10

Interrobang Lecture

October TBA

Borrego Springs Modern Tour

November 14

Interrobang Lecture

December 9

Annual Holiday Party

Because We Need You Now More Than Ever

First of all we want to thank you as a member of SOHO for caring about historic preservation in San Diego.

You know that saving our environment is an important and crucial issue for all of us. That it is crucial to our quality of life. Our historic buildings, neighborhoods and landscapes are all a part of that environment. We have a lot of work to do and we need you to help us.

What we are asking of you is to take a few minutes and think about all the potential members you could bring to SOHO.

We are asking you to take the time to tell SOHO's story and invite people to become a part of that story. We know that there are many hundreds of potential members out there, people who want to be connected to our heritage in a tangible way, and that they would be honored to be a part of our organization. They just need to be made aware of who SOHO is and what SOHO does.

Remember that governments and other decision-makers have choices when they decide on their preservation policies. They make choices and their choices can be influenced.

By helping us bring new members to SOHO, by increasing our numbers you are in fact creating a stronger, more influential voice at City Hall. That's why we're asking you to invite your friends and colleagues to join SOHO.

A collective voice represented by SOHO as a coalition with statewide and national advocacy groups, is crucial for protecting and expanding governmental support for preservation.

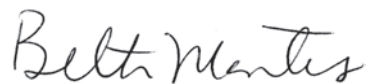
As a valued member of SOHO, you know there is power in numbers! We need you to tell others about the rewards of belonging to an organized group of advocates who are dedicated to securing the future for San Diego County.

We hope you will encourage others to join with us to gain the advantages that our communities need as we work together to secure the future for ourselves and for the 3 million San Diegans county wide who are counting on us to lead the way.

Membership is the key to success, and together we are the key to saving San Diego's past for the future.

Please pass along the membership form in this issue. Your friends can also join online easily at sohosandiego.org

Thank you for your consideration,



Beth Montes, SOHO President



Bruce Coons, SOHO Executive Director

IF YOU CARE ABOUT SAN DIEGO, ASK A FRIEND TO JOIN SOHO!

Save Our Heritage Organisation is **San Diego's only** countywide organization dedicated to the preservation of architecturally and historically significant structures, sites, and cultural landscapes.

If you want to leave a legacy, ask a friend to join SOHO!

Since 1969 SOHO has lead San Diego County as a powerful voice for historic preservation. We believe that the historic architecture and sites entrusted to this generation should be passed down to the next, so that they too will know the unique character of San Diego County.

If you want to save your neighborhood and retain your quality of life, ask a friend to join SOHO!

Becoming a member supports SOHO's constant and ever vigilant efforts to keep our neighborhoods and cities vital and healthy, and to safeguard our community's quality of life and sense of place.

If you want your voice to be heard at City Hall, ask a friend to join SOHO.

Your membership helps us greatly to bring awareness of preservation issues to the community, provide a unified voice to protect historic resources, and negotiate positive solutions for both property owners and the public good to save what remains of San Diego's endangered heritage.

If you believe that San Diego's historic and cultural heritage deserves to be preserved and that our landmarks should be protected from destruction, and that San Diego has a notable and prominent past worth saving for the future,

ask a friend to join SOHO!

Membership in SOHO is key to preserving our region's historic homes, landscapes and public buildings. Please join us today, for as little as \$30.00 a year for a family membership.

You can make a difference. Please ask a friend to join today.

Save Our Heritage Organisation is a 501 (c)(3) non-profit organization.

SOHO Membership Survey

SOHO is currently planning a membership development campaign. We want to ensure that our programming and membership support are integrated. It is important that we make a connection with our audiences to inspire their participation, and to differentiate ourselves from other organizations. As recipients of our newsletters, you have been able to share in our actions and outreach over the years. As you know your opinions matter to us.

Member information will be held in strict confidence and used for purposes of organizational planning and grant seeking. Though you may complete the survey anonymously, if you wish to use your name and address, please do.

Increasingly, grant applications are asking for membership information such as gender, age, occupation, etc. Your cooperation in supplying this data will help SOHO in the competitive grant marketplace. **Again, all information will be kept confidential; SOHO does not share personal information.**

Since your time is valuable, this survey has been simplified as much as possible. Completing and returning it is very important and is one way you can help shape SOHO's future.

1. Gender: Female Male

2. Marital Status: Single Married Partnered Divorced Widowed

3. Age: (Please indicate range.)

Under 18 46-55

18-25 56-65

26-35 66-75

36-45 over 75

4. Occupation: _____ Position Title: _____ Industry: _____

5. Is your job affiliated with preservation in any way? Yes No

If Yes, please describe:

6. Are there children in your household? Yes No If Yes, please list ages: _____

7. What are your main areas of life interest? (Please include areas pertaining to work, family, hobbies, leisure time etc.):

8. What are your preservation interests? (Check all that apply)

Advocacy in general Education Tax incentives

Economic development Archaeology Own old house

House museums Smart growth/Livable communities

Cultural heritage tourism Historic landscapes/Gardens

Live in historic district Serve on historic commission or committee

Other: _____

9. What do you consider the most pressing issues in your community?

10. To what other organizations/clubs/societies do you belong? (Please indicate if you are an officer or board member/trustee)

11. In your experience, how effective is SOHO in comparison with any other preservation organizations you have been involved with?

Highly effective, as good as the best

Average

Effective, better than most

Ineffective, not as good as most

Above average

Don't know

12. Compared to other civic and public affairs organizations, how effective is this organization?

- Highly effective, as good as the best Average
 Effective, better than most Ineffective, not as good as most
 Above average Don't know

13. Does SOHO clearly and consistently communicate its message? _____

Is the message powerful enough? _____

14. What programs and services that SOHO provides do you find valuable to you personally or professionally?

- | | |
|---|---|
| <input type="checkbox"/> Lectures/workshops | <input type="checkbox"/> Architectural tours |
| <input type="checkbox"/> Craftsman & Spanish Revival Weekend | <input type="checkbox"/> Modernism Weekend |
| <input type="checkbox"/> Assistance to local commissions and nonprofits | <input type="checkbox"/> Speaker series |
| <input type="checkbox"/> People In Preservation Awards | <input type="checkbox"/> Website |
| <input type="checkbox"/> Newsletter | <input type="checkbox"/> Preservation Coalition (CPA) |
| <input type="checkbox"/> Stewardship of historic sites for the city and county, i.e. Whaley House and Adobe Chapel | |
| <input type="checkbox"/> Educating and assisting City and County agencies and boards and government officials regarding the value of preservation | |

15. What programs and services would you do differently? (Expand, intensify, refocus, delete?)

16. Are there activities/programs in which SOHO is not currently engaged that you feel it should undertake?

17. What SOHO events or programs have you participated in during the last two years? Plan to attend in the near future?

18. Would you be interested in any of the following? (Please rank using 1 as the most important.)

- | | |
|---|--|
| <input type="checkbox"/> Walking tours/bus tours/special interest tours | <input type="checkbox"/> Hands-on workshops |
| <input type="checkbox"/> Behind-the-scenes/special access tours | <input type="checkbox"/> Advanced preservation education |
| <input type="checkbox"/> Marketing/PR opportunities for your business | <input type="checkbox"/> Internships |
| <input type="checkbox"/> Other (Explain) _____ | |

21. If you are not currently a member, please consider joining or renewing your membership on line today
 YES! I am a member! YES! I am renewing or joining today!
 Refer a friend, family member, or co-worker to SOHO for membership. (Please provide applicable contact information)

Your membership contribution funds SOHO's continued leadership in making preservation a vital, viable priority in our communities.

Optional:
 Survey Completed by (Name): _____
 Address: _____

 E-mail: _____ Phone: _____

Would you like someone to contact you? Yes No
 Please mail your completed survey to SOHO 2476 San Diego Avenue, San Diego, California 92110
 Online survey access at www.sohosandeigo.org



Robert Pigott
Realtor
(619) 316-2885

You'll find the best "old house"
listings and info on my web site:
www.houseclassic.com

Spanish Revival Furniture



Villa Gabriel Designs

www.villagabriel.com
(619) 224-7400

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Craftsman & Spanish Revival
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San Diego, Calif.

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Historic Home Tour Preview Party Lectures Homeowner Resources
Show & Sale Authors Row Silent Auction Architectural Tours



Antiques • Objets d'Art • Furniture • New Artisans
Craftsman • Ceramics & Pottery • Spanish Revival • Lighting
Paintings • Mexicana • Tile • Monterey • Stained Glass
Architecture Books • Textiles • Hardware • Rustic • Carpets
Fine Cabinetry • Garden • Spanish Colonial • Metalwork

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

SAN DIEGO HOME GARDEN elizabethcourtier STYLE 1900 NORTH PARK NEWS NTC PROMENADE Innovative Experiences

Photos by Sandé Lollis

MISSION HILLS HERITAGE



HISTORIC HOME TOUR
Saturday, June 3, 11 am to 4 pm
Five Vintage Craftsman, Spanish & Modern Homes
Tickets \$30 by May 31 or \$32 on June 3

EVENING RECEPTION
Saturday, June 3, 6 to 9 pm
Fine wine & hors d'oeuvres at the Elliot-Marsh House
Reservations in advance by May 31 • Tickets \$45

Mission Hills Heritage • 4019 Goldfinch Street, #221
San Diego, CA 92103 • 619.497.1193 x603

www.MissionHillsHeritage.org

Legacy House History Research
106 INC. Mills Act Assistance

Ronald V. May, RPA
(619) 269-3924
www.legacy106.com

P.O. Box 15967 San Diego, CA 92175
E-mail: legacy106inc@aol.com



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

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1969 • CELEBRATING THIRTY-SEVEN YEARS! • 2006

~ Lost San Diego ~

The Overbaugh House

Built in 1887, demolished in 1954.



Historic photo c. 1887, courtesy Coons Collection



Current photo by Bruce Coons

For over 67 years this magnificent Victorian mansion graced Cortez Hill until it was replaced by yet another nondescript and undistinguished specimen of uninspired architecture.