



Reflections

SAVING SAN DIEGO'S PAST FOR THE FUTURE

LOCAL PARTNERS WITH THE NATIONAL TRUST FOR HISTORIC PRESERVATION

Call to Action

San Diego's Oldest House & the Lost Connections to Our Earliest Historic Beginnings

BY BRUCE COONS

When I was young it was a well known fact that San Diego contained some of the most important historic sites on the West Coast of the United States within its Historic Old Town Area. Arguably the most important site on the West Coast, our version of "Plymouth Rock" if you will.

Today, few San Diegans, let alone visitors to Old Town know that the first permanent European settlement on the West Coast of the United States founded in 1769 was right here, on the hill overlooking the state park and the site of the Native American village of Cosoy, which preceded the Spanish Presidio. Few people have any knowledge of why Old Town is where it is and why settlement started here and not somewhere else.

Today, Presidio Park is one of the least visited parks in San Diego, yet it is directly next to the most visited State park in California, Old Town San Diego State Historic Park.

Nowhere to be seen are signs of the Indian village, or the many other historic sites here: Ruiz's pear orchard, which

was the scene of one of the most famous love stories in California history (Fitch/Carrillo); the earliest section of California's first road, El Camino Real; the site of the first encampment of the American Army and several early adobes.

These sites all lie beneath the pitch and putt golf course. Recently part of this area has been ruthlessly bulldozed by the new city-selected operator of the golf course. The city did not take proper steps to prevent this destruction and also failed to do adequate archeology to salvage what was left. What little excavation work that was done revealed artifacts dating from prehistoric times, remains of adobe structures, Mexican and early China trade ceramics and buttons from the first American Army occupation. They then allowed the operator to alter the historic landform by adding 5 feet of soil to the
(Continued on page 1)



Casa Carillo in foreground, Old Town and the river c. 1852, Whaley House/County of San Diego collection.

Inside This Issue

Cover.....	Call to Action
Inside Cover....	President's Message
3.....	A Cultural Landscape
5.....	Economics of Preservation
11.....	Turquoise House
12.....	A Most Appalling Display
13.....	Dancing on the Grave
14.....	100 Lost Buildings
16.....	Most Endangered
19.....	PIP Winners
22.....	PIP Night of Celebration
24.....	Chorus Breviarii
24.....	Ramona's Marriage Place
25.....	Museum Showcase
25.....	Meet New Intern
26.....	Volunteer Appreciation
27.....	Junior Docent Program
27.....	Letters to SOHO
28.....	Remembering the Overbaugh
29.....	Pat Schaelchlin, In Memoriam
29.....	Calendar of Events
30.....	Contributors to Success
32.....	SOHO is Looking for Homse
32.....	Membership Form
33.....	Advertisements
Back.....	Lost San Diego



President

Beth Montes

Vice President

Barry Hager

Treasurer

Jessica McGee

Secretary

Lori Anne Peoples

Directors

Erik Hanson, *Ex Officio*

Curtis Drake

John Eisenhart

Allen Hazard

Peter Janopaul, III

Welton Jones

Carmen Pauli

Bonnie Poppe

Christopher Pro

Jim Schibanoff

David Swarens

Staff

Executive Director

Bruce Coons

Reflections Staff

Editor

Alana Coons

Contributing Editor

Dean Glass

Associate Editor, Graphic Artist, Photographer

Sandé Lollis

SOHO Founder

Robert Miles Parker, 1969

Reflections

Volume 37, Issue 1. Published quarterly by SOHO since 1969. All photos by Sandé Lollis, unless noted otherwise.

Deadline for all information and ads for the Summer 2006 issue is July 15. Submit articles by mail or email to SOHO, attention editor. We reserve the right to edit all articles submitted for publication.

Save Our Heritage Organisation

2476 San Diego Avenue, San Diego CA 92110

(619) 297-9327 • fax: (619) 291-3576

www.sohosandiego.org

Those who wish to reproduce, republish, redistribute or retransmit material found in the pages of *Reflections* or on the website www.sohosandiego.org may do so only with prior consent from and acknowledgement of SOHO.

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

Funded in part by the City of San Diego Commission for Arts & Culture.

President's Message

BY BETH MONTES

Hope Springs Eternal

A few weeks ago and for the second year in a row, I was a member of the People in Preservation Awards jury. It was such a positive experience, made even more pleasant because so much of what we preservationists deal with is negative; the constant battle against teardowns, the endless negotiation sessions, the court fights, and more can sap one's resolve. But, the night the jury met was fun. We had a little pizza and began to discuss the nominations.

Every nomination was a positive affirmation that there are people out there who are getting it. They are working hard to restore their homes, stripping away years of indignities, replacing features that were removed in some era of insanity. Some are professionals whose work we see nominated time and time again. And we are thrilled to recognize them over and over because they continue to do superb work by educating clients, applying Secretary of the Interior Standards for restoration and rehabilitation, and refusing to compromise. Some nominees have been interested in preservation for years, while others are young historians in training. Some never pick up a hammer, but instead use words to rally support.

By the end of the evening, I felt recharged, even hopeful. I recently read an article which argued the premise that hope is a bad thing when it comes to activism because when one has hope it is easy to hope that someone else will take up the fight. The author stated that it is only when there is no hope left that we realize it is up to us to take up the sword. While I can see some of the logic behind his thinking, I prefer to think a little hope goes a long way as long as we use it to recharge our batteries and keep plugging away.

I felt this same rejuvenation after the awards ceremony at the newly renovated Naval Training Center library on May 19th where we recognized the ten individuals or groups for their excellent work. I'll bet all those in attendance that evening felt the same way.

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

(Continued from front page.) site and put in a new putting green where none existed before. And as if this is not outrageous enough, the oldest house in San Diego, the 1810's Ruiz/Carrillo adobe, is being used as a pro shop for selling potato chips and t-shirts, alongside golf equipment, as well as for restrooms. How many other towns in America that were founded in the 1700's do you know that treat their "oldest house" so disrespectfully? The same lessee that ruined the archeological sites is required by his lease to repair the adobe. This should be of great concern to all, as it takes special expertise to deal properly with our early adobes and the city should not allow it to be undertaken without close supervision.

This house needs to be restored and opened to the public as a museum, along with its gardens. It needs to be honored and respected as the first house to be built outside the presidio.

Today, because of arbitrary separation and physical obstruction of the historic connections you cannot walk directly from Old Town to the Presidio. Visitors and every child in the fourth grade program in San Diego's public schools, over 14,000 children, must walk an extremely dangerous path alongside and at many sections actually in the busy streets surrounding the golf course and then up a slippery tortuous hillside over gullies where the path has eroded away. It is only a matter of time until there are serious injuries and possible fatalities arising from this situation. Take a walk yourself and you will be absolutely shocked. Instead of a safe and meaningful experience where they could walk the path on level ground along the original El Camino Real, instead our children are at great risk. We don't need to be as concerned about tourists and locals as they simply avoid Presidio Park altogether.

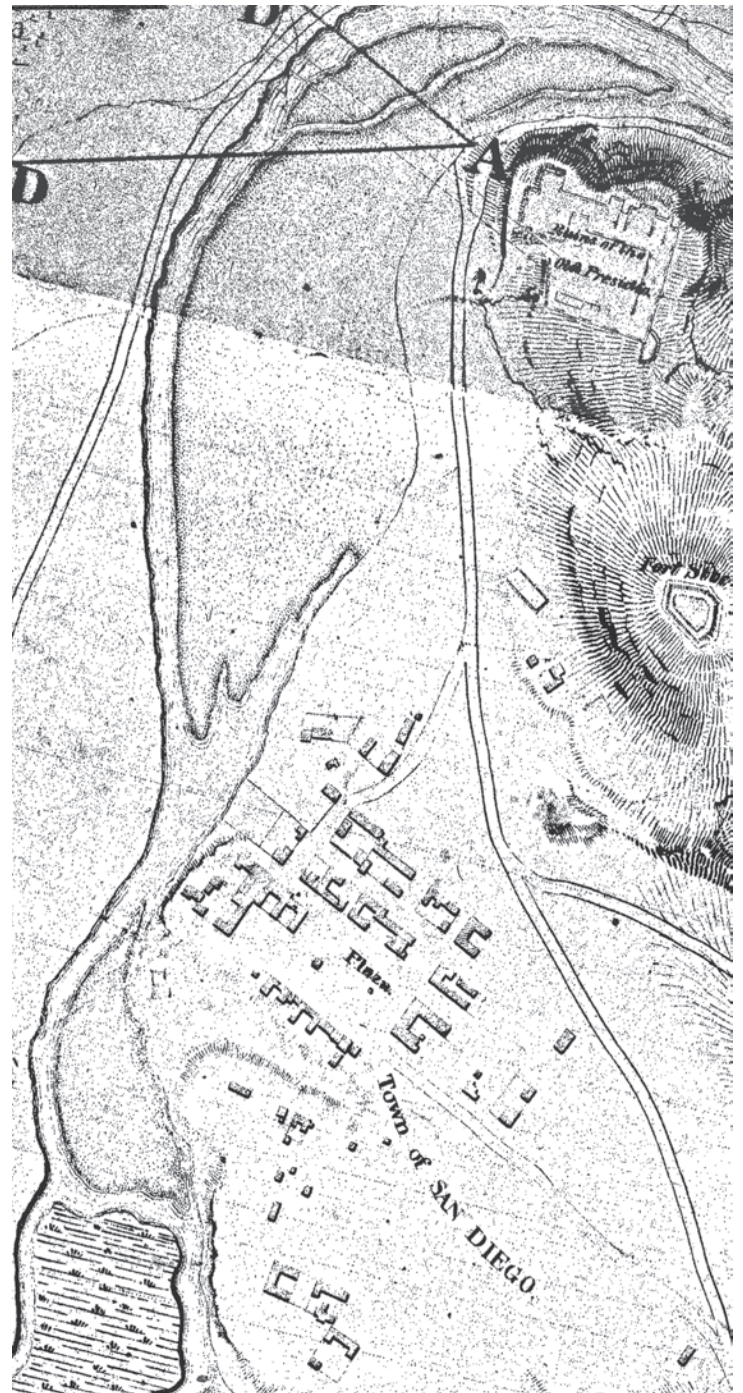
The river and its riverbank that gave life to all the cultures from pre-history through recent times and the site of the first American store in Mexican California and undoubtedly a portion of the Cosoy village is hidden under the old Caltrans building at the corner of Juan and Taylor Streets. This site was promised to the State Park as mitigation for the extreme impacts that the new Caltrans project across the street on Taylor brought with it, which included the demolition of two c. 1930's Spanish revival buildings. However, in a major breach of trust to the community, Caltrans has put the site up for sale to private interests.

From the 1880's when the book *Ramona* was published until at least the 1969 Bicentennial, we Californians celebrated our Native American and even more so our Hispanic heritage in every way possible, through literature, dance, song, architecture, and by promotion and preservation of our historic sites. Since then we have

lost our connections and links with our most important and colorful past.

What can be done now? For the first time in at least forty years, we have an unprecedented opportunity before us to regain a meaningful part of what has been lost and to have San Diego resume its prominent place in the history and development of our country.

Assemblyman Juan Vargas, working with Senator James Mills (who is responsible for creating Old Town San Diego State Historic Park and the Mills Act) and SOHO introduced AB2081 into the (Continued on page 2)



Map of Old Town, 1853, courtesy SDHS

(Continued from page 1) State legislature. The bill would procure the old Caltrans site for state parks, which is at the front entrance to this most historic of historic landscapes. This site is essential in telling the story of San Diego, the origins of California and the West. Acquiring this site would make meaningful interpretation possible for the first time. We would be able to show our connection to the life-giving river with the recreation of the riverbank and bottom with its native vegetation. California's first store could be rebuilt that stood on the edge of that river and a representation of the village of Cosoy that existed along its banks. Nowhere in San Diego can you find this important early native history represented properly in its historic setting. After all, the proximity of the river is why everything came to be located where it was. Water is the foundation of all civilization and nowhere was this more important than in the arid West. This project can and should be connected to the efforts being coordinated by San Diego River Park Foundation.

If this bill is not passed now we will have a new office development on this most historic of all sites and this opportunity will be lost forever.

It is essential that you contact the following representatives and ask that they make sure AB2081 include the acquisition of the old Caltrans site and complete funding for the interpretation of the site is passed.

Assemblywoman Lori Saldana, 76th District
1557 Columbia Street, San Diego, CA 92101
Phone: (619) 645-3090
Fax: (619) 645-3094
lori@lorisaldana.com

Assemblyman Juan Vargas, 78th District
678 3rd Avenue, Suite 105, Chula Vista CA 91910-5844
Phone: (619) 409-7979
Fax: (619) 409-9270
assemblymember.Vargas@assembly.ca.gov

Councilmember Kevin Faulconer, District 2
202 C Street, MS #10A, San Diego CA 92101
Telephone: (619) 236-6622
Fax: (619) 236-6996
Council District2@sandiego.gov

Senator Christine Kehoe, Senate District 39
2445 5th Avenue, Suite 200, San Diego CA 92101
Phone: (619) 645-3133
Fax: (619) 645-3144
Senator.Kehoe@sen.ca.gov

Senator Denise Ducheny, Senate District 40
637 3rd Avenue, Suite C, Chula Vista CA 91910
Phone: (619) 409-7690
Fax: (619) 409-7688
ducheny@sandiego.com

Supervisor Ron Roberts, Fourth District
County of San Diego Administration Center
1600 Pacific Hwy, Rm. 335, San Diego CA 92101
Phone: (619) 531-5544
Fax: (619) 531-6262
ron-roberts@sdcounty.ca.gov

Mayor Jerry Sanders
City Administration Building
11th Floor, 202 C Street, San Diego CA 92101
Phone: (619) 236-6330
Fax: (619) 236-7228
JerrySanders@sandiego.gov

There is another part of the story: the golf course parcel was originally a part of the bill. Its acquisition by the State Historic Park has been a part of the Community Plan for the City and the Master Plan for the State for decades. Yet when this unprecedented opportunity to right the wrongs of past leaders and citizens finally look like it would become a reality it was derailed by the spreading of blatant lies via email to some residents in nearby Mission Hills claiming that if the State were to get this site that their plan was to close the golf course, pave it as a parking lot, and put in t-shirt shops. In fact the golf course may be historic in its own right. The agendas of those opposing this crucial park planning need to be examined closely. In our years of experience dealing with such situations, we have found that unscrupulous developers often hide their schemes behind protests by well meaning but uninformed citizen groups. These citizens allowed untruths to compel them to write to Assemblyman Vargas and other representatives to kill this bill.

On one positive note, this controversy has resulted in getting people to talk about these issues and to bring them to the forefront once again. Councilman Kevin Faulconer has committed to work to accomplish these long sought goals for the connection of the Presidio to Old Town and proper presentation of the Carrillo adobe. He also supports inclusion of the Caltrans site into the State Historic Park.

It is up to each of us to write our representatives and convince them of the necessity of allowing San Diego to once again regain its most historic past.

Please help, this is one of the most important preservation issues we will ever have a chance to deal with.

A Cultural Landscape

The Caltrans Site of Old Town San Diego

BY VICTOR WALSH

With its paved walkways, trellised gardens and patios, and subtropical gardens, Old Town San Diego State Historic Park (SHP) presents a cultural landscape that never existed during the 19th-century, the park's period of historic significance. The majority of the shrubs and bedding plants in this historic park are modern introductions to the nursery trade or hybrids of older, smaller varieties. The concrete walks, potted plants, and fountains, both in the plaza and in the courtyards of the surrounding buildings, are twentieth-century, largely Spanish Revival additions.

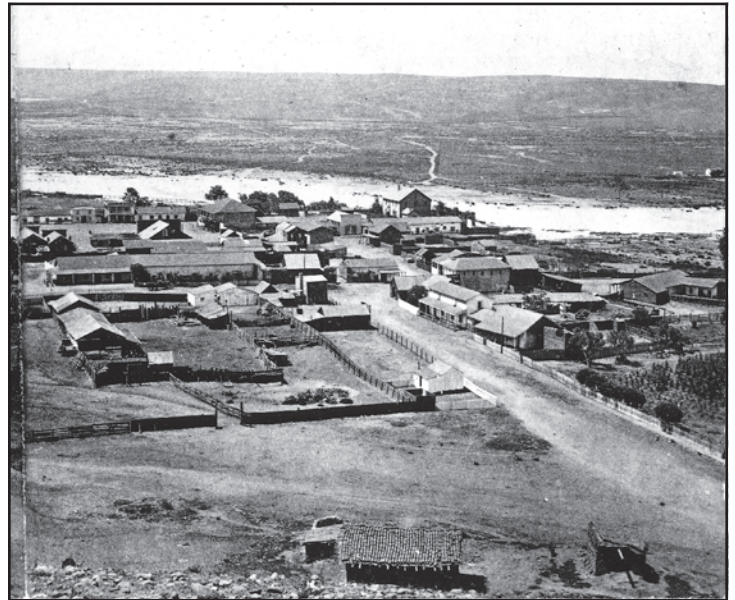
California State Parks now has an opportunity to begin to improve the park's non-historic setting. Assembly member Juan Vargas (D-San Diego) recently introduced Assembly Bill (AB) 2081 to expand the park's boundaries to include the soon-to-be vacated Caltrans property on Juan Street. The District 11 Office complex contains asbestos materials and its demolition will free up historic space so that State Parks, for the first time, can recreate a more authentic cultural landscape.

Throughout much of the 19th century, the San Diego River flowed behind Presidio Hill, and down into the bottomlands across what is now Rosecrans and Taylor Streets and then past a series of bluffs south of Old Town towards Mission Bay. The McCoy House, which State Parks reconstructed in 2000, originally stood on a bluff overlooking the river. Traces of the bluff are still visible on the slightly elevated ground adjacent to the building and parking lot.

Much of the area traversed by the river was marshland. Stands of willow and small islands provided nesting spots for magpies, thrashers, ducks and geese. Rabbits, hares, squirrels, deer and antelope fed on the tall grasses and outlying gardens, attracting scores of bobcat and wolves into the 1890s according to Walter Gifford Smith.

The river played a critical role in Old Town's development. The first settlers, many of whom were retired soldiers from the hilltop presidio, planted their gardens or *huertas* near the river and built their adobe homes on elevated ground west of the plaza. The area's semi-arid climate and the river's irregular water table caused alternating floods and droughts, making gardening difficult and risky. Today the Presidio Park golf course occupies much of this historic space.

The Caltrans acquisition could be used by State Parks to create a Mexican era cultural landscape—ideally the *huerta* of a soldier-settler. This entails more than just planting historically appropriate vegetation. It also requires the development of a historic landscape plan that is accurate in terms of spatial organization of plantings, land use practices, tools, pathways, fencing, and water sources. The design should reveal or at least discuss the impact of the river on early settlement patterns and how early settlers altered the topography.



Old Town, 1872, courtesy Coons collection

At least three gardens existed on the river flood plain west of the plaza during the Mexican era. Captain Francisco María Ruiz, commandant of the presidio, planted the first recorded garden in Old Town (ca 1810-20) near the Casa de Carrillo on what is now the Presidio Park Golf Course. District Judge Benjamin Hayes, who visited this site on September 8, 1856, noted in his *Emigrant Notes* that the garden was an orchard, consisting of 26 pear trees and a small number of olive, fig and pomegranate trees. The pear trees were arranged in neat rows behind the adobe, and were hand-watered from 12-foot deep wells.

Two years later a representative from the State Agricultural Society visited the old garden. By this time, the "well-cultivated" garden was fenced with *carisa* and irrigated by a very "simple wind pump" to extract available ground water. (Continued on page 4)

(Continued from page 3)

Other gardens on the west side of the plaza included several large *huertas* off what later came to be called Garden Street. These belonged to Guadalupe Machado and José Manuel Silvas and/or his daughter María Eugenia. They included orchards and occupied the sloping terrain above the San Diego River.

River flood plains generally have richer and deeper soils than other locales because they are nourished from flood waters and they collect eroded soils from upslope and upstream.

The other documented garden in Old Town during the early Mexican era belonged to José María Estudillo, who lived with his son José Antonio and family in the Casa de Estudillo on the east side of the plaza. An avid and knowledgeable gardener, José María planted olive and peach trees, and citron, mint, borage, rue, and medicinal herbs like *canohalagua* (alleviates fever and dropsy). Contrary to public perception, the Estudillos never had a formal Old World garden with tiled walkways and fountain as currently exists in the casa's courtyard. That garden was originally designed by Hazel Waterman in 1908 during the heyday of Spanish mission revival.

The typical *Californio* garden during the Mexican period was primarily functional, not ornamental. Plants were cultivated in small plots, usually bordered or fenced by a cactus hedge to protect them from foraging cattle and wild animals. Prickly pear and century plant were commonly used for this purpose. Fences were also made of willow saplings and branches cut from the river banks. Orchards were usually planted apart from the gardens or *huertas*.

Garden plots included vegetables like beans, squash and wild cucumber, herbs such as rosemary, thyme and tarragon, and grain crops like barley, usually arranged in clumps or rows. Plants noted for their medicinal value included *cáscara sagrada* (sacred bark of *Rhamnus*), Yerba Santa (holy plant used to cure sore throats and lung congestion), and tea of Elderberry blossom to fend off spells.

Flowering plants, such as Castilian Rose, geraniums, and cup of gold vine, were grown in separate beds close to the adobe-brick homes. They were used to decorate interior rooms, especially family altars, and for Catholic religious ceremonies. Jasmine was sometimes planted around the adobes because its aroma sweetened the evening air.

Acquisition of the Caltrans property provides an opportunity to develop more fully Old Town San Diego's history during the Mexican period. Several historic adobes, including Henry Fitch's two-story trading outpost, existed on this site during the 1830s and 1840s.

This crusty New England sea captain, the first American to settle in the Mexican *pueblo*, married Josefa Carrillo in 1829. Marriage into this established *Californio* family provided Fitch with capital and connections to open the first real store in Old Town. The store stood at the corner of Wallace and Calhoun streets, just outside of the park's existing boundary. Over the following decade (ca 1835-1845), it did a brisk business trading cowhides, tallow, and *aguardiente* (brandy) for textiles and apparels shipped in from New England, China, and Mexico.

At this early date State Parks has made no decisions about whether to reconstruct any historic buildings assuming it becomes the owner of the Caltrans parcel. In this writer's opinion, reconstructing Fitch's adobe-brick store as either a concession specializing in products of the hide and tallow trading era or possibly a museum dedicated to the history of the *Californios*, a cultural group that remains largely forgotten, would be an important contribution to this park's historic mission.

Lastly, the acquisition will provide a better defined park boundary. Taylor Street, unlike the existing street boundary, is a major auto thoroughfare. Visitors entering the park from this vantage point will be able to better grasp the vital historic link between Presidio Hill, site of the first Spanish fort and mission in Alta California, and Old Town San Diego.

Caltrans has proposed to sell this parcel for \$13 million. Public agencies have priority over private entities in bidding on such state property, but if public money is not appropriated, then Caltrans can sell it to a private developer provided the existing asbestos-contaminated building is razed.

This acquisition provides an unprecedented opportunity to enhance the historic experience of visitors to Old Town San Diego SHP. Hopefully the Assembly's Committee on Appropriations can devise a plan, which the legislature will approve, that allows State Parks to acquire this important historic property.

Economics, Sustainability, & Historic Preservation

BY DONOVAN D. RYPKEMA

In 2004 I attended the World Urban Forum in Barcelona. The World Urban Forum is UN Habitat's biennial gathering of people from around the world who are dealing with issues of cities.

In Barcelona there were 5,000 people from 150 countries. During the week, there were 300 sessions—workshops, plenary addresses, panel discussions—and thousands of less-formal interactions. Not surprisingly, the most commonly heard phrase was *sustainable development*. But you know what the second most common phrase was? *Heritage conservation*. There were perhaps a dozen sessions specifically about historic preservation, so hearing the phrase there was no surprise. But *heritage conservation* permeated the sessions that on the surface weren't about historic preservation at all—sessions about economic competitiveness, job creation, housing, public-private partnerships, social cohesion. Much of the world has begun to recognize the interrelationship and the interdependency between sustainable development and heritage conservation.

Much of the world, but much less so in the United States. With one notable exception, I'm not so sure we've really connected the dots. Too many advocates too narrowly define what constitutes sustainable development. Let me give you an example.

Over a year ago in Boulder, Colo., a homeowner in a local historic district applied to paint his window sash and trim, and approval was given the same day. Two weeks later the landmarks commission learned that the historic windows had all been removed—a clear violation of the local ordinance—and had been replaced with new windows. This was done by a contractor who claims to specialize in “ecologically sound methods” and bills himself as “Boulder's greenest contractor.”

The landmarks commission sent a letter directing that the original windows be retained and their condition documented. The contractor responded saying that the greater energy efficiency of the new windows should outweigh the regulations that apply to houses within the historic district. A subsequent commission hearing upheld the staff position and a city council hearing supported the commission's ruling.

Here's the next chapter—a reporter for the local alternative newspaper decided to take matters into his own hands. He went to the house, picked up the historic windows, took a



In downtown neighborhoods across the country, such as Portland, Ore.'s trendy Pearl District, a new generation of restaurants, shops, and small businesses are making good use of historic commercial buildings. Photo by Mr. Janis Miglavs, courtesy of the Portland Oregon Visitors Association.

sledgehammer to them, hauled them to the dump, and arranged to have a bulldozer run over them. Sort of a 10-year-old's version of civil disobedience.

Now I want to stop the story for just a minute. I'm not necessarily sure that the landmarks commission's decision was right. But I'm telling you the story to demonstrate our ignorance about what sustainable development really is.

First from an environmental perspective:

1. The vast majority of heat loss in homes is through the attic or uninsulated walls, not windows.
2. Adding just three and one-half inches of fiberglass insulation in the attic has three times the R factor impact as replacing a single pane window with no storm window with the most energy efficient window.
3. Properly repaired historic windows have an R factor nearly indistinguishable from new, so-called “weatherized” windows.
4. Regardless of the manufacturers' “lifetime warranties,” 30 percent of the windows being replaced each year are less than 10 years old.
5. One Indiana study showed that the payback period through energy savings by replacing historic wood windows is 400 years.
6. The Boulder house was built more than a hundred years ago, meaning those windows were built from hardwood timber from old growth forests. Environmentalists go nuts (*Continued on page 6*)

(Continued from page 5)

about cutting down trees in old growth forests, but what's the difference? Destroying those windows represents the destruction of the same scarce resource.

7. Finally, the diesel fuel to power the bulldozer consumed more fossil fuel than would be saved over the lifetime of the replacement windows.

The point is this: Sustainable development is about, but not only about, environmental sustainability.

- Repairing and rebuilding the historic windows would have meant the dollars were spent locally instead of at a distant manufacturing plant. That's economic sustainability, also part of sustainable development.
- Maintaining the original fabric is maintaining the character of the historic neighborhood. That's cultural sustainability, also part of sustainable development.

Most of you know of the LEED certification system of the U.S. Green Building Council. Currently circulating is a draft of a proposed rating system for neighborhood developments. To its credit, the council assigned weight for adaptively reusing a historic building—up to 2 points...out of 114. Well, at least it's a step in the right direction.

But if we don't yet "get it" in the United States, others do. King Sturge—an international real estate consulting firm headquartered in England—has been at the forefront of broadening the concept of sustainable development. The firm's framework for sustainable development certainly includes environmental responsibility but also economic responsibility and social responsibility. I'm going to take the liberty of expanding the third category into social and cultural responsibility.

The firm further identifies these important nexus: For a community to be viable there needs to be a link between environmental responsibility and economic responsibility; for a community to be livable there needs to be a link between environmental responsibility and social responsibility; and for a community to be equitable there needs to be a link between economic responsibility and social responsibility.

When we think about sustainable development in this broader context, the entire equation changes—and includes more than simply asking, "Is this building LEED certified?" or "Is the snail darter habitat being protected?"

When we think about sustainable development in this broader context, the role of historic preservation becomes all the more clear.



The United States faces a shortage of affordable housing. Yet older residential buildings are being razed at an alarming rate—wasting their “embodied energy” as well as their potential to meet community housing needs. Photo by Donovan D. Rypkema.

Environmental Responsibility

How does historic preservation contribute to the environmental responsibility component of sustainable development?

Let's start with solid waste disposal. In the United States we collect almost one ton of solid waste per person annually. Around a fourth of the material in solid waste facilities is construction debris, much of that from the demolition of older and historic buildings.

We all diligently recycle our Coke cans. It's a pain in the neck, but we do it because it's good for the environment. A typical building in an American downtown is perhaps 25 feet wide and 120 feet deep. If we tear down that one small building, we have now wiped out the entire environmental benefit from the last 1,344,000 aluminum cans that were recycled. We've not only wasted a historic building, we've wasted months of diligent recycling.

Driven in part by concerns for sustainable development, there is an emerging movement made up of planners, architects, landscape architects, and some developers. The movement wants us to stop building endless sprawl and start building better cities. Everybody has their own name for it: New Urbanism, Traditional Neighborhood Development, Transportation-Oriented Development, slightly different names but largely the same goals and principles. At the National Governors Association, they call it New Community Design. In the association's publication—*New Community Design to the Rescue*—they establish a set of principles, and they are these:

- Mixed use
- Community interaction
- Transportation/ walkability
- Tree-lined streets
- Open space
- Efficient use of infrastructure
- Houses close to the street
- Diverse housing
- High density
- Reduced land consumption
- Links to adjacent communities
- Enhances surrounding communities
- Pedestrian friendly

It's a great list. Building cities in that fashion would certainly advance the sustainable development agenda. But you know what? We don't need new community design to rescue us. That list of principles is exactly what our historic neighborhoods are providing right now. We just need to make sure they are protected. And by the way, the number of times the phrase "historic preservation" appears in their publication? Exactly zero.

If we want to slow the spread of strip-center sprawl, we must have effective programs of downtown revitalization. Throughout America we have seen downtowns reclaim their historic role as the multifunctional, vibrant heart of the city. Downtown is where I do most of my work. I visit 100 downtowns a year of every size, in every part of the country. But I cannot identify a single example of a sustained success in downtown revitalization where historic preservation wasn't a key component of that strategy. Not one. Conversely, the examples of very expensive failures in downtown revitalization have nearly all had the destruction of historic buildings as a major element. The relative importance of preservation as part of the downtown revitalization effort will vary, depending on the local resources, the age of the city, the strength of the local preservation groups, and the enlightenment of the leadership. But successful revitalization and no historic preservation? It ain't happening.

Next is the concept of embodied energy. I hadn't paid much attention to embodied energy, not until oil hit \$70 a barrel. So I did a bit of research. *Embodied energy* is the total expenditure of energy involved in the creation of the building and its constituent materials. When we throw away a historic building, we simultaneously throw away the embodied energy incorporated into that building. How significant is embodied energy? In Australia they've calculated that the embodied energy in their existing building stock is equivalent to 10 years of the total energy consumption of the entire country.

Razing historic buildings results in a triple hit on scarce

resources. First, we are throwing away thousands of dollars of embodied energy. Second, we are replacing it with materials vastly more consumptive of energy. What are most historic houses built from? Brick, plaster, concrete, and timber —among the least energy consumptive of materials. What are major components of new buildings? Plastic, steel, vinyl, and aluminum—among the most energy consumptive of materials. Third, recurring embodied energy savings increase dramatically as a building's life stretches over 50 years. You're a fool or a fraud if you claim to be an environmentalist and yet you throw away historic buildings and their components.

The World Bank specifically relates the concept of embodied energy with historic buildings saying, "the key economic reason for the cultural patrimony case is that a vast body of valuable assets, for which sunk costs have already been paid by prior generations, is available. It is a waste to overlook such assets."

I said earlier that in the U.S. we haven't generally made the connection between sustainable development and historic preservation, but that there was one notable exception. The exception is Smart Growth. Richard Moe brought the preservation movement, with many of us kicking and screaming, into the forefront of Smart Growth...as well we should be. There is no movement in America today that enjoys more widespread support across political, ideological, and geographical boundaries than does Smart Growth. Democrats support it for environmental reasons, Republicans for fiscal reasons, big city mayors and rural county commissioners support it; there are Smart Growth supporters everywhere.

The Smart Growth movement also has a clear statement of principles and here it is:

- Create a range of housing opportunities and choices
- Create walkable neighborhoods
- Encourage community and stakeholder collaboration
- Foster distinctive, attractive places with a sense of place
- Make development decisions predictable, fair, and cost effective
- Mix land uses
- Preserve open space, farmland, natural beauty, and critical environmental areas
- Provide a variety of transportation choices
- Strengthen and direct development toward existing communities
- Take advantage of compact built design

But you know what? If a community did nothing but protect its historic neighborhoods it will have advanced
(Continued on page 8)

(Continued from page 7) every Smart Growth principle. Historic preservation is Smart Growth. A Smart Growth approach that does not include historic preservation high on the agenda is stupid growth, period.

Economic Responsibility

Historic preservation is vital to sustainable development, but not just on the level of environmental responsibility. The second component in the sustainable development equation is economic responsibility. So let me give you some examples in this area.

An underappreciated contribution of historic buildings is their role as natural incubators of small businesses. It isn't the Fortune 500 companies that are creating the jobs in America. Some 85 percent of all net new jobs are created by firms employing fewer than 20 people. One of the few costs firms of that size can control is occupancy costs—rents. In downtowns and in neighborhood commercial districts a major contribution to the local economy is the relative affordability of older buildings. It is no accident that the creative, imaginative start-up firm isn't located in the corporate office "campus," the industrial park, or the shopping center—it simply cannot afford those rents. Historic commercial buildings play the natural business incubator role, usually with no subsidy or assistance of any kind.

Pioneer Square in Seattle is one of the great historic commercial neighborhoods in America. The business management association there did a survey asking why Pioneer Square businesses chose that neighborhood. The most common answer? That it was a historic district. The second most common answer? The cost of occupancy. Neither of those responses is accidental.

I'm often introduced as a preservationist, but I'm really an economic development consultant. The top priorities for economic development efforts are creating jobs and increasing local household income. The rehabilitation of older and historic buildings is particularly potent in this regard. As a rule of thumb, new construction will be half materials and half labor. Rehabilitation, on the other hand, will be 60 to 70 percent labor with the balance being materials. This labor intensity affects a local economy on two levels. First, we buy a HVAC system from Ohio and lumber from Idaho, but we buy the services of the plumber, the electrician, and the carpenter from across the street. Further, once we hang the drywall, the drywall doesn't spend any more money. But the plumber gets a haircut on the way home, buys groceries, and joins the YMCA—each recirculating that paycheck within the community.



Seattle's historic Pioneer Square neighborhood has become well known for providing affordable spaces with character for new software companies and other start-up businesses. Photo by Tim Thompson, courtesy of the Seattle Convention and Visitors Bureau.

Many people think about economic development in terms of manufacturing, so let's look at that. In Oregon for every million dollars of production by the average manufacturing firm, 24.5 jobs are created. But that same million dollars in the rehabilitation of a historic building? Some 36.1 jobs. A million dollars of manufacturing output in Oregon will add, on average, about \$536,000 to local household incomes. But a million dollars of rehabilitation? About \$783,000.

Of course the argument can be made, "Yeah, but once you've built the building the job creation is done." Yes, but there are two responses to that. First, real estate is a capital asset—like a drill press or a boxcar. It has an economic impact during construction, but a subsequent economic impact when it is in productive use. Additionally, however, since most building components have a life of between 25 and 40 years, a community could rehabilitate 2 to 3 percent of its building stock per year and have perpetual employment in the building trades. And these jobs can't be shipped overseas.

Some economists and politicians argue that in economic downturns public expenditures should be made to create employment. As you all know, politicians' favorite form of public works is building highways.

David Listokin at the Center for Urban Policy Research calculated the relative impact of public works. Let's say a level of government spends \$1 million building a highway. What does that mean? It means 34 jobs, \$1.2 million in ultimate household income, \$100,000 in state taxes, and \$85,000 in local taxes. Or we could build a new building for \$1 million, which translates to 36 jobs, \$1.2 million in household income, \$103,000 in state taxes, and \$86,000 in

local taxes. Or we could spend that million rehabilitating a historic building, which means 38 jobs, \$1.3 million in household income, \$110,000 in state taxes, and \$92,000 in local taxes. You tell me which public works project has the most economic impact.

Another area of preservation's economic impact is heritage tourism. In a Virginia study a few years ago, we analyzed the patterns of heritage visitors. We defined heritage visitors as those who did one or more of the following: visited a museum (in Virginia around 90 percent of the museums are history museums), visited a Civil War battlefield, or visited a historic site. We contrasted those patterns with visitors to Virginia who did none of those things. Here's what we found: Heritage visitors stay longer, visit twice as many places, and on a per trip basis spend two and one-half times as much money as other visitors. Wherever heritage tourism has been evaluated, this basic tendency is observed: Heritage visitors stay longer, spend more per day, and, therefore, have a significantly greater per trip economic impact.

The University of Florida and Rutgers University did an economic analysis of historic preservation in Florida. Florida is not a state that immediately comes to mind as being heritage tourism based. We think of Disney World, industry has impressive impacts, bringing in more than \$3 billion in visitor expenditures and half a billion in taxes, and providing over 100,000 jobs. While most of the jobs, predictably, are in the retail and service industries, in fact nearly every segment of the economy is positively affected.

The area of preservation's economic impact that's been studied most frequently is the effect of local historic districts on property values. It has been looked at by a number of people and institutions using a variety of methodologies in historic districts all over the country. The most interesting result is the consistency of the findings. By far the most common conclusion is that properties within local historic districts appreciate at rates greater than the local market overall and faster than similar non-designated neighborhoods. Of the several dozen of these analyses, the worst case scenario is that housing in historic districts appreciates at a rate equivalent to the local market as a whole.

Like it or not, we live in an economically globalized world. To be economically sustainable it's necessary to be economically competitive. But to be competitive in a globalized world a community must position itself to compete not just with other cities in the region but with other cities on the planet. A large measure of that competitiveness will be based on the quality of life the local community provides, and the built heritage is a major component of the quality of life equation. This lesson is being recognized worldwide. Here's what the Inter American Development Bank has to say: "As the

international experience has demonstrated, the protection of cultural heritage is important, especially in the context of the globalization phenomena, as an instrument to promote sustainable development strongly based on local traditions and community resources."

What neither the supporters nor the critics of globalization understand is that there is not one globalization but two—economic globalization and cultural globalization. For those few who recognize the difference, there is an unchallenged assumption that the second is an unavoidable outgrowth of the first. Economic globalization has widespread positive impacts; cultural globalization ultimately diminishes us all. It is through the adaptive reuse of heritage buildings that a community can actively participate in the positive benefits of economic globalization while simultaneously mitigating the negative impacts of cultural globalization.

So there are some ways that historic preservation contributes to sustainable development through environmental responsibility and through economic responsibility. But I saved the third area—cultural and social responsibility—for last, because in the long run it may well be the most important.

Cultural and Social Responsibility

First, housing. In the United States today we are facing a crisis in housing. All kinds of solutions—most of them very expensive—are being proposed. But the most obvious one is barely on the radar screen: Quit tearing down older and historic housing. Homes built before 1950 disproportionately house people of modest means—in the vast majority of cases without any subsidy or public intervention of any kind. So you take these two facts—there is an affordable housing crisis and older housing is providing affordable housing—and one would think, "Well, then, there must be a high priority to saving that housing stock." Alas, not so.

For the last 30 years, every day, seven days a week, 52 weeks a year, we have lost 577 older and historic houses, more than 80 percent of them single-family residences. Most of these houses were consciously torn down, were thrown away as being valueless.

For our most historic houses—those built before 1920—in just the decade of the 1990s, 772,000 housing units were lost from our built national heritage.

Affordable housing is central to social responsibility; older and historic homes will continue to provide affordable housing if we just quit tearing them down.

(Continued on page 10)

(Continued from page 9) At least as important as housing affordability is the issue of economic integration. America is a very diverse country—racially, ethnically, educationally, economically. But on the neighborhood level our neighborhoods are not diverse at all. The vast majority of neighborhoods are all white or all black, all rich or all poor. But virtually everywhere I've looked in America, the exception is in historic districts. There rich and poor, Asian and Hispanic, college educated and high school dropout, live in immediate proximity, are neighbors in the truest sense of the word. That is economic integration, and sustainable cities are going to need it.

Economic development takes many forms—industrial recruitment, job retraining, waterfront development, and others. But historic preservation and downtown revitalization are the only forms of economic development that are simultaneously community development. That too is part of our social responsibility.

Finally, I'd ask you to take a moment and think of something significant to you personally. You may think of your children, or your spouse, or your church, or your childhood home, or a personal accomplishment of some type. Now take away your memory. Which of those things are significant to you now? None of them. There can be no significance without memory. Those same things may still be significant to someone else, but without memory they are not significant to you. And if memory is necessary for significance, it is also necessary for both meaning and value. Without memory nothing has significance, nothing has meaning, nothing has value.

That, I think, is the lesson of that old Zen koan, "If a tree falls in a forest and no one hears, did it make a sound?" Well of course it made a sound; sound comes from the vibration of molecules and a falling tree vibrates molecules. But that sound might as well not have been made, because there is no memory of it.

We acquire memories from a sound or a picture, or from a conversation, or from words in a book, or from the stories our grandmother told us. But how is the memory of a city conveyed? Here's what Italo Calvino writes: "The city . . . does not tell its past, but contains it like the lines of a hand, written in the corners of the streets, the gratings of the windows, the banisters of the steps . . . every segment marked in turn with scratches, indentations, scrolls."

The city tells its own past, transfers its own memory, largely through the fabric of the built environment. Historic buildings are the physical manifestation of memory—it is memory that makes places significant.

The whole purpose of sustainable development is to keep that which is important, which is valuable, which is significant. The definition of sustainable development is "the ability to meet our own needs without prejudicing the ability of future generations to meet their own needs." We need to use our cities and our historic resources in such a way that they are available to meet the needs of future generations as well.

Historic preservation makes cities viable, makes cities livable, makes cities equitable.

I particularly appreciate that the broadened concept of sustainable development is made up of responsibilities—environmental responsibility, economic responsibility, and social responsibility.

Today throughout America there are thousands of advocacy movements. Most of them are "rights" movements: animal rights, abortion rights, right to life, right to die, states rights, gun rights, gay rights, property rights, women's rights, and on and on and on. And I'm for all of those things—rights are good. But any claim for rights that is not balanced with responsibilities removes the civility from civilization, and gives us an entitlement mentality as a nation of mere consumers of public services rather than a nation of citizens. A consumer has rights; a citizen has responsibilities that accompany those rights. Historic preservation is a responsibility movement rather than a rights movement. It is a movement that urges us toward the responsibility of stewardship, not merely the right of ownership. Stewardship of our historic built environment, certainly, but stewardship of the meanings and memories manifested in those buildings as well.

Sustainability means stewardship. Historic preservation is sustainable development. Development without historic preservation is not sustainable. That's what your stewardship is assuring today, and future generations will thank you for it tomorrow.

Donovan D. Rypkema is a principal in PlaceEconomics, a Washington, DC-based real estate consulting firm. Mr. Rypkema will be the keynote speaker at SOHO's May 2007 Preservation weekend. Mark your calendar now for May 10-13 to save the date. This is a speaker you do not want to miss.

Reprinted with permission, National Trust Forum, National Trust for Historic Preservation, 1785 Massachusetts Avenue, NW, Washington, DC 20036, (202)588-6053, www.nationaltrust.org.

The Turquoise House

BY WAYNE HARMON

Living in Pacific Beach, I walk the beach and boardwalk regularly from Crystal Pier to the roller coaster, and watch architecture change. From Crystal Pier south, almost all of the old small wooden beach cottages have been torn down and replaced. One builder proudly displays a banner on the front of a remodel stating “Changing the face of Mission Beach one home at a time.” The era of the small beach cottage is gone.

One wooden cottage that I admired at 706 Manhattan Court was called the “Turquoise House” because it had been painted turquoise since the 1970s. It was a 1200-square-foot California airplane bungalow built by Maggie Becker in 1924 and originally painted barn red.

Maggie Becker was the wife of George Becker, a dry goods and merchandising business leader in San Diego. She had the house built as a beach cottage. It was one of the first houses to be built west of Mission Boulevard fronting on the boardwalk, which really was an elevated wooden walk, constructed in 1914-15. A flood in 1926 destroyed much of the old plank boardwalk, and in 1928 the new concrete seawall and cement walk were built.

The “Turquoise House” had all of the California bungalow characteristics—wood construction, shallow pitched gable roof, wide overhanging eaves with exposed large roof beam-ends and a front porch. Perched on top, looking like a cockpit on an early airplane was a second story room, hence the term airplane bungalow. There are other airplane bungalows in Hillcrest, North Park and Mission Hills, but this was the only surviving one on the Pacific/Mission Beach boardwalk. The “Turquoise House” also held a personal attraction for me because Hazel Hays, who lived in the house over 50 years, would sit behind her picture window and wave at me and others as we walked and ran past. Hazel died in 2002, the realtor’s for-sale signs went up, and we were concerned that the house would be destroyed. Granted the house had a lot of deferred maintenance, but the bones and style were good.

SOHO launched a campaign to have the Historical Resources Board designate it as a significant landmark on local and national registers, and I wrote a “save the house” article for the Beach and Bay Press. The new owners renovated the house and lived in it. By cutting off the exposed curved roof beam-ends, replacing the original front door, constructing an artificial wood deck, removing the porch, adding vinyl windows and painting the whole house cream, they altered it significantly, but at least it was saved and still looked like an airplane bungalow.

The California bungalow was the most popular house type in San Diego in the early 1900s. However, architecture was changing rapidly in San Diego in the late 1920s and 30s. For example, right next to the 1924 “Turquoise House” is the “Campbell Beach House,” built just 9 years later in 1933. It’s not a bungalow at all but a mission revival house with stucco walls and mission tile roof.

I was walking on the boardwalk last February, and when I got to 706 Manhattan Court, I noticed a chain link fence around the lot where the “Turquoise House” belonged. The house was gone—nothing left but sand. It had been demolished in late 2005. The Historical Resources Board determined that the house had been altered so much during renovation that they were no longer able to recommend its designation as a historical landmark. No doubt there will be a glass, vinyl and plaster behemoth in its place designed by a leading architect, but a piece of San Diego’s history is lost.



Photo by Wayne Harmon

References:

1. Duchscherer & Keister, *Bungalow Basics, Porches*, Pomegranate Communications, Petaluma, CA, 2004
2. Cigliano, Jan and Walter Smalling, Jr., *Bungalow*, Gibbs Smith, Publisher, Layton, Utah, 1998
3. May, Ronald V., *Historical Nomination of the Maggie Irwin Becker Beach Cottage*, Legacy 106, Inc., San Diego, 2005. This is found in the San Diego Historical Resource Board file on the Turquoise House.
4. San Diego Historical Resources Board file on the Turquoise House, September 22, 2005
5. Winter, Robert and Alexander Vertikoff, *American Bungalow Style*, Simon and Shuster, New York, 1996.

A Most Appalling Display

BY SANDÉ LOLLIS

On Saturday, April 15, I was a witness to the demolition of the Hotel San Diego. As a photographer I wanted just one more photo of her while she still stood, just one more photo of her whole. And yes, I even wanted a photo as she fell, which represented how so much of our culture and society has fallen. It is said that pride goeth before the fall. What a shame that this icon of San Diego paid the price for the pride of the Federal judges who will soon occupy the space that she did for over a hundred years. As a citizen of San Diego I wanted to pay homage to her history, her life, much as I sit quietly during the hospice of my grandmother. At 90, my grandmother still has a lot to say, in fact more now than ever.

I was a witness to even more than I had gone for. I was struck by the flippant mood of the crowd that was gathered, undaunted by the many blocks they had walked to be there waiting on Broadway under a rainy sky. Spirits were high as groups posed for photos with the hotel in the background, children laughed and shouted "boom!" to frighten unsuspecting friends, followed by more laughter. I was asked, "...not to sound stupid, but which building are they going to blow up?"

Holding my tongue, I replied, "The beautiful white one there, sir, the one with all the windows missing."

Minute by minute passed slowly and periodically a call would rise up, "Ten more minutes...five more minutes..." My camera sat perched atop the tripod, waiting for the blow.

At 8:05am there was an explosion, thunderous and deep, followed by more. I shuddered with the sound of each boom that seemed to rise up from the ground and hit me like a shot from the gun of an assassin. Seconds later as the dust rose I cried, my heart heavy with grief. Simultaneously there arose from the crowd the sounds of cheering and clapping. It was a slap in the face. What did it mean? What were they cheering for? I was appalled.

I have been a witness to bullfights in Spain and have heard this same reaction as the bull dies and is dragged unceremoniously away. It is a vile and primitive demonstration of callous disregard for the vigor and continuity of life, in whatever form it takes, as in the case here and now of the Hotel San Diego.



Photo, Jim Brady, 2004

In search of understanding them I believe I can see the broader picture of our society: Tear it up, knock it down, the next one will be bigger, and bigger is better, disposable everything, nothing lasts, kill it, take away the meaning from everything, fill it up with triviality and hunger for more, and all the while sick with a yearning to be truly filled, truly satisfied, and to know a true sense of belonging.

Make no mistake about it, what happened that Saturday morning was the execution of an innocent and viable piece of our history. What will stand in her place will be a vulgar tombstone.

Let us remain strong in our preservation efforts. Let us hold dear and protect our traditions, heritage, and rituals and symbols of daily life. This must include our built environment. Our homes and neighborhoods, commercial buildings and churches are time capsules of who we were and how we arrived at who we are now. If we do not honor what has come before and build up from our past, we will have nothing but rubble beneath our feet.



Photo, Sandé Lollis, April 18, 2006

Dancing on the Grave

The Hotel San Diego Falls Amid the Glee

BY PAUL HUDSON

“It was pretty cool man. It was a lot of fun.” – Unidentified man after watching the Hotel San Diego crumble.

Nobody celebrates tragedy better than local television news. On April 15, 2006 KNSD 7/39 hosted a party for the city as they provided Live Team Coverage of the implosion of the historic Hotel San Diego. Reporter Mari Payton captured the mood well when she remarked that implosions “are always fun to watch.”

In reality, the media circus was actually covering a funeral. Although this wasn't a death by natural causes, it was more akin to an execution. The Hotel San Diego had many more useful years ahead of it when it was leveled by 358 pounds of explosives. It was built in 1914 with reinforced concrete and had stood the test of time with no reason why it couldn't be upgraded like many other buildings. The crowd that gathered to watch the event reminded me of those who waited outside a Florida prison to celebrate Ted Bundy's execution. Of course, few of the San Diegans had any inkling that they were witnessing a tragic event for their city. How could they know given the inadequacy of information provided by the local media? They were just there to see some dynamite go off.

The 7/39 news coverage had everything -- helicopters, interviews with the crowd, multiple cameras. Everything, that is, except perspective. Nary a word was broadcast that described the event as anything other than a fun way to start the weekend. Reporter Ken Kramer was the only one who tried to put the event in perspective by noting that it was, “Sad to see a landmark downtown go,” before adding “but on the other hand, just really necessary given the circumstances.”

The circumstances were that the National Register-eligible Hotel San Diego was in the way of a new \$273 million addition to the adjacent Federal Courthouse. The Feds ignored the option of adaptively reusing the landmark hotel or building behind it, preferring instead the demolition route. They strong-armed the City Council to approve demolition in order to build a 22-story glass and concrete tower. The new Richard Meier-designed monument to the courts will be a pristine modernist slab with no personality, color, or street presence on Broadway.



Postcard, 1915, David Marshall collection

Channel 7/39's “Party Reporter” Monica Dean watched the event from an “Implosion Watching Pajama Party” at the upper reaches of the ritzy Meridian condo complex. The Union-Tribune also attended the party and reported that guests “gathered on the balcony, munching on quiche, sipping coffee, mimosas and selected other libations.” According to Ms. Dean, the partygoers “weren't gonna be sad to see it go at all. The Hotel San Diego had been an eyesore for quite some time, so they were all celebrating when it went down.” Let's hope they can't see any other landmarks from their condo.

Aside from its architectural and historical merits, the Hotel San Diego had an important role in housing hundreds of elderly and low-income residents. The Feds kicked out these residents more than five years ago due to the dangers of killer mildew, which conveniently helped to justify the planned demolition. Maybe it was the sight of elderly and low-income residents that the high-end condo-dwellers of the Meridian considered the real eyesore?

Interestingly, the “it's-ugly-so-let's-get-rid-of-it” argument had been emphasized in several recent articles in the Union-Tribune, where the 92-year-old hotel was called “once-grand,” “a former beauty,” and “once-elegant.” I'm assuming that the U-T won't use this same argument to support the execution of old Hollywood actresses who have lost some of their beauty. Ironically, restoring beauty is a much more successful endeavor with buildings than with people. No matter how good the cosmetic surgeon, a facelift won't keep a person around for another 100 years like good building restorations commonly achieve.

(Continued on page 14)

(Continued from page 13) Back in the studio, Channel 7/39 party hosts Vic Salazar and Rory Devine never uttered a whisper about the fact that the loss of the Hotel San Diego was opposed by a coalition that included the San Diego Historical Resources Board, SOHO, and even the Centre City Development Corporation (CCDC). Instead, after the implosion Ms. Devine said, "We heard a little bit of the reaction, people were pretty excited, clapping and yelling because of the success. We clapped in [the studio] as well." It must be must be hard to remain objective when the newsroom is celebrating. Channel 7/39 then broke for a commercial to the upbeat strains of Elvis Presley singing "All Shook Up."

Thankfully, not every local TV station chose to ignore the historical implications. KUSI Channel 9/51 actually ran an interview with SOHO's Bruce Coons the day before the implosion. It was fascinating to watch the cheerful expressions of the news team evaporate as they learned more about the unnecessary loss of a city landmark.

Sadly, the void of historical perspective was most

evident with the many children who witnessed the destruction. A mother told 7/39 "I'm out here with my family and we all thought this would be a great experience." Reporter Mari Payton relayed that "the kids were saying that it was probably one of the coolest things that they had ever seen." The next day, the Union-Tribune reported that a pair of nine-year-old boys "were not interested in history or nostalgia." Quoting one boy as saying, "A building exploding into a million pieces is really cool!"

So, there you have it. San Diego's namesake hotel, historically designated, built by one of our most prominent historical figures, John D. Spreckels, was turned to rubble. The only sounds that were heard as the dust cloud rose were the gleeful cheers of hundreds of people who didn't realize that they had just lost an important landmark and an irreplaceable part of their city's heritage.

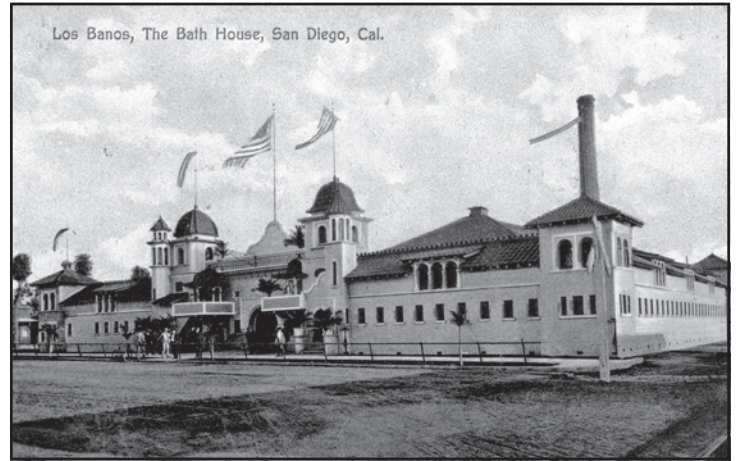
7/39 Reporter Ken Kramer surveyed the celebratory scene, remarking "Everybody seems really happy. The Hotel San Diego is no more. It went off just perfectly here."

100 Lost Buildings in San Diego

1. State Normal School
2. Tent City Pavilion (Coronado)
3. Timken House
4. Mrs. Grant House/U.S. Grant Presidential Library
5. Melville Klauber House
6. E. Milton Barber House
7. First National Bank Building (1880's Victorian, 5th & E)
8. Santa Fe Depot (Gothic, replaced by 1915 Depot)
9. Forecourt of the 1915 Santa Fe Depot
10. Anna Held Arc House and Green Dragon Colony
11. Florence Hotel
12. Balboa Naval Hospital
13. Victorian School Buildings: B Street School (1889, 6th & B), Middletown Grammar, Russ School (site of SD High), Sherman School
14. Fisher Opera House/Isis Theater
15. Tower at Bishops School
16. Pierce-Morse Block
17. Methodist Church Block
18. Knights of Pythais Hall
19. Fullford/Hamilton House
20. San Diego High Grey Stone Castle
21. Horton's Homes, all four
22. Horton House Hotel
23. Levi Chase House
24. Heinchmen House
25. Gay Mansion
26. Casa de Lopez
27. Casa De Cota
28. Casa Serrano
29. Casa De Soto
30. Casa de Pico
31. Coutts Townhouse
32. Judge Witherby House
33. Pacific Coast Steamship Company
34. The Commonwealth Building & Pantages Theater
35. 1915 Expo Buildings: Science and Education, Home Economy, San Joaquin Valley, Sacramento Valley, Southern California Counties, Indian Village Pueblo, Japanese Tea House, Washington State, Montana State, Utah State

36. 1935 Expo buildings: Standard Oil Tower to the Sun, Travel and Transportation, California State, Palace of Electricity and Varied Industries
37. E. Bartlett Webster house (25th & F)
38. Carlsbad Hotel
39. Carlsbad by the Sea Hotel/Spa
40. South Pacific Hotel (Oceanside)
41. Hotel Balboa (Pacific Beach)
42. U.S. Grant Jr. House (site of El Cortez Hotel)
43. Overbaugh House
44. San Diego Barracks
45. San Diego County Courthouse (Broadway)
46. Bertha Mitchell House
47. Masonic Temple
48. Spreckels Bros. Commercial Company building (on the wharf)
49. Wonderland Park (Ocean Beach)
50. Mission Beach Casino, Bath House, and Amusement Center
51. Lost Theaters: Savoy (3rd & G), Garrick (Empress) (6th & B), Lyceum/Hollywood, Pickwick, Broadway, Cabrillo, Plaza, State, Fairmount, Casino, Guild, Orpheum/Pantages
52. Horton Hall (5th & F)
53. Point Loma High, Hoover High and National City High School (Mission Style)
54. Cardiff Santa Fe Depot
55. Balboa Stadium (mostly gone)
56. Aztec Bowl (mostly gone)
57. Sunset Cliff's Bridges and Huts
58. Capron House
59. Wilcox house
60. San Diego Union Building (6th & F, c. 1878)
61. Dispensary Building (4th, S. of Broadway)
62. Hotel Brewster (4th & C)
63. Golden Lion Tavern (5th, virtually destroyed by the Hard Rock Cafe)
64. Hardy Building (5th near G)
65. Phillips Building (5th)
66. Union Building (on Broadway, built by Spreckels)
67. Power Station A
68. Egyptian Theater
69. Hanalei Hotel (stripped of its Tiki charm)
70. Lane Field (San Diego's original downtown ballpark)

71. Los Banos Bath House (Irving Gill)



Postcard 1905, courtesy Sandé Lollis

72. Bath House & Cafe (above La Jolla Cove)
73. Tyrolean Terrace (demo'd for Coast Walk Shopping Center, La Jolla)
74. Kew House (Greene & Greene)
75. La Mesa Congregational Church (Craftsman style)
76. Wangenheim House
77. Theosophical Institute/Homestead/Temple (Point Loma)
78. Germania Hall
79. Downtown Carnegie Library
80. Mission Cliffs Garden Pavilion
81. Agnew Hospital/Sanitarium
82. St. Joseph's Sanitarium
83. Butterfield Stage Stations: San Felipe, Palm Spring, Carrizo
84. Paradise Valley Sanitarium (National City)
85. Gordan/Clark House (National City)
86. Ralph Granger House (National City)
87. Warren Kimball Estate (National City)
88. Statford Inn (Del Mar)
89. Arguello Adobe La Punta
90. San Diego Presidio
91. Park La Jolla Hotel
92. Lakeside Inn
93. Cliff House (Ocean Beach)
94. Manual Cota Adobe (Pauma Valley)
95. Sparkman Trading, Post Rincon
96. San Diego Mission Quadrangle
97. San Diego and Cuyamaca Depot Downtown
98. Old Mission Olive Works (Old Town)
99. San Diego Brewery
100. Hotel San Diego

2006 Most Endangered List

Every year, many historic properties across San Diego County are threatened by demolition or neglect. Collectively, these properties contribute to the quality of life we enjoy and shape the daily experiences of living in small towns, cities and rural areas across the county. Our historic resources paint a distinct San Diego portrait, and it is certainly no overstatement that their loss would leave large gaps in that canvas.

SOHO has for decades maintained a Most Endangered List of Historic Resources. In bringing attention to threatened buildings, sites and places it has raised awareness countywide, and resulted in many success stories.



Villa Montezuma

One of San Diego's most beautiful and important architectural treasures has been closed to the public. This extraordinary example of a Queen Anne Victorian home deserves immediate attention. Owned by the city of San Diego, the city is violating its own demolition by neglect ordinance, which requires historic buildings to be maintained. The house is deteriorating on a daily basis and is in constant threat of loss and vandalism. This dire situation must be corrected immediately.

Photo, Jim Brady

Ranch House at Warner's

A National Historic landmark built in 1857 by Vicenta Carrillo, a prominent early Californio woman rancher. The adobe building sits in the middle of a huge expanse of open space, a setting virtually unchanged from the middle of the 19th century, and is owned by the Vista Irrigation District. The adobe maintains a high degree of integrity including a great deal of its historic fabric including the original fireplace mantle, much woodwork, vigas (ceiling beams) and remains of its muslin ceiling cloths. In 2000 after the site was first listed by SOHO as most endangered, funds were secured by an anonymous donor through the San Diego Foundation and the Vista Irrigation District matched those funds, unfortunately these funds were not sufficient to restore the landmark and it is once again in great danger of loss. Stabilization work and all of the adobe blocks have been made but \$300,000.00 more is needed to complete the restoration so this landmark can be opened to the public.



Photo, courtesy Vista Water District



Neighborhood Churches

San Diego has lost several important churches in the last few years and more are endangered. These churches most often are of great significance architecturally and culturally. In 1994 State legislators passed AB 133, a law giving religious groups a special exemption to demolish noncommercial property, even those structures considered historic resources.

State officials claimed that the new law would not necessarily mean California churches would be demolished since preservation groups could still bring suit to challenge demolitions after the exemption had been invoked. This means that community members and preservation groups will have to be on constant alert watching for churches to pull demolition permits instead of being able to take the proactive role of designating them landmarks.

Ultimately, this legislation needs to be rescinded. But, until that time, SOHO will look to work with church leaders to find alternatives to demolition and solicit the public's help in staying informed about possible threats to our neighborhood churches.



Photo, Wikipedia

Qualcomm Stadium

Opened in 1967 as home to the San Diego Chargers, the site was also home to the San Diego Padres from 1969–2003. Frank L. Hope Associates were the architects. The principal designer of the stadium was Gary Allen, who spent his formative years in the office of Philip Johnson. Innovative design features included: pre-cast concrete and pre-wired light towers, dynamic spiral concrete pedestrian ramps and the world's longest exterior escalator. The form of the stadium is made up of eight concentric circles providing excellent sight lines for viewing.

San Diego Stadium is one of the few remaining mid-century designed multi-purpose stadiums left in the United States. Most pre-1970's stadiums have been demolished and replaced with private or semi-public stadiums. The stadium received an American Institute of Architects Honor award in 1969 for outstanding design. This was the first stadium to receive an award in the United States and it was also the first time an architecture firm in San Diego had received a national honor award.

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.



Photo, Jim Brady



Photo, Coons collection

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. 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.

(Continued on page 18)

Border Field State Park

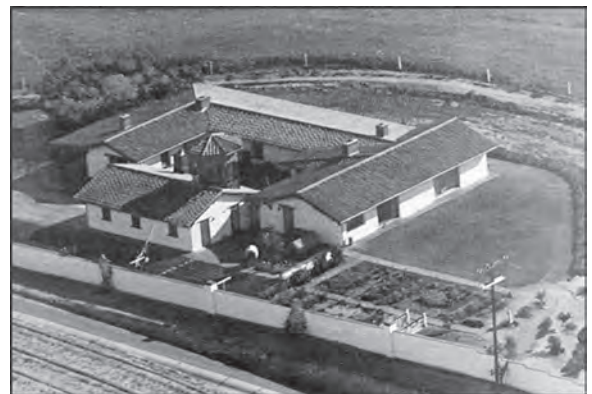
The notorious triple border fence with its 150-foot wide freeway like corridor will be visible from all parts of the San Diego Bay area, forever scarring the land. The entire cultural and environmental landscape of this international setting is at risk. The proposed fence corridor along this section 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 historic sites including the site of an adobe ranch house, the 1850s Border Monument, fire control stations from WWII and significant historic trails, believed to be those of the 1769 Portola expedition and the Spanish padres. The California Coastal Commission unanimously rejected the proposal, which consists of three parallel steel fences with a filled in freeway-wide road between. This will further degrade a border area that is already an international tragedy. SOHO is filing suit to block the destruction of this important cultural historic landscape.



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 the owners' neglect. While the Historic Structures Report is now complete, the owners have delayed their development plan that would have restored the cottages. SOHO is working with the city attorney and the owners to try to get the restoration plans back on track. The restoration must start immediately and not wait for some far off development plans.

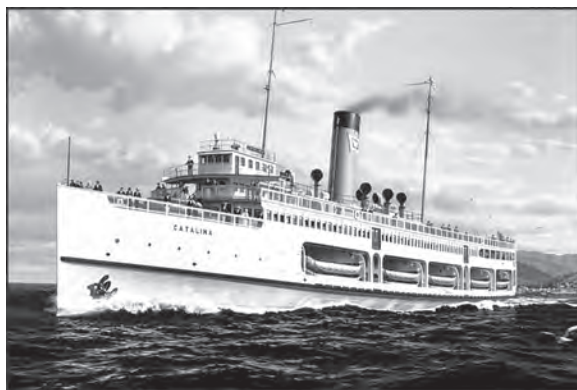


Marron Adobe

Built in the 1850's and still owned by direct descendants, this is one of the last intact adobes in San Diego County. It is an important cultural landscape and a rare surviving example of early-stage adobe ranch house construction. 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. Additionally a shopping center and housing development on the east side of the property is yet another threat. CalTrans and the Cities of Oceanside and Carlsbad need to consider an alternative alignment.

SS Catalina (1924)

Built 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. Since 1985, she has been



virtually abandoned in Ensenada. A California landmark on the National Register of Historic Places; the SS Catalina barely survives today, partially submerged in the harbor at Ensenada, Mexico. The Mexican authorities have been patient while international efforts to salvage the Catalina have continued, but she is in the path of a new multi-million-dollar marina and an official Request For Proposals to dismantle her is eminent.

2006 People In Preservation Award Winners

SOHO encourages neighborhood advocates to protect, preserve and improve their communities. In 1983 we gave our first People In Preservation awards to recognize such outstanding efforts. By striving to improve their communities and by raising awareness about the importance of our shared historic environment, they benefit all San Diegans.



John and Debbie Stall

Preservationist of the Year Award

John and Debbie Stall purchased the Caroline Apartments in Golden Hill in an extremely dilapidated condition. After researching the building's history, they undertook a restoration of the exterior and a sensitive rehabilitation of the interior, restoring original fireplaces and other details. They rebuilt and repaired all of the original wooden sash windows and put in new heating, wiring and plumbing. They also had to have the building seismically retrofitted and to further protect the resource they had it designated.

Facing a future of either continued slumlord ownership or demolition, community leaders of Golden Hill and South Park feel strongly that no one but the Stalls would have undertaken the beautiful and accurate restoration that this building has received.

Veronica McGowan

Home Restoration

Jewel of Valhalla Award

Veronica McGowan purchased the c. 1913 Harold and LaBelle Saunders House in 1984. It had been well cared for and was in all-original condition. However, the wiring and plumbing needed to be upgraded, and the exterior was in need of repairs. She has spent the last 22 years tirelessly restoring her home, doing much of the work herself. The culmination of her efforts came this year with the completion of the exterior. A member of SOHO almost since its founding, her love of history and her support of historic preservation has been channeled into her work on this lovely home.



Brian Martin & Marty Rosen of Caltrans Curt Drake, Heritage Architecture & Planning Bridging the Past Award

The Cabrillo Bridge was originally built as the grand entrance to the 1915 Panama-California Exposition and stands as one of San Diego's finest

examples of early 20th century civil engineering. Now over 90-years old, the Cabrillo Bridge remains one of the city's most beloved and recognizable landmarks.



This restoration project was an intensive repair and maintenance program that included removing the overgrowth of vines, repairing spalling concrete, installing new reinforcing, and cleaning the wall surfaces. While the City of San Diego owns the Cabrillo Bridge, Caltrans is responsible for maintaining the portion that spans the freeway. Repair work was focused on the center three arches. Cleaning involved removing the majority of the dirt and staining while being careful not to destroy the 90-year old patina of the bridge. The custom tinted mortar used to replace the damaged concrete was a blend of three shades of mortar to match the existing bridge color. The end result was a seamless combination of new and old concrete. The repair and restoration work was completed in December 2005 after two years of planning and construction. All work complied with the Secretary of the Interior's Standards for Restoration. *(Continued on page 20)*

(Continued from page 19.)

Will Chandler
San Diego Home/Garden Lifestyles Magazine
 Town Crier Award



This award is reserved for those in the media who have had a positive influence on historic preservation. Writing "The Back Page" of *San Diego Home/Garden Lifestyles Magazine*, Will Chandler seeks out little known sites and celebrates the diversity of San Diego County's heritage in this very visible means. Will is a Personal

Property Appraiser of antiques and fine arts, and an Architectural Preservation consultant. With his vast background in history and conservation, and his love of historical sites, Will writes from the heart.

For *San Diego Home/Garden Lifestyles Magazine*, a publication that is not specifically associated with historic preservation to devote the back page, a space usually reserved for high-paying advertisers, to Chandler's column oriented toward history, heritage tourism, and preservation is highly commendable and deserving of recognition as well.



Zina Rummani, City of San Diego Park Planning & Development
Don Spangler, City of San Diego
David Marshall, Heritage Architecture & Planning
Jeffery Hinds, ACE Electric
Barbet Pince, LSW Engineers
Jeff Seidner, Eagle Restorations Group
 Shining Light on History Award

The Spreckels Organ Pavilion was constructed for the 1915 Panama-California Exposition and it was intended to be one of the few permanent structures. The building was funded by John D. Spreckels and designed by

architect Harrison Albright. Decorative lighting was a very important aspect of the Panama-California Exposition and the Organ Pavilion was the only building to incorporate lighting directly into the ornamentation. There are 1,606 rosettes spaced 9-inches apart and distributed around the entire structure. The rosettes have two variations, a "flower" design and a "four leaf clover" design. The second most common fixture type is the finial torchlights. There are 112 torch fixtures. The last of the fixture types are the colonnade ceiling globes. There were 16 ceiling globes on the Organ Pavilion and they were no longer the original 1915 fixtures. The original porcelain sockets, metal conduit, and junction boxes were cast directly into the concrete ornamentation and could not be restored without first removing the small rosette pieces. All work strictly adhered to the Secretary of the Interior's Standards for Restoration, and today we are able to experience the Organ Pavilion the way Exposition visitors first saw it 90 years ago.

Elizabeth Courtier

Making Historic Preservation Your Business

Matchmaker Award

A historic property is almost never as vulnerable as when it is changing hands. Elizabeth Courtier of Willis Allen Real Estate works to educate the real estate community on the importance of historic preservation. She takes extraordinary steps to link the right buyers to the right house, taking into consideration the buyer's sensitivity to the historic property. While most realtors screen clients primarily for their financial qualifications, Elizabeth goes much further, and qualifies the client to see if they should be allowed to own a historic home. She has spoken publicly amongst much controversy about the benefits of purchasing a historic home, and is now restoring her own historic home to exacting standards.



Brent & Maribel Fundingsland
Bill & Tiffany Heon

Dan & Vanessa Herbert

Three Sisters House Renovations
Family Reunion Award

Seen by almost all residents and visitors to San Diego, many have wondered at the three large neo-classical mansions high above Interstate 5 overlooking our big bay. Through the years, the "Three Sisters" as they are known, have suffered the indignities of insensitive remuddling along with

plain old deferred maintenance. First built for one owner, they are now owned individually; remarkably these three homeowners are working on a shared vision to reunite this family of architecture.



Patricia M. Masters
Mid-Century Memories
Documenting the Recent Past Award

It was with great foresight that Pat Masters took it upon herself to document a socially and historically groundbreaking housing development in the hills of La Jolla. While the architecture of this area is very significant, Scripps Estates Associates was the first subdivision to ignore the local real-estate covenants

and sell property to people regardless of religion or ethnicity. Pat was able to do what historians documenting earlier periods have not had the luxury of doing, which is have the ability to speak with the residents who actually lived there. The recent past is an area that is extremely important and easily overlooked because of it being so recent.



NTC Promenade/NTC Foundation
Step in the Right Direction Award

Built in 1941, the Navel Training Center Library was one of the few areas accessible to all on base where sailors could spend their free time relaxing with a good book. Designed by the Navy Public Works center and built by a local contractor, the Library makes good use of proportioned openings and massing; its prominent tiled roof reflects roofs of similar buildings nearby; and

an attached arcade provides design continuity with arcade forms in other parts of the base. The rehabilitation efforts include exterior arcade lights which were custom-fabricated using the original drawings; rehabilitation and reuse of all the original lavatory fixtures; returning to the original paint color scheme; and replication of the original wooden doors.



Photo courtesy Oak Grove Middle School

Katharine Hudson
Olga McInvale
Julian Montijo
Lucas Van Winkle
Benjamin Wagner
The Discriminating Historians
Learning From History Award

This group of young history enthusiasts tackled a tough issue: racial segregation in our own Lemon Grove. Five students from Oak Grove Middle School in Jamul wrote a 10-minute play about the Lemon Grove Incident for submission to the San Diego County Office of Education's History Day Contest. The students researched and wrote the script, designed the set, and performed the play to much acclaim and were awarded first place in the "best junior performance by a group" category during the County's History Day contest in March 2006 and have now moved into the state competition. The play is well done and helps teach about the 1931 case of discrimination against children of Mexican ancestry and the ensuing court battle. Not only did these five students show a great passion for history through their exploration of this important topic, but they also created a vehicle by which others could learn about this historical incident too.

An Evening of Celebration

The 24th annual SOHO People In Preservation awards on May 19 was in the beautifully renovated NTC library building. This year's honorees are now among the prestigious group of citizens in our community that have helped San Diego leave a positive historic legacy for future generations.

Don't miss the opportunity next year to join in the festivities of such a momentous and exciting event.



Winners (*seated left to right*): Julian Montijo, Lucas Van Winkle, (*mothers*) Olga McInvale & Micheline Wagner, Benjamin Wagner; (*standing left to right*): Olga McInvale, (*guest*) Brigida McInvale, (*father*) Ron Wagner



Lew Witherspoon
of NTC Foundation



Winner David Marshall &
Stacy Marshall



Winner Patricia Masters & husband
Doug Inman, with Sharon Gehl



Susanne & Bill Lawrence



Winners Debbie & John Stall,
Preservationist of the Year



Pat Kelly



Eva Thorn & SOHO Board
member John Eisenhart



Winner Veronica McGowan
& son Phillip Kennedy



PIP jurors Rob Fanella & Heather
Sullivan, with Mike Kravcar



Stacy Marshall, Misty Drake, winner Curt
Drake, PIP juror Eileen Magno



SOHO Events & Education Director
Alana Coons & SOHO Executive Director
Bruce Coons, with County Historian,
Lynne Christenson



Jim Royle of the County Historic Sites Board



Jim & Betty Trent, winners Tiffany & Bill Heon, Louise & Clarke Heon



Winner Elizabeth Courtiér & husband Alfonso Escalante



Cris Travers of SDHS photo archive & Jim Brady



Celeste Spangler & winner Donald Spangler



Marianne Gregson, Executive Director Alan Ziter, & Rory Ruppert of the NTC Foundation



Autumn Acker & Jason Kurnow



Deirdre Lee



Hilary & SOHO Vice President Barry Hager



Graciella & Ramone Ibarra



Alana Coons & winner Will Chandler

Misty Drake & winner Curt Drake



Chief of Staff, Steve McNally, District 2 Councilman Kevin Faulconer & Old Town District Representative, James Lawson



SOHO Board members Christopher Pro, Lori Peoples with Dean Glass



Winners Maribel & Brent Fundingsland



Linda Seidner & winner Jeff Seidner, Mia Seidner

Chorus Breviarii at the Adobe Chapel

An Educational and Entertaining Performance

BY DEAN GLASS

Although Old Town San Diego's longtime parochial church the Adobe Chapel is now a museum and no longer an ordained church, SOHO has been fortunate in having the local Gregorian Chant group known as Chorus Breviarii to sing there as part of our interpretive program.

Chorus Breviarii~San Diego is an ecumenical prayer group. They specialize in the study and practice of the traditional Gregorian hours or Divine Office. Originating during the period of Pope Gregory (590-604), Gregorian chant is the traditional music for Latin texts in the worship of the Roman Catholic Church. It is marked by performance in unison and by free-flowing rhythms that follow the phrasing of the text, and often call for one syllable to be sung across several notes.

The Adobe Chapel was Old Town's parochial church from 1858 until 1919, which is also our period of interpretation, it continued to be used as a Catholic kindergarten until 1922, when the building was abandoned and boarded up. In 1936, ownership of the structure was transferred from the Roman Catholic Church to the City of San Diego, and the chapel was razed to put a street through and reconstructed by the WPA using much of the original fabric in 1937. From 1938 until 1970 the rebuilt chapel was used for religious services by the Columban Fathers, an international missionary organization affiliated with the Catholic Church, and has since been operated as a museum, first by the San Diego County Historical Days Association and now by Save Our Heritage Organisation.

This summer the Adobe Chapel Museum will be open 7 days a week from 10am to 5pm with Chorus Breviarii singing on Saturdays from 1pm-4pm, and admission for SOHO members is always free. So come down and enjoy the amazing musical sounds of Gregorian chant while learning something about San Diego's early history.

Ramona's Real Marriage Place Can Now Be Your Marriage Place Too

In 1906, businessman and sugar magnate John D. Spreckels acquired the c. 1825 hacienda of Spanish aristocrat and important early San Diego citizen Don José Antonio de Estudillo and funded a restoration of the building that was supervised by architect Hazel W. Waterman. Operating under the name "Ramona's Marriage Place," it opened as a tourist attraction along Spreckel's streetcar line in 1910, and was influential in increasing the popularity of both Mission Revival architecture and the legend of "Ramona," a character from Helen Hunt Jackson's 1884 novel of the same name. The only problem with that scenario is that in Jackson's novel, Ramona was married not in the Estudillo House, but at another building in Old Town, the Adobe Chapel.



Left to right (in the back) James Covalt, John Polhamus, Robert Cruce, Roberto Lionello; (in the front) George Pecoraro, Ronald Clemente, Tom Gray

Now a museum, the Adobe Chapel, located at 3950 Conde Street, is still the perfect setting to make any wedding a historic occasion. On February 25, Veronica Moreno and Christopher Alfonso were married by candlelight at a bilingual, twilight ceremony at the Adobe Chapel, and the event could not have been more beautiful or romantic. This was the first wedding to be held in the historic chapel since SOHO took over operations for the City of San Diego in 2004.

If you are looking for a truly special wedding venue or know somebody who is, contact Norma Edelman at the Wedding Casa at 619-298-9344 or email weddingcasa@cs.com or visit their website at www.weddingcasa.com for more information.

Whaley House Featured in Museum Showcase

BY WILLIAM DOYLE

The Whaley House was featured in the Museum Showcase portion of the 45th Annual California Council for the Social Studies (CCSS) Conference held at the Town and Country Hotel in Mission Valley, San Diego on Saturday, March 4, 2006.

CCSS promotes and supports quality Social Studies Education through service, advocacy and leadership development. Approximately 1500 teachers attended this conference. As a continued effort to encourage closer cooperation between community resource programs and classroom teachers, CCSS invited various historical groups to participate.

Whaley House Docent William Doyle utilizing a new poster board display designed by SOHO Administrative Aide Dean Glass represented the Whaley House. Teachers visiting this exhibit learned about the historic Whaley House and its role in educating students and visitors alike.



William Doyle with the Whaley Exhibit at Museum Showcase.

The Whaley House is history and education. As many as 12,000 students along with teachers visit the Whaley House each year as part of the Off-Campus Integrated Learning Experiences (OCILE) Program at Old Town. OCILE offers outstanding educational and human interaction opportunities for San Diego City Schools' fourth grade students.

William Doyle can be seen bringing history alive while animatedly greeting groups of students each week at the Whaley House as he presents the history and attire of San Diego's pioneer merchant Thomas Whaley.

Our New Intern

SOHO would like to welcome our newest intern, Christy Flanigan. Christy, originally from St. Louis, Missouri, followed her husband to North County in 2002 when he was stationed at Marine Corps Base Camp Pendleton.

Always interested in antiques, design, and architecture, Christy never really thought of historic preservation as a career. After some research into architecture and preservation groups, she was hooked. To get started, Christy earned her associates degree in interior design from Palomar College. After the summer internship at SOHO and a fall trip to Europe, she is looking to attend SouthEast Missouri State University to pursue her bachelor's degree in historic preservation.

Christy will be shadowing Executive Director Bruce Coons at HRB meetings, preservation action and other important meetings to learn about some of the ins and outs of the preservation process. She will also be a part of the historic furnishings report team at the Whaley house. She joins Alana Coons, curatorial student Athena Jaharis and staff photographer Sandé Lollis in completing this important document.



ON THE AFTERNOON OF MAY 24, 2006, Whaley House, Adobe Chapel, Museum Shop, and SOHO office staff and volunteers met at the New Orleans Creole Café patio dining area for a staff appreciation party. As these photos attest, everyone had a thoroughly enjoyable time.



The group on the patio at the New Orleans Creole Café



Mary & Harmony Jones



George Plum & Victor Santana



Stuart Kalbrofsky



Morgan Hoodenpyle



Jeff & Violet Hughes



(standing left to right) Hillary Sweeney, John Polhamus, Sandra Flores, Bob Meade, Valeria Lopez, Geoff Cardinal, Christopher Pro, Stuart Kalbrofsky, George Plum, Diana Stanley, Dean Glass, Cassy Spindler, Victor Santana; (kneeling left to right) Sandé Lollis, Jeff Hughes, Pat Peterson, Morgan Hoodenpyle.



Valeria Lopez & Victor Santana



Bob Meade & Hillary Sweeney



George Plum, Pat Peterson, Hillary Sweeney



Autumn Acker & Jason Kurnow



Dean Glass, Diana Stanley, Valeria Lopez

Youth Volunteer Docent Program at SOHO

BY DEAN GLASS

Working alongside our docents at the Whaley House Museum is a group of bright, dedicated, and enthusiastic volunteers who share their time and talents with SOHO. American teenagers are often perceived by their elders as alienated and disaffected, but our young volunteers might surprise you. While many museums offer programming for young people, we actually incorporate our youth into the programming.

Our junior docents receive training in both content and technique so that they can enhance the Museum experience for the visitors. They must be prepared to answer questions from visitors not only about the museum, the Whaley Family, and the history of early San Diego in general, but often about the paranormal, which is handled in terms of 'folklore' of the house. They are also required to dress in period-correct clothing as part of our Interpretive Program.

In return, our youth program offers a unique and challenging experience, as well as training and volunteer job experience that will serve these young people in their adult careers. Not only do they learn about many facets of the Museum, they have an opportunity to meet architectural historians, archeologists, and other history related professionals who are often found at the SOHO offices and in the Whaley House Complex. They learn to develop their personal style in presenting tours and present them in a professional and friendly way to visitors from around the world. Many stay on with SOHO, and some eventually become paid staff. Staff Coordinator Victor Santana started in the youth program in 2000 when he was just 16.



Two of our youth docents seated left to right, Evan Bonavita & Billie Foss. Two of our adult docents standing left to right: Athena Jaharis & Deirdre Gilmartin.

Letters to SOHO

To Whom It May Concern,

Thanks to all the volunteers that work so hard to keep the house up and run the tours, etc. Someday when I don't have to work 3 jobs, I hope to be able to get more involved in my city's historical societies. I was raised by Midwestern parents who taught me the importance of preserving our history. I try to pass it on to my children. Now that they are having their families, they are starting to appreciate these things as well. Thank you for giving your time and energies, it is appreciated by us, native San Diegans, even if we don't say it all the time.

Lisa Mekenas

Dear Alana,

Thank you so much for the amazing opportunity to work as a docent in the Whaley House Museum. I honestly treasured every minute, and aside from learning a great deal and taking pleasure in informing others, I have gained so much as a public speaker. Thank you again for one of the best experiences of my life.

Kelly Hudson

Dear Bruce Coons,

I have a family with history that goes back in San Diego since 1870. I am with everything you do in saving San Diego of our history as well as our beautiful buildings. Thank you for your letter Mr. Bruce Coons.

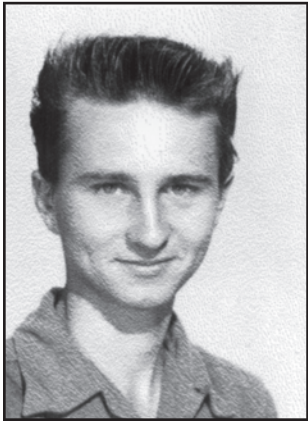
Julie Premetz



From one historic mansion to another. Staff Coordinator Victor Santana posed with Hugh Hefner and his girls when they recently paid a visit to the Whaley House. They were in San Diego filming an episode of *The Girls Next Door*, a reality show for E! and didn't want to miss our world-famous house museum.

Remembering the Overbaugh Mansion

BY RURIK KALLIS



In March of 1954, I was cruising downtown San Diego with my friend Dick Pennick in my 1941 Oldsmobile sedan. I noticed a Victorian house near 6th and Date Street was being lifted off of its foundations. At this time I was an eleventh grader at Helix High School and already interested in historic preservation. I wondered what was to be the fate of this second empire

mansard roof house. I pulled up alongside and commenced a conversation with the owner Mr. Robert Failing. He was in the process of having the house moved to a lot in Mission Valley. He said the house was built in 1887 by Mrs. Ida Kemmer. It had been moved to its present location in 1906 to allow for the extension of Sixth Avenue; this would be its second move.

Mr. Failing offered me a job over the spring break. The job was to help him salvage materials from an 1887 mansion. Wages of a dollar an hour sounded good to me, so a week later I found myself carefully removing beautiful varnished redwood doors and moldings, brass hardware and window sash with colored panes of glass around the edges. This house turned out to be the Overbaugh Mansion which was to give way to a new office building. The parts that we removed matched those in the Kemmer House. Not having a truck, Mr. Failing stuffed doors, windows, etc., into his Citroen convertible with the top down. My 1941 Olds, with a rented trailer did much of the hauling. On lunch hour and after work, I was allowed to explore the attic and crawl spaces under the house.

For a teenager interested in history, this was quite a treasure hunt. While searching through the attic with a flashlight, I came across a bottle of Ayer's Hair Vigor. The label had a Victorian lady on it. A dusty cigar box caught my eye. Upon opening the box, I found two old photos, one view of a parlor and ornate mantle and the other of a dining room. Rushing downstairs I was excited to think maybe the pictures were of the Overbaugh House. Sure enough they were. As I arrived in the parlor, there it was: the same ornate fireplace pictured in the photo. These photos were my introduction to the photo collection at the Union Title Insurance Co. and my longtime friendship with its curator Larry Booth.

Under the corner tower in the basement was a large humpback trunk. I bought the trunk from the wrecking crew for the sum of two dollars. With the deck lid of the Oldsmobile propped up, my treasure was secured in the trunk space of my car with a rope. Upon arriving home I opened the trunk and found it to be full of old maps of San Diego city and county from 1869 to 1890. Also in the trunk were the architectural plans for the Kline Block in what is now the Gaslamp Quarter. The maps and papers I found were very interesting and important to me but some of my high school friends thought I was crazy to save these things.

While on the job site I took some time to snap the shutter of my old Kodak camera and capture an image of the Overbaugh Mansion in its last days.

Editor's note: This article was submitted in response to last issue's Lost San Diego.



In Memoriam: Pat Schaelchlin (1924-2006)



When longtime SOHO member Patricia Ann McKeown Schaelchlin passed away on March 15 at the age of 81, San Diego was deprived of one of its most notable and influential preservationists.

Pat was actively involved in SOHO's efforts to create Heritage Park, a seven acre county park in Old Town to which seven Victorian buildings were transplanted from Downtown and restored. Pat served on the SOHO

Board of Directors for nine years beginning in 1975, and, as president of SOHO in 1978-79, she helped move the organization into the legislative arena. She also served at various times as president of the La Jolla Historical Society and Friends of the La Jolla Library and as vice president of the San Diego Historic Site Board.

She was instrumental in saving three historically designated homes in La Jolla that were moved from their original locations to the 7000 block of La Jolla Blvd. They were the 1895 Craftsman-style Galusha B. Grow bungalow, the 1917 Horace E. Rhoads duplex, and the 1906 Dr. Martha Dunn Corey residence, former home of La Jolla's first female physician. She was also the driving force behind convincing the Port Commission that the clubhouse at the San Diego Rowing Club was a city landmark and should be restored instead of razed.

In addition to contributing articles to the *La Jolla Report* and *San Diego Home/Garden*, she also found the time to pen three books: *Newspaper Barons: A Biography of the Scripps Family* (1983); *The Little Clubhouse on Steamship Wharf: San Diego Rowing Club, 1888-1983* (1984); and *La Jolla: The Story of a Community* (1988).

CALENDAR OF EVENTS

June 13

Interrobang Lecture - Carol Berg

July 11

Interrobang Lecture - Victoria Schomer

August 8

Interrobang Lecture - Lawrence A. Herzog

September 12

Interrobang Lecture - April Philips

September 23

Annual Membership Meeting

October 10

Interrobang Lecture - Martin Pedersen

November 11

Borrego Springs Modern Tour

November 14

Interrobang Lecture - Andrea Cochran

December 9

Annual Holiday Party

Interrobang is held on the second Tuesday of every month at the
Museum of Contemporary Art, La Jolla
700 Prospect Street at the Coast Room

6pm - Reception with speaker
complimentary food & beverages

7pm - Presentation and Discussion

Correction

"The article on the City of Encinitas landmarking of the Berhalter House contained one error that requires correction. The name "Irene McFarland" should have read "Irene McIntosh." Encinitas researchers should know it was Irene McIntosh who pioneered the Seaside Estates subdivision in the early 20th century. We apologize for the error. Ronald V. May"

Contributors to Success

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

Lifetime

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
 Barry & Hilary Hager
 Erik Hanson & Ingrid Helton
 Peter Janopaul, III
 Mary Joralmon
 Kathleen & Jim Kelley-Markham
 Suzanne & Bill Lawrence
 Nancy Lemann
 Carol Lindemulder
 Joe & Linda Marrone
 David Marshall
 William H. McWethy, Jr.
 Zeke & Beth Montes
 Robert Miles Parker
 Rebecca & D. Nielsen Pollock
 Thomas J. Pollock
 Theresa & Larry Pyle
 Pat Schaelchlin
 James & Nancy Schibanoff
 Sue K. Skala, AIA
 John & Debbie Stall
 Dr. Raymond Starr
 Michael Sullivan
 David Swarens
 Neil Swenson
 Marc Tarasuck, AIA
 Robin Webster
 Kerri Klein & Mark Wiesner
 Barry Worthington

Renewing Members

Lifetime

John & Viorica Reed
 Charlotte Schriefer

Professional

Michael Brown
 John Davies
 Aaron & Antoinette Embry
 Jaye Furlonger
 M. Dena Gillespie
 Carrie Gregory

William Jones, General Contractor
 Diane & John Kane
 Pat McNeece Kelly
 Eva Miller
 Holly & Denny Nappen
 Lawrence & Marcy Paull
 Margaret C. Price
 Frances Prichett
 Martin D. Rosen
 John Eisenhart & Eva Thorn
 Bruce & Grace Wilson
 Doug & Susan Wisneski
 Roberto Zeballos-Peralta
 Home Restoration & Remodeling of
 San Diego
 Solana Beach Civic & Historical
 Society
 Von Kurt / Lipsman Inc.

Executive

Keith Benson
 David Coup
 Leslie Davis
 Dave Gillingham
 Michael Sampson & Susan M.
 Hector, PhD
 Thomas Paluch & Karen Mehalek
 Melvin & Ellen Sweet

Benefactor

Taryl Andersen
 Nancy & Thomas M. Davidson
 Teresa & John Fistere
 Island Partners
 Curt Sherman

Individual

Kate Adams
 Kimberly Adler
 Cia & Larry Barron
 Joyce & Joe Benintende
 Anne Bergsman
 Joan Bigge
 Sharon Smith & Steve Bovee
 Jim Brady
 Charlotte Cagan
 Will Chandler
 Donny & Yang Ciccimaro
 Maura Donnelly & Mary Coburn
 Katie Boskoff & Hodge Crabtree
 Sharon Crockett
 Alex Crow
 Margaret S. Davis
 Sheila de Maine
 Lois & Paul DeKock

Pat DiCicco
 Joel & Nancy Dimsdale
 Amy Becker, Jake Douglas, Jeremiha Douglas
 Paul Duchscherer
 John Dunne
 Jeanette Dutton
 Rich & Cindy English
 Lynda Evans
 George & Susan Dersnah Fee
 Pamela M. Filley
 Shirley Yost & William Fisher
 Pat & Vince Flynn
 Bud & Mrs. Fosdick
 Annette & Mark Garcia
 Eileen & Bruce Goff
 David Goldberg
 Bruce Parker & Jaime Gomez
 Sasona & David Goodblatt
 Dinah Graham
 Fred & Julie Grand
 Mark L. Gundert & Family
 Gail Conklin & David Hamilton
 Lynn & Michelle Hamilton
 Betsy Meyers & Harold Hanks
 Patricia Hartley
 Fran & Jim Hastings
 Julie Hastings
 Sharon Hatch
 Lina Heil
 Michael Heil
 Michael & Myra Herrmann
 Marsha Hickey
 Mary Lynn Hyde
 Judi Jeffery
 Mark Y. Johnson
 Kathy Jones
 Jan Joralmon
 Martha Jordan
 Sheila Keegan
 Story Vogel & Judy Kelly
 Melissa McKinstry & Doug Kipperman
 David & Anne Klein
 Klonie Kunzel
 Autumn Acker & Jason Kurnow
 Peggy Lacy
 Connie & Bill Maginn
 Eileen Magno
 Linda Matlock
 Molly McClain
 Bill & Sandra McColl
 Stephan Miller
 Valerie Ann Bailey & Roger Mohling
 Therese & Jason Muranaka
 Jay Neal
 James & Kathalyn Nelson

Donald Newell & Family
 Carin Howard & John Oldenkamp
 Bjorn Palenius
 Mary Johnson & Mark Parisi
 Tom Stoup & Penny Patten
 Sterling Peters
 Una Marie Pierce
 Carolyn ad
 Jacqueline & Harry Ridge
 Nancy Robertson
 Tom Roetker
 Ben Baltic and Doug Scott
 Kathryn Scott
 Velisa Jefferies, Spencer & Camille See
 Astrid & Bill Shannon
 Anita & David Shaw
 Patricia A. Shook
 Jacqueline Simon & Diana Shurtleff
 Sharon & Mike Singleton
 Steve & Terri Skwarlo
 Allys Smith
 Joel Fine & Donald Smith
 Chip and Nancye Splinter
 Carol Spong
 Liz & Les Stiel
 Linda & Pat Stouffer
 Heather Sullivan
 Charles & Juliet Sykes
 Charles & Rae Symonds
 Diane Takvorian
 Kathy Tickle
 Renee & Steve Tietsworth
 Marty & Jim Tullar
 Phyllis & Craig Van Wanseele
 Susan D. Walter & Stephen Van
 Wormer
 Deborah Waldecker
 Pitt & Virginia Warner
 Norm Warner & Mary Wendorf
 Tracy Wilborn
 Julie & Micah Wolfe
 James & Pamela Wyatt
 Stephanie & John Wylie
 Ann Zahner
 Patricia, Chris, Konrad & Gwen Zirkle

Student

Shannon Foster
 Scott J. Weselis

New Members

Professional

Diane & Wayne Bonner
 Adrienne Crown
 Suzannah Marek
 Liz's Antique Warehouse, LTD. No.2

Executive

Bill Blodgett

Benefactor

Tracey & James DeBello
 Mimi McCoy
 Tom Rodgers

Individual

Dennis & Charlotte Adams
 Patti A. Adams
 Nancy Appleton
 Jagath Ashirwad
 Judy Ciampoli & Bryan Auerbach
 Michele Barber
 James Barnet
 Anita C. Beach
 Richard Curtis Bellard
 Cynthia Bond
 Sean M. Dwyer & DiAnne Broussard
 Judy K. Brown
 Barry A. & Debbie Bruins
 Ron Buckley
 Jane Burda
 Charlene Butler
 David Yee, Margie Justice, &
 Byron Campbell
 Tom & Marilyn Carnes
 Jake Kalina & Courtney, Dave &
 Irena Carpenter
 Mike Cavallo
 Chris & Karin Claisse
 Gina Clasen
 John William Clifford
 Marie-Jo & Michel Coclet
 Janet Cooper
 Karen Crafts
 Clare B. Crane
 Lisa Cupp
 Jeffrey Daily
 Katherine DiFrancesca
 David Donnelly
 Celeste Dunn
 Pauline Lim & Bjorn Endresen
 Len Pistoria & Darren Farnesi
 Roy Faust
 Dianne Ferguson
 Ronnie & David Flood
 Doris Gannon
 J. M. Garrett
 Carol Githens
 Wayne & Margaret Harmon
 Wendy & Robert Harrison
 David Hazan
 Michael Higa
 Pam Hoelzel
 Susan Houlihan
 James A. Hush
 Janelle Johannesen
 Linda Johnson
 Kiki Knoop, Welton III, Welton IV, &
 Sophia Jones
 Justina & Louis Kimbriel
 Mark Klindt
 Pat & Jeff Lambert
 Diana & Richard Langston
 Merle Berman & Mack Langston
 William Kelly & Christi Lean
 Hector Leos
 Rob S. Liwanag
 Helen Hickish, Christine & John Lockwood
 Joy Wright & Dennis MacDade

Marshall G. Malcolm
 Ron Rooney & Rick Marabo
 Tony & Juli Maynard
 Margaret McCann
 Donna M. McGill
 Bob & Cordelia Mendoza
 Jane Milner Mares
 Lynn Mousseau
 Eleanor Murillo
 Kristin Spoon & Mike Nalu
 Grace Hanggi-Noe & Jim Noe
 Susan Pack
 Kathy Pearson
 Ken Perilli
 Judson Browder & Claudia Perry
 Christopher Queen
 Susan Ravellette
 Beverlie Rhodes
 Katheryn Rhodes
 Mr. & Mrs. Edward A. Robards
 Lisa Ross
 Pam Ruminski
 Robert C. Ryan
 Judy, Terrence & Thomas Schultz
 Robert & Donna Seecof
 Charles Seeger
 Irma Shaw
 Nancy Sherman
 Jim Price & Joan Sieber
 Gary Solomon
 Cherie Spitzen
 Tim Stabosz
 Frank Stefano
 Anne & Bob Steinberger
 George & Sue Stockton
 Christine Tuttle
 Jane Uphoff
 Heather Urquhart
 Brent Fogwell & Shamara Velasco
 Steve Weathers
 Mary Wilkinson
 Sandra Angel & Charles Williams
 Tobi DeLong, Scott, Bryn, Tyler, &
 Jean Willson
 Delores Wylie
 Barbara Youel

Student

Denise A. Santoro
 Robert Bruce Winsmann II

Would you like *your* home to be considered for a SOHO Home Tour?

In May, 2007, SOHO will be presenting a new event for architecture and history lovers. The four-day event will encompass all styles from early California Adobe, Victorian, Colonial Revival, Tudor, Craftsman, Spanish Revival, Ranch House to Mid-Century Modern. Finally, an architectural event for everyone! We are looking for homes of all types, sizes and time periods, and in all stages, from completely original to in process, as we will be having many smaller architectural tours in addition to the big Sunday tour. Please send in this form or email us and a very nice SOHO staff person will contact you to answer all your questions and concerns about your involvement. SOHO works to save San Diego's heritage everyday and your participation helps us to carry on this important and essential work.

Name _____	Phone _____
Street _____	City _____ Zip _____
Architectural style _____	Year built _____ Community _____
<input type="checkbox"/> Original <input type="checkbox"/> Restoration <input type="checkbox"/> Renovation <input type="checkbox"/> Rehabilitation <input type="checkbox"/> In process	
Mail to SOHO, 2476 San Diego Avenue, San Diego CA 92110 Fax to (619) 291-3576 • Email sohosandiego@aol.com	

Mission Statement

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.

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.

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



**Historic Home
for Sale
in Kensington**

Contact:
Nova at (619) 398-5683
nova@novabella.com



INHERITIT

Fine & Estate Jewelry
Jewelry Design
Appraisals & Repair

By Appointment
(619) 442-4118
Veronica McGowan
Proprietress

735 JAMACHA RD.
EL CAJON, CA 92019



Visit us on the Web at www.inheritit.com
or E-mail us at: Inheritit@inheritit.org

Do we have your correct email address?

Every month the SOHO office sends out important announcements via email, such as Volunteer Opportunities; Invitations to Lectures, Events, & Social Functions; and Preservation Action Alerts. If you are not receiving our emails, you are not receiving the full benefit of your SOHO Membership. Please verify:

- Do we have your correct email address? If you haven't heard from us in awhile, drop us an email and ask us to check if we have your correct address.
- Did you give us your email address on your membership application? Many people leave that box blank. Send us an email and let us know.
- Are our messages being blocked by a SPAM filter?

**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

SOHO'S

Historic Walking
TOURS



**TOURS OF
OLD TOWN SAN DIEGO**
WHERE *California* BEGAN

THREE TOURS DAILY
11 AM + 1PM + 3PM
LIMITED TO 25 PEOPLE
90 MINUTES IN LENGTH
\$12 SOHO MEMBERS + \$15 NON-MEMBERS
GROUP TOURS AVAILABLE

SAVE OUR HERITAGE ORGANISATION
619-297-7511 FOR RESERVATIONS
WWW.SOHOSANDIEGO.ORG



IN PARTNERSHIP WITH
OLD TOWN SAN DIEGO STATE HISTORIC PARK



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

NON-PROFIT
ORGANIZATION
U.S. Postage
PAID
San Diego, CA
PERMIT No. 984

1969 • CELEBRATING THIRTY-SEVEN YEARS! • 2006

~ Lost San Diego ~

The Hotel San Diego
Built in 1914



Historic postcard c. 1914, courtesy David Marshall Collection



Current photo by Sandé Lollis

Blown up by the Federal Government
April 15, 2006