

Save



OUR HERITAGE

Organisation



The Cosmopolitan Restored

***2010 People In Preservation Winners
Ten years at the Whaley House
The Marston House - Our First Year***

FROM THE EDITOR

The last year saw us write a new chapter for SOHO with the successful operation of the Marston House, and, with our feet even more firmly planted at the Whaley House, the second half of our 20-year lease begins.

Dean Glass and Ann Jarmusch chronicle these milestones by events that have taken place, restorations completed and in the goals achieved. What has also happened along with these tangibles is the maturing of an organization into one of the most influential and effective historic preservation groups in the country.

It doesn't feel that different on the ground, day in and day out, as a team of dedicated employees along with an invaluable, talented, and supportive volunteer roster, and an ever-growing membership, all simply do what they can do and keep the ball moving forward.

During this past year we have seen long-term dreams for SOHO come true. Among the most important of these is the restoration of the Casa de Bandini-Cosmopolitan Hotel site. Tourists and locals alike have flocked to the new old building hungry for a taste of an authentic San Diego experience. Hopefully the state will now come to understand the economic viability of treating a historic park like a historic park and not a theme park, that its mandate to preserve and protect its historic resources is not a burden to be borne, but an exciting opportunity to showcase their holdings, to engage, inspire, and inform the visitor about the important role they play within the greater parks system.

The 2010 People In Preservation award winners certainly know what makes up an intriguing and uniquely San Diegan place. Their combined works have preserved a sense of place that all San Diegans can applaud.

All good news, well, darn it, no. Our Most Endangered still has seven of last year's list still remaining and this should be cause for alarm for all of us. The California Theatre sits rotting as arts and culture groups desperately seek appropriate event venues, and City Hall looks to build a new home for itself while the California in all its decayed grandeur beckons for rehabilitation and reuse. The Balboa Theatre down the street, one of the CCDC's and the City's brightest moments, somehow even with its immense commercial success, not quite bright enough to light the way to see the California's hidden greatness and inherent beauty.

SOHO celebrated its 40th year in 2009. With thirty formative years under its belt the last decade has realized the most in terms of the goals and agenda of its founders. Sadly, this issue also memorializes a number of SOHO people who have passed, each of them an important contributor to the collective success in saving San Diego's heritage.

On the cover Built as a home to one of California's great Dons, the Casa de Bandini would later be used for a variety of businesses including a hotel, rooming house, olive factory, and restaurant. The Cosmopolitan Hotel opened in September 1869, and served as a post office, station and office for Alfred Seeley's stage line between San Diego and Los Angeles from 1871 until 1887. It is San Diego's oldest existing intact hotel. Photo by Bruce Coons



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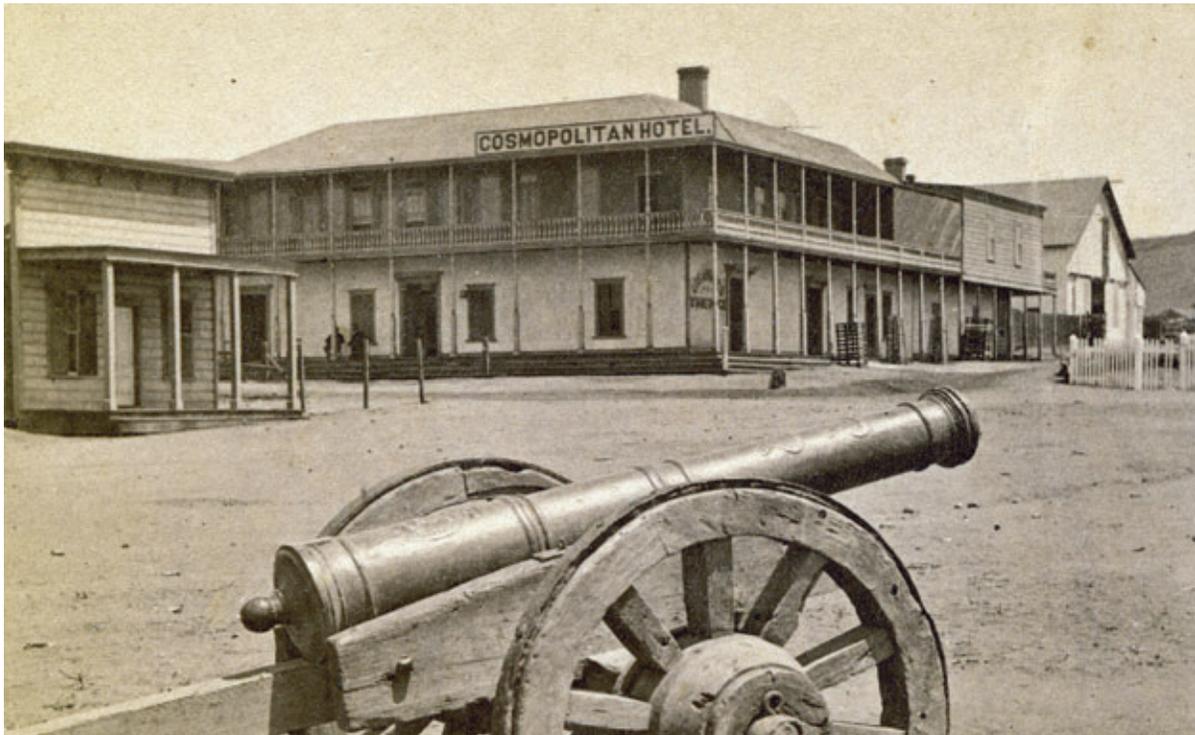


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Cosmopolitan Hotel, 1874. Coons collection



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The COSMOPOLITAN

A Resurrection of the past

The Casa de Bandini/Cosmopolitan Hotel boasts an extensive history with its distinctive architectural character and association with significant people and events in the state's history. Originally built 1827-1829 by Don Juan Bandini as a family residence the Casa de Bandini is one of the most noteworthy historic buildings in the state.

Now after a 6.5 million dollar rehabilitation and restoration this historic landmark has been returned to its historic appearance as the 1869 Cosmopolitan Hotel, fulfilling a 50-year goal of historians and many San Diegans to restore the 19th-century landmark and recapture some of San Diego's most important architectural legacy.

Open once again as a hotel, restaurant, and saloon, it is notable for its appointments of American antique furnishings and decorative items from the 1860s and 70s throughout the building, including its ten guest rooms. The restaurant serves regional cuisine, using locally grown and produced ingredients to create traditional foods of the 1870s, keeping in mind the modern palate.

Preservationists have been waiting since the 1960s to see the building restored," said Bruce Coons, who served as historic design consultant

The upper verandah facing the Estudillo House and plaza retains 98% of its original siding, doors, door trim and windows. Used as storage rooms for kitchen and other supplies in past years the ten rooms on the second floor are once again hotel rooms. Photo by Sandé Lollis



HOTEL.





Top The courtyard side during restoration shows the original Bandini adobe walls and the second floor with its original 1869 siding. *Bottom* The doublewide doorway from Bandini period with original lintel, looking into the dining room with Seeley period wainscot visible. Photos by Bruce Coons

on the project. “Not only is it one of the most important 19th-century buildings in the state, but one of the most important restorations ever done in San Diego because there was so much original fabric still here including trim, doors, door fenestrations, and windows.”

Nini Minovi, an archaeologist who was one of the integral members of the restoration team, explains to visitors to the site how the three-year project involved not only a traditional archaeological excavation of the site, but also a peeling back of the layers of the building’s exterior renovations from the previous decades. Cement and tile hid portions of an original stairway; stucco concealed three- and four-foot-thick original adobe walls and redwood clapboard siding; fireplaces that had been walled up were reopened for the guest rooms.

The rebirth of this building that had been lost for so long to generations of San Diegans is cause for celebration and it is also a call to action to San Diegans who want to see more of these large-scale historic restorations. It will be up to each of us to make the venue an economic success by visiting often, and bringing friends, family and out of town visitors to enjoy and marvel at what can be done when the will to do the right thing is present. The Old Town San Diego State Historic Park (OTSDSHP) should be applauded for taking a difficult stand against an invasive *(Continued on page 10)*



Above The courtyard after restoration, still lacking the final rose beige coat of scored plaster on the first level. The original 1870’s paint colors on all woodwork. Photo by Sandé Lollis

“This is an unprecedented historic restoration, other buildings in the state rival its scale or size (over 10,000 American wood-framing construction techniques. It boasts a fabric and written and oral accounts left behind by previous



Located on the left side of the entrance hall, the sitting room was Bandini's former *sala*. Seeley enlarged the parlor into a “spacious sitting room with a fire” in order to serve meals and to provide a gathering place for guests, their family members, and visitors. By the early 1870s, as Albert and his wife Emily's social standing rose, the large room had become the town's community center. The tall multi-paned windows allowed ample light into the room, and like the bar, it had decorative redwood beaded wainscoting and window wells painted with an oak-grain faux finish. It also had a red brick fireplace with an arched trim and a tongue-and-groove Douglas fir floor. As the town social center, the room was the scene of family reunions, dances, Christmas parties, evening balls, and weddings.

Above The main dining room under restoration, weaving new floor boards with the original 1869 boards that could be salvaged. 85% original wainscot remains from the Cosmopolitan Hotel. Photo by Bruce Coons. *Right* The restored dining room with antique and reproduction period furniture, and chandeliers. Period paintings, all antiques, grace the walls, and the plaster medallions were reproduced from fragments found during excavations. The ceiling is painted in its original colors with walls papered in reproductions from samples found in the Pio Pico Adobe. Photo by Sandé Lollis



arguably the most important one currently in California. Few square feet) and blending of 19th-century Mexican adobe and rich and storied history, a history that is buried in the material generations.” Victor Walsh



Left Showing the faux wood graining in oak and crotch mahogany replicating what was found on the building itself and shown in 1870s photographs. *Right* One of ten restored guest rooms furnished with all antique furniture matching the original manifests ordered by Seeley for the Cosmopolitan in 1869. Period wallpaper and Nottingham lace curtains that were woven on antique looms complete the rooms. Photos by Sandé Lollis



Preliminary investigations revealed that most of the adobe walls on the first floor remained intact, except in the former kitchen facility, where moisture, condensation, and rodent infestation over the decades had severely damaged the adobe blocks. Approximately half the historic walls had to be rebuilt.

Important interior features, dating back to the building's heyday as a hotel, include the tongue-and-groove wainscoting and flooring, window wells and trim, and sections of ceiling lath on the first floor, much of the original stairway and walnut banister in the entryway, the brick fireplaces and remnants of finish plaster and woodwork on both floors, and many of the original doors, window sashes and cornices on the second-floor balcony.

Despite multiple alterations and major remodels, it has retained much of its historic 19th-century fabric and integrity, hidden beneath layers of stucco, decorative tile, and wrought iron. Cave Coutts, Jr. played an unintentional but instrumental role when he renovated the building in the 1930s. His work crews provided a virtual blueprint of the hotel's configuration by salvaging and reusing its materials. "In this respect state historian Victor Walsh says, "the building is a veritable museum piece of historic fabric."

Top The original saloon or bar area of the Cosmopolitan Hotel showcases an antique 1870s bar originally from Silver City, Idaho. *Right* The stairway was found under two inches of cement and tile. The handrail that had survived by having been screwed into modern wrought iron in previous remodels, was salvaged and reinstalled into its historic location. The left side was replicated from HABS drawings. The balusters and newel post were replicated. Photos by Sandé Lollis



(Continued from page 5) popular culture that had grown over the past years that not only obscured San Diego's significant place in history but hid our own unique architecture. Instead, its role and duty to all Californians as a state historic park were taken quite seriously,

and in doing so, the promise of the preservation and protection of the rich legacy of Old Town San Diego has been kept. ♦

This article and captions were written borrowing liberally from a recently completed extensive over 12,000-word history of the site by State Historian II Victor A. Walsh, and from conversations with

Side view showing the extent of the historic material uncovered during the restoration. Also a good view of the porch balustrades and steep pitched roof and chimney that were returned after being chopped off for the imitation hacienda look the building previously had. The only items left to be completed are the rose-beige scored plaster on the first floor and the painted stage office sign on the left corner of the building. Photo by Sandé Lollis



archeologist Nini Minovi, project manager for the State Department of Parks and Recreation Bill Mennell, and Bruce Coons who acted as historic consultant for the project. The historic report can be found in its entirety at www.sohosandiego.org/cosmohistory.htm.

To learn more go to <http://oldtowncosmopolitan.com/> and http://www.parks.ca.gov/?page_id=24983



By raising public awareness, SOHO's Most Endangered List has played an undeniable role in the preservation of these sites by bringing attention to the important buildings and places facing imminent threat in any given year. While each year the number



California Theater, San Diego • Rancho Guejito, Escondido • Red Roost & Red Rest cottages, La Jolla • Golden Hill Fountain

2010 MOST
ENDANGERED
LIST OF HISTORIC RESOURCES

While each year the number shrinks or swells, overall, the record shows that after 23 years, SOHO continues to reduce the number of major losses and increase public awareness and preservation action to protect our heritage.

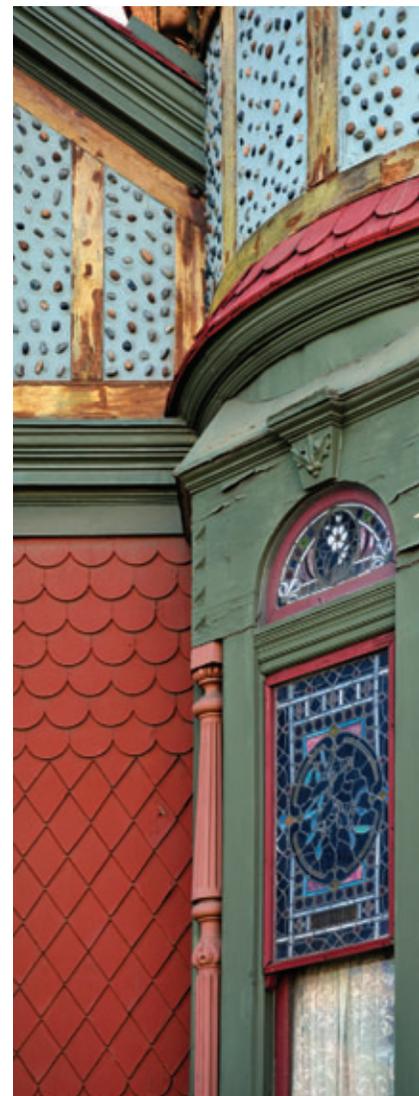
The endangered resources added to the list for 2010 are:

The Villa Montezuma

(Right) One of San Diego's finest architectural treasures is back on the list after several years' absence because it remains vacant, vulnerable and in a state of disrepair. Designed in 1887 by the renowned architecture firm of Comstock & Trotsche, this ornate, polychrome Queen Anne mansion has been a beloved landmark ever since it was built for the world-

famous concert pianist and spiritualist, Jesse Francis Shepard. The colorful artist invited friends and neighbors for classical concerts and mysterious séances in grand rooms with specially commissioned stained-glass windows at a time when cultural offerings were relatively scarce in San Diego.

SOHO, when it was still a young organization, helped save this palatial house when it first left private ownership in a debilitated state. Now owned by the city of San Diego, the Villa was operated as a house museum for many years by the San Diego Historical Society. Once a neighborhood arts center as well as a house museum, the Villa was beloved by new generations of San Diegans. But attendance and priorities dropped dramatically in recent years. The Society closed it four years ago and in February 2009, gave up the lease and returned control of the house back to the city. This Victorian treasure remains in jeopardy as long as it sits vacant and without historic professionals oversight for maintenance or repairs.



shrinks or swells, overall, the record shows that after 23 years, SOHO continues to reduce the number of major losses and increase public awareness and preservation action to protect our heritage. However, these seven threatened sites remain on the list from 2009.



Grotto, San Diego • Del Mar Fairgrounds, Del Mar • Amy Strong Castle, Ramona • Ryan Aeronautics Complex, San Diego



Civilian Conservation Corps Buildings

(Right) Six simple, utilitarian and proud wooden buildings are threatened in Valley Center. They were constructed in 1933 as barracks for the Civilian Conservation Corps, which President Franklin D. Roosevelt established to give people jobs during the Great Depression. As many as 400 men lived in these clapboard buildings while they worked on WPA projects for the public good in North County. The success of the WPA is especially relevant today, when millions are unemployed and the federal government has taken a different tack to stimulate jobs and the economy.

The CCC camp closed in 1936. Its buildings were used for a variety of purposes until 1947, when the California Department of Forestry took them over. The buildings have been empty since 2006. The state declared the land surplus in 2008 and is preparing to transfer ownership to the county. This transfer holds no guarantees for the preservation of the six buildings and it remains unknown if the county will sell the property to the highest bidder, regardless of use.



So far, three local groups have expressed interest in the land and/or the buildings. In a sorry insult to the contributions of the CCC, the Valley Center-Pauma Unified School District has suggested it would like to park buses there. The other two entities, Project Wildlife, which wants to retain the buildings, and the Valley Center Parks and Recreation District, would be a better fit. The county needs to add these buildings to its historic register and find a new user who appreciates them.

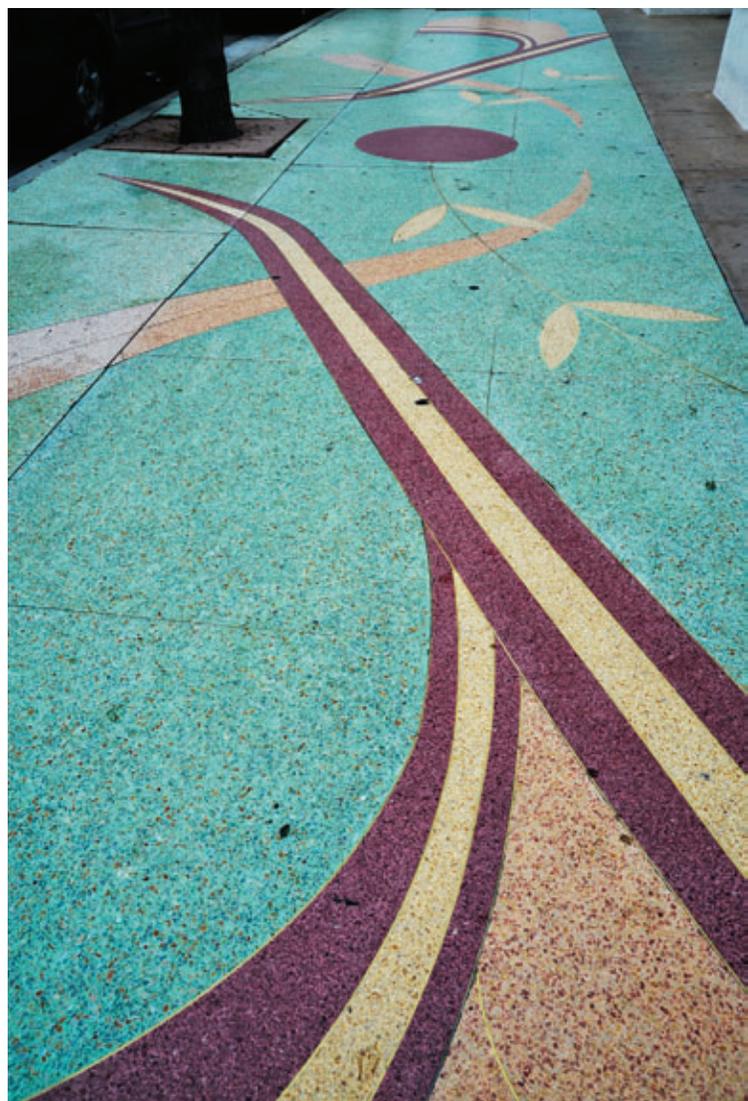
Terrazzo at State Theatre

(Right) Normally we recognize architecture as an embodiment of our history and culture. But there are times when objects do that as well. It could be a lamp post, neon sign, or even an old curb or sidewalk. The sidewalk at 4730 El Cajon Boulevard has a terrazzo surface that was once the entrance to the State Theatre, designed by renowned architect S. Charles Lee. This terrazzo is a beautiful surprise for pedestrians to come upon. It is an oasis of color and design interrupting the expectation of ordinary gray sidewalk. Besides serving as art in public, it is an important thread in the fabric of El Cajon Boulevard History.

It helps remind us of the time when The Boulevard was San Diego's preeminent automobile oriented commercial zone. Of a time when neighborhood movie theatres were as common as the coffee shop and dime store.

In 1940 when the State Theatre was built it was San Diego's state-of-the-art neighborhood movie theatre. It boasted a 125 foot spire which was the tallest in San Diego in its day. The spire was topped by a flashing multicolored beacon that could be seen for 5 miles. It was the first building interior completely illuminated by black light. The marquee was the largest in Southern California and used 946 letters in 64,050 square feet of neon illuminated area. It was touted as the most original architecture ever attempted outside a World's Fair.

The State Theatre was demolished in 1987. And now 23 years later the last surviving remnant of the State Theatre, its lovely colorful terrazzo, is now slated for demolition for construction of a new bus stop. Compared to the task of saving large structures like the California Theatre or



Ryan Aeronautical, would it be all that difficult for engineers and designers to accommodate saving a modest but beautiful part of El Cajon Boulevard's historic character?

This and eight other questions prompted by the Most Endangered sites remain to be answered. Embedded in these resources is the story of our region, from a glittering sidewalk to an Arts & Crafts castle...and from a Victorian masterpiece to the aerospace industry. Let's work together to make sure San Diego's story endures in buildings, sites and landscapes that will continue to inspire and inform many generations to come.

All photos by Sandé Lollis except Rancho Guejito by Bruce Coons, Red Roost and Red Rest Cottages by Jim Brady

Lead Paint: What's at Stake?

If your building retains paint that was applied prior to 1978, chances are there is lead present.

While lead paint dust or deteriorated lead painted surfaces can present real challenges, **the presence of lead paint does not mean your woodwork, windows, or siding are unsafe or that they need to be replaced.** When tackling a renovation project, there are steps you can take to protect yourself and others if you suspect lead paint is present. The Environmental Protection Agency (EPA) and many state agencies have guidelines to help you work safely.

New regulations regarding lead paint, known as the renovation, repair, and painting rule, were officially adopted by the EPA and went into effect on April 22, 2010. The new rule requires the following:

- Renovation firms must be certified.
- Renovators and dust sampling technicians must be trained and certified.
- Non-certified workers must work under and be trained on the job by a certified renovator.
- Work practices must be followed for renovations covered by the rule.
- Renovators must educate owners and/or occupants.
- Training providers must be accredited.

In its most basic form, the new rule mandates stricter lead-safe work practices for this category of older properties.

Historic buildings can be made lead-safe while preserving their significant architectural features. Through simple maintenance, inexpensive materials, and lead-safe renovation techniques, the integrity of historic places can be ensured. Using conscientious work protocols regarding lead paint, older and historic buildings can be safe, healthy places to live and work. More information available at <http://www.preservationnation.org/issues/lead-paint/new-rule.html>.

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Ten Basic Tips for Lead-Safe Practices

From setup to clean up, going lead-safe is easier than you think. However, before beginning to work, always consult your local or state ordinance to determine the legal method for handling and disposing of lead paint.

1. Check the Law Before beginning work, consult your local or state ordinance to determine the legal method for handling and disposing of lead paint.

2. Clear the Area Children and pregnant women should never be allowed in the work area.

3. Work Day Dos & Don'ts Wash your hands and face before smoking, eating, and drinking. Never smoke, eat, or drink in the area where you are working.

4. Watch the Eyes & Hands Wear disposable gloves and eye protection.

5. Don't Breathe It In Use a respirator if there is friable paint or if you are scraping or sanding paint.

6. Cut Down on Dust Use a wet sanding technique to minimize dust.

7. Vacuum using a high efficiency particulate air filter.

8. Laundry Wash your work clothes separately from your household laundry. You can also wear a Tyvek suit to protect your clothes. Take the suit and your shoes off before you leave your work area.

9. Cover & Protect Place tarps under your work surface to collect loose paint. Seal off the work space from other rooms and from HVAC systems. Cover furniture and other items in the work area.

10. Eat Right In general, eating a nutritious diet rich in iron and calcium will reduce the amount of lead absorbed by your body if any does happen to be ingested.

THE California Theatre

UNDER SIEGE

BY DAN SODERBERG

What you see are not views of Detroit or somewhere near a New York City subway station. This is what was recently done to San Diego's historic California Theatre. It's not the handiwork of a street gang being let loose upon this once regal movie palace. It is "art" commissioned by the San Diego Museum of Contemporary Art. This is not exactly what most proud San Diegans would want to show our out-of-town guests. And to

have to explain, "yes, someone was actually paid to spray-paint this building, which happens to be a historic landmark desperately trying to survive."

What we'd like to show our guests, if it could only come true, is this Spanish Revival treasure fully restored to its full glory as San Diego's most ornate movie palace. To



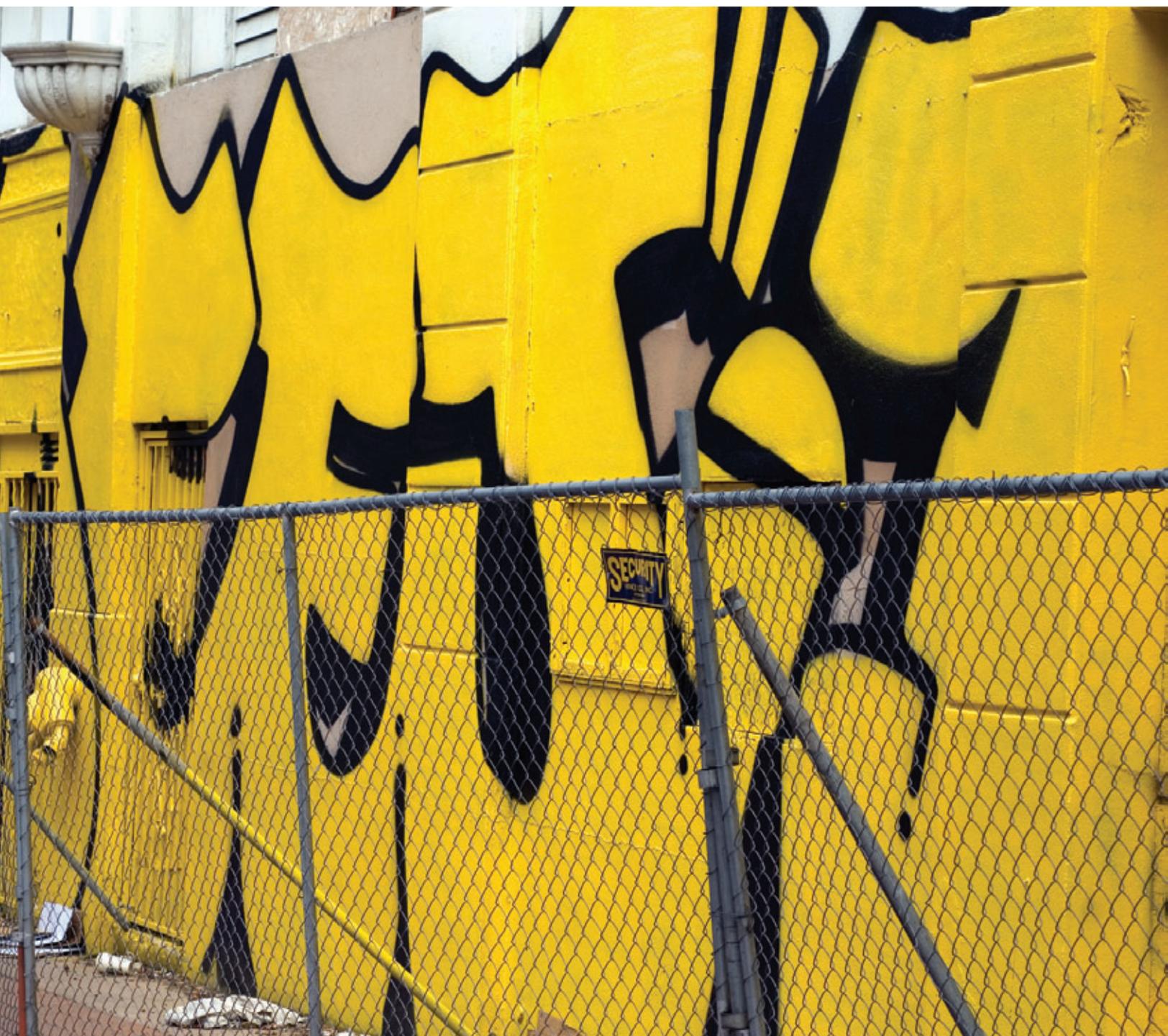
Top The California Theatre is highly ornate, if restored it would add considerably to the aesthetics of downtown and importantly, it holds enormous potential for adaptive reuse. **Above & right** SOHO has worked to protect this gem at least since 1990 when it was slated for demolition. The absolute disregard of this art project toward the fragile facade is a painful reminder of the insensitivity this historic site has had to endure. Photos by Dan Soderberg

turn the clock back as it was in 1927 when the California Theatre was touted as “the cathedral of the motion picture.” Indeed, the lavish interior, decorated in gold leaf and murals, was inspired by a Spanish Church. How splendid it would be to hear, once again, the huge Wurlitzer organ thunder music throughout the vast 2,200-seat auditorium.

The California Theatre was a vibrant part of downtown life even as late as the 1960's. Many of us have fond movie-going memories with such films as The Beatles' *A Hard Days Night* and some of the James Bond classics. However, the California went dark as a movie house in 1976. Then two years later new life came to this jewel when she became the temporary home of the Old Globe Theatre due to the loss of their Balboa Park venue to fire.

Even as late as 1988, when money was spent sprucing up the grand lady, there was hope she would survive as a concert venue. But then in 1990 she was slated for demolition. SOHO has fought long and hard to save the California Theatre from the wrecking ball. But all the while she sits vacant, she deteriorates from neglect. Each passing year makes it more difficult to bring her back. And now to add insult to her already great injury, she's being used as an urban canvas for an “art” project. C'mon, let's show this once regal lady some respect.

About the author Native San Diegan Dan Soderberg is a UCLA graduate filmmaker whose work centers around community issues and advocacy. He is committed to helping save the rapidly disappearing historic architecture and cultural landscapes. Dan currently serves on SOHO's Board of Directors and SOHO's Modernism Committee.



SOHO Celebrates 10-YEAR Anniversary

BY DEAN GLASS & ALANA COONS

November 21, 2010 marks the tenth anniversary of SOHO's assuming operations of the Whaley House Museum for the County of San Diego. Although the past ten years seem to have flown by, we are very proud of what we have accomplished in our first decade at the Whaley House.

A long legal battle between the previous operators and the County of San Diego was settled with the furnishings and antiques in the museum going to the previous operators. Items having belonged to the Whaleys or Whaley House-related would remain. After the 40 plus years of collections were removed SOHO took possession of the near-empty museum in a state of deteriorated condition after many years of neglect.

Determined that the museum would not be closed for a single day of public access, SOHO replaced items as quickly as the movers cleared rooms. SOHO volunteers stood ready with buckets, mops, vacuums, tools, paint, brushes, and all manner of cleaning supplies. As rooms were readied, period appropriate items were moved in that had been collected through loan, donation or purchase by our curatorial staff.

Upon opening our doors the first time we were met with protestors, friends of the last operators to whom it didn't matter that we had merely won the bid and were not a party to their tribulations with the county. However, we won the day as visitors who had been wanting to visit the house for years, and who had never been able to access it before due to limited and sporadic hours of operation, flocked

In 2010, the Whaley House looks more like it did in the 19th century than at any time in the 20th. Using historic photographs, a new front porch was recently replicated from Thomas Whaley's original 1857 design, and new copper rain gutters were added, also in their historic design. Long-term plans include returning the front façade to its historic appearance, with five sets of French windows on the second floor and five double store doors on the first. Photo by Sandé Lollis.



at the Whaley House

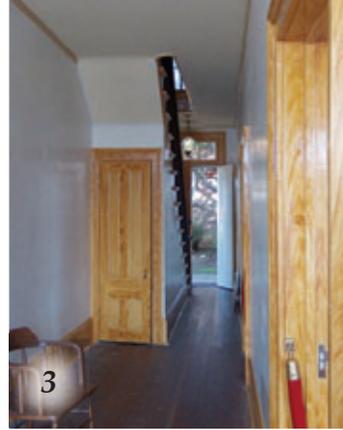




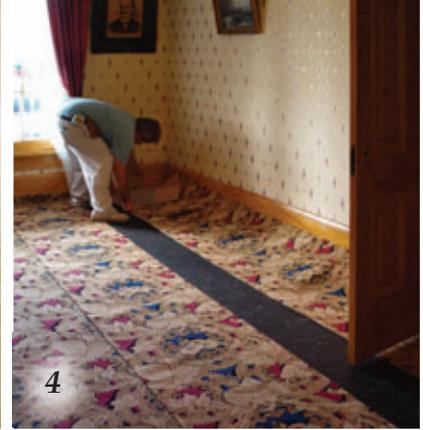
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1 A workman preps the parlor walls for wallpaper. The finished design is a reproduction pattern of the 1860s, historically appropriate for the room. **2** Prior to restoration, the walls, doors, and all the wood trim work were painted white. **3** Same view, after restoration. The woodwork has been returned to its original finish, which is a faux grain, a painted finish that simulates the grain of a particular wood. Through forensic analysis we found that the Whaleys had chosen an oak grain, which

was quite typical for the day. **4** Thomas Whaley boasted of having Brussels carpets in this house; the parlor carpet is a reproduction of a pattern first produced in 1854. **5** The period of significance being interpreted in the home is 1856 thru 1885. The parlor carpet is loomed in long strips that were sewn together onsite just as it would have been done originally. The public was able to watch workmen utilizing methods of the 19th century as part of our education programming. **6** In 2007 a non-historic flight of stairs originally constructed around 1959 was removed, and the recreation of the historically accurate back



8



porch and lean-to kitchen began. **7** The lean-to board and batten kitchen, originally demolished in the late nineteenth century, was designed from Thomas Whaley's original hand-drawn plans, written descriptions, historic photos and physical evidence found in, on, and around the Whaley House. It was reconstructed along with the back porch in 2007, with period materials and using period techniques. **8** The wood-burning antique stove made in 1864 is in its original working condition, making

this a functional 1860's kitchen. A replica oilcloth with checked design covers the floor. All accessories are antique or reproduction such as the wash tubs and washboard, which were custom made. Other furnishings to be added as funds allow will include a dry sink, more kitchen tools, and a cot for the servant. **9** A nineteenth century-style tabletop tree and other period decorations make the Whaley House a cheery place during the Christmas holidays. All photos by Sandé Lollis, except #6 by Dean Glass

to our doors, walking past the protestors and welcoming us warmly and thanking us for opening the house to the public to which it belonged.

A public relations campaign was launched, along with the long-term restoration plan, and an Institute of Museum and Library Services (IMLS) grant was procured, which provided a general needs assessment for the house.

Mildew, dirt, moisture, and leaks in the roof all contributed to the house's need for attention and repair. Doors and windows that had been painted shut were opened, and many of the partitions, light boxes and electrical fittings that were put in place in the 1960s were removed. Access to the public being a primary goal, one of the first areas to be addressed was the removal of the maze of English formal garden style hedges that enclosed every brick walkway. Besides not being a landscape congruent with the Old Town frontier homestead, it was impossible for those in wheelchairs to maneuver.

The house's original floor plan and use of rooms had been altered over the years, so the first year was spent returning it to its most significant period for interpretation, 1857-1885. One first floor room displayed as a dining room was returned to its historic use as the 1869 Whaley & Crosthwaite General Store; the former kitchen display was restored to the original dining room.

One major feature of the restoration was to transform the second floor front room, which had been displayed as a



bedroom/sitting room suite, back to its use as San Diego's first commercial theater. A raked stage, painted backdrop, antique pump organ, and chairs for the audience completed the theater's return after 133 years, with its first production being a new musical adaptation of O. Henry's *The Gift of the Magi* in December 2001.

Period decorative treatments such as wallpapers, carpets, drapes, lighting, and faux-grained oak woodwork were introduced to give the house its nineteenth century look and feel.

In 2007 the original kitchen, a board-and-batten lean-to structure on the back porch, was reconstructed, which also included

removing inappropriate alterations thereby restoring the back of the house to its earliest period after more than a century.

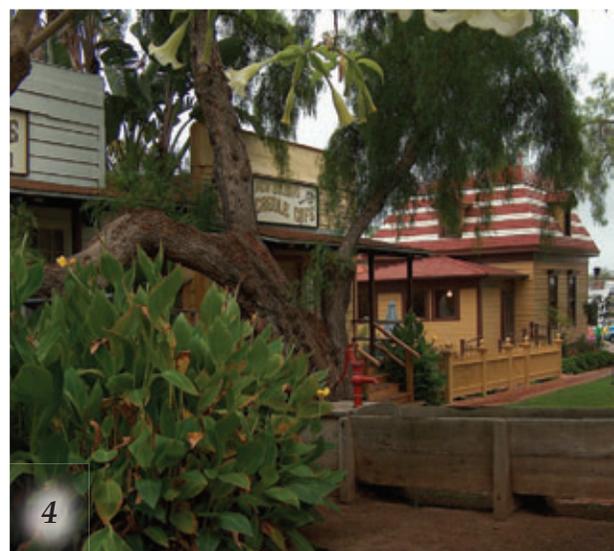
In 2008, we were finally able to replace the 1950s front porch with the reconstruction of the original 1850s porch, an important transformation that was watched by the entire Old Town community who cheered us along the way.

The property involved not only the Whaley House, but also four other historic buildings. The sad little 1870s Verna House was in dire shape and underwent a historic building report along with a complete restoration. It serves as the museum shop and admissions center. The two rare examples of false front buildings, while still awaiting ground floor foundations to be put back from their 1960s raised platform installation, are leased to a café that has gained a reputation for some of San Diego's best Creole food; thousands of visitors each year can sit in the patio dining area and enjoy the Whaley House gardens at leisure. The Derby Pendleton House, which is one of the

We are very proud of what we have accomplished the Whaley House.

1 Even during extensive restoration such as the construction of the new front porch in 2008, the Whaley House remains open for business. When necessary, visitors begin their tour entering through the back door; SOHO board members and staff don't mind when they are occasionally pressed into gardening duty. **2** The Verna House, a c.1870 Second Empire/Mansard that is now the museum shop for the complex, is named for its last residents San Diego restaurateur Cesare Verna and his wife Maddalena, and was moved from West Ash Street downtown in 1965 to save it from demolition. In 2004, with funds provided by the County of San Diego Department of Parks & Recreation and Supervisor Ron Roberts' office, the building received a complete restoration. A new foundation had to be constructed, as the house had been sitting on piers since being moved to the site. Original windows and doors were rebuilt not replaced, along with the addition of ADA accessibility in a manner sensitive to the historic building. Painted in its original color

scheme, the house also features its historically accurate decoratively shingled and painted roof, along with the metal ridge cresting, which was replicated from a piece of the original. **3** (left to right) Brian Albright now director of San Diego County Department of Parks & Recreation, SOHO Executive Director Bruce Coons, former SOHO President Beth Montes, and County Supervisor Ron Roberts at the Verna House reopening ribbon-cutting ceremony. **4** Two 1870s false-front store buildings, moved to this property in 1964, now house a restaurant. The Verna House beyond them, now completely restored, houses the Whaley House Museum



most important historic structures in the state serves as offices for SOHO, and has undergone much needed restoration as well, making it a pleasure for staff to work in and call our home.

The Youth Docent Program was created to introduce youth to the concepts of historic preservation through the history of the Whaley House. This has been one of our greatest successes with dozens of young people having gone through the program and going forward with museum, history and historic preservation fields of study as their chosen career paths.

We are also proud of our record of public access. Opening the museum to the public

in our first decade at the

Shop & Visitor Center. Anna Whaley planted the California Pepper Trees visible in this photo over 100 years ago. **5** Humberto Villegas and Mark Bihm, proprietors of the New Orleans Creole Café have operated their restaurant out of these historic store buildings since 2004. **6** The Whaley House celebrated its 150th anniversary in 2007, and in August the 150 anniversary completion of the first transcontinental mail route was also cause for celebration in Old Town San Diego. A 19th century style parade was part of the festivities. Photos by Sandé Lollis.



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six days a week, with extended nighttime hours three days a week and being open seven days during the summer season has enabled over 120,000 visitors a year to learn about the family, the historic structures, SOHO, the 150-year-old folklore of the spirits within the Whaley House and, most importantly, the role that historic sites play in the quality and character of a community as not only an economic driver but as a character-defining feature of the tapestry of our lives.

As this was going to press, we received a phone call from Frederick Reynolds Gerlach, Thomas and Anna Whaley's great-great grandson who had been cleaning out his mother's house when he re-discovered several journals and correspondence written by C. Lillian Whaley, the last Whaley to live in the house, as well as several pieces of original furniture, which he and his family have generously decided to donate to the museum. The furnishings will require restoration, but ultimately will be on display. The written materials will be scanned, catalogued, transcribed, and made available to the public as soon as possible. What a wonderful anniversary gift to have received.

So many inroads were made and so much has occurred in the last ten years, that only a few highlights are recounted here. We hope you save the date and celebrate with us this milestone of stewardship for SOHO and attend our anniversary event on November 21, 2010.



We see our stewardship of the Whaley House as many things, one of which is to accurately display the property in its historic period, both as an example and as a duty to the community. We also see our presence here as an opportunity to show how well preservation coupled with business works. It also serves our mission of education as an example of what it takes to restore a historic home. *Reflections, 2001.*

Whaley House staff and volunteer docents greet each visitor and give them a brief background of the house and its occupants and how San Diegans lived in the Victorian era. As they relate the stories of the Whaleys and early San Diego, the visitors get an insight into how the fabric of our communities have been shaped by these pioneer families. **1** Longtime SOHO member and volunteer Vykki Mende Gray entertains museum guests with period music on an antique guitar. **2** (left to right) Events & Education Director Alana Coons; Treasurer Jessica McGee; Board member Peter Janopaul; and SOHO staffer Heather Sullivan. **3** (left to right) Docents Angela Schöpke, Dan Wilson, and Julia Leach. **4** SOHO Museum Staff Coordinator Victor Santana leads the Whaley House docents in nineteenth century dances during San Diego's birthday festivities. Throughout the nation the anniversary date of a city's founding is cause for celebration. For our contemporary San Diego,

however, it has been a very different story. The celebrations, processions, and proclamations by city leaders were abandoned after the 200th birthday celebration in 1969. Revived by SOHO in 2008, the tradition is once again an annual event. Each July 16th we celebrate with a small but heartfelt celebration in the Whaley House gardens, free to all, with music, dancing, cake and refreshments. Our plan is to involve more of the community each year and that by our 250th birthday in 2019, the whole city will take part in this show of city pride. **5** SOHO's Director of Interpretive Programming and past President David Swarens entertains guests waiting in line on a busy Halloween night. Halloween night typically brings between 700-800 visitors to the "haunted" Whaley house. **6** Whaley House head docent William Doyle poses as Thomas Whaley in Mr. Whaley's study. Photos 1, 5, & 6 by Dean Glass; 2, 3, & 4 by Sandé Lollis



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Marston House

THE FIRST YEAR IN RETROSPECT

BY ANN JARMUSCH



Members and staff have done a remarkable job from July 1, 2009, the first day we got the keys, until now, as we mark our first anniversary as stewards of this beautiful and distinguished National Historic Landmark. It is a far more inviting and better cared for place than the once neglected estate. And it's a lot livelier.

The numbers speak for themselves: With nearly 7,000 visitors by late June, we've more than doubled the annual attendance of previous years' operations. SOHO attracted thousands of guests through a number of curatorial improvements, community outreach, smart marketing and special events. For our efforts, SOHO received a Preservation Advancement Award from the city of San Diego Historical Resources Board in May, National Historic Preservation Month.

With the Marston House & Gardens as its centerpiece, SOHO held its 2010 Historic Home Tour along Seventh Avenue, breaking attendance records for the annual tour. About 1,400 people visited the Marston House and five other historic homes on this fabled cul-de-sac bordering Balboa Park. Refreshments were served amid flowers in the restful formal garden – a precursor of tea service to come.

A mere five weeks later, SOHO hosted its inaugural May Day at the Marston

House – San Diego’s Garden Party, organized by the Marston House Museum Committee. Roughly 1,200 people of all ages attended this day-long, mostly outdoor event, which included tours of the house and gardens. The Geranium George Project introduced three new hybrids that day and sold 1,500 of the colorful geraniums.

“As guests left the May Day party, almost everyone said they can’t wait for this event next year, or said they plan to invite family or friends next year,” said Alana Coons, SOHO’s Events & Education Director. “We’re very pleased that this complex event was so well received, and that representatives of other Balboa Park museums were on hand to support this first effort.”

But let’s go back to the beginning of this highly successful year.

The George White and Anna Gunn Marston House, which is owned by the city of San Diego, went dark in February, 2009, when the San Diego Historical Society gave up its lease due to financial and other difficulties. SOHO members and supporters campaigned vigorously to take over management of the five-acre estate, citing ongoing success at the Whaley House Museum. As soon as the city named SOHO the new operator of the five-acre estate, SOHO board members, staff and volunteers swarmed over the musty and dusty three-story house day and night.

The most obvious sign of new life? Windows were open throughout the house for the first time in a long time. The house was breathing again.

For twenty-two hectic days and nights, our heroes, including experts in the Arts & Crafts field, scrubbed away grime and thick layers of dust, hand waxed the 8,500 square feet of redwood and oak paneling and floors, cleaned four score windows or more, and made repairs you’d be surprised had been left undone. The Marston House had not been properly maintained for at least a decade. *(Continued on page 30)*

Top to bottom In March, the Marston House was the centerpiece for the 2010 Historic Home Tour along Seventh Avenue, when a record crowd of more than 1,400 turned out to visit it and five neighboring historic homes. San Diego Councilmember Todd Gloria presented Suzy Spafford with a proclamation during May Day at the Marston House – San Diego’s Garden Party. That day, the formal garden was the scene of a tea garden for refreshments, accomplished plein-air painters presented a stellar art show under the huge live oak, in keeping with Marston family tradition. And the Geranium George Project introduced three colorful geranium hybrids: Duckport, Cornelia O’Plume and Margot Mouse. Duckport is where the two celebrity creatures live among many others created by Suzy Spafford for her imaginary world called Suzy’s Zoo. Photos by Sandé Lollis *Facing page* Spafford, SOHO’s guest of honor at the inaugural May Day at the Marston House, was also a generous and multidimensional participant in making the event a success. The San Diego native who lives and works in a Mission Hills historic house is also a co-founder of the San Diego Watercolor Society. This work has been donated to SOHO for replication for greetings cards and other items to raise funds for the property.



Our deepest gratitude goes to the following people and organizations that have contributed to the success of our first year at the Marston House.

awareness of SOHO's new role as stewards of the Marston house. (*Homeowner names not given in respect of their privacy.*)

The Marston family - The family has extended their warmest welcome and best wishes to all of us at SOHO. They have been a source of inspiration and have generously provided information, photographs and other documentation, and most importantly their friendship.

Favrot Foundation – Financial support is always of the greatest concern and necessity, but even more than the generous grant received from this family foundation, it meant so much to us as a show of support.

Seventh Avenue homeowners, who have supported us since day one, welcomed SOHO into their neighborhood and opened their homes for SOHO's annual home tour which was a tremendous boost to raising

Collection loans & donations of furnishings & art

Bruce & Alana Coons
David Goldberg
Erik Hanson & Ingrid Helton
Carol & David Nunley
Harry & Leticia Parashis
Lori Anne Peoples
Bonnie Poppe
Mr. & Mrs. David Reynolds
Janet Richards
San Diego History Center
Tony Smith

Pat Hall *
Erik Hanson
Janet O'Dea & Allen Hazard
Carolyn Hughes *
Peter Janopaul
Ann Jarmusch *
Chris Johnson
Paul & Sarai Johnson *
Pat Kelly *
Mike Kravcar
Klonie Kunzel *
Sandé Lollis *
Jaye MacAskill *
Suzanne McCotter *
Jessica McGee
Kimberly McKean *
Kevin McManus
Sandy Mills *
Bruce Parker
Lori Peoples
Christopher Pro
Jean Rudd *
Bonnie & John Rush
Scott Sandel *
Martina Schimitschek *
Madelon Seamans *
Dan Soderberg *
Megan Suster
David Swarens
Ginger Taylor

Louie Verner *
Mary Wendorf
Dona Wurzel *
Linda & Jim Zemcik *
Jennifer Zubik *

* Served on one or more of the following committees: Marston House Museum, Geranium George Project, May Day, SOHO Events & Education

City of San Diego
Mayor Jerry Sanders
Councilman Todd Gloria
Steve Hill - Senior Policy Advisor
San Diego Police Department

San Diego Parks & Recreation
Stacey LoMedico
Susan Lowery-Mendoza
Kathleen Hasenauer
Bruce Martinez
Mike Tully
Senior Ranger Casey Smith
Ranger Kim Duclo
Robert Sanders
Sean Daluz
Chystal Ritchie - Balboa Park Horticulturist

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Organizations

Balboa Park Visitor Center
Commission for Arts & Culture
Congress of History
Friends of Balboa Park
San Diego Floral Association
San Diego Museum Council

And as always, our most sincere gratitude goes to our dedicated and hard-working staff and the Board of Directors

SOHO Volunteers

Bobbie Bagel *
James Baker *
Corrine Cardarella *
Rachel Carpenter *
Valerie Chan *
Elizabeth Dirk
Jeannette Dutton *
Leslie Evans *
Rob Fanella
Sue Fear *
Dominick Fiume *
Nancy Fletcher *
George Franck
Sarah Frey
David Goldberg



Architect William Templeton Johnson designed this sensual eucalyptus motif for use in the Marston House garden buildings and wood benches when the area was redesigned in 1928. One bench remains and is on display inside the house. This is the motif being used as the logo for the shop and can be found on cards, tile magnets, pottery and more as product is developed, the benches themselves will be available for purchase by custom order. Photo Sandé Lollis



Top Not since the Marstons lived in the house has it been so alive day and night. A cocktail party for SOHO members and guests gave admirers their first look at the cleaned, refurnished house as the kick off to the first open weekend. Photo by Dan Soderberg. *Right* We were honored and grateful that members of the Marston family joined us that magical evening, when the entire house was aglow. They are (left to right) Annalee Hargreaves-Tanzi, Connie & George Beardsley, Peg Marston and Anne Marston. Photo by Sandé Lollis.





(Continued from page 27) A SOHO team cleaned and dried out the wet basement, where they discovered furniture Mary Marston, the last resident, had left in the house. Soon, the chairs and tables were back in service in the carriage house, which became the Marston House Museum Shop.

The carriage house had never been open to the public before, but SOHO respected its place in history and saw its potential. Balboa Park crews, who maintain the grounds, removed lawn mowers and other equipment that had been stored for years in this charming building. SOHO was left with the dirty work. Once again, staff, board members and volunteers rolled up their sleeves to scour its concrete floor, wipe its windows, and strip paint from its rough Douglas fir walls and horse stalls.



In addition to the formidable cleaning and repair jobs, SOHO tackled some essential restoration and preservation matters. The blue dining room walls were repainted their original pale green color after an original sample was found and verified as a color Irving Gill specified.

Opening as much of the house to the public as possible was an immediate goal; the north second-floor bedroom wing had been closed for use as private offices. After old, stained commercial wall-to-wall carpet was removed, the wing's wood floors were cleaned and sealed, and came out looking as good as ever. SOHO arranged for early, original redwood furniture by architects Irving J. Gill, Frank Mead and

Top The Marston House Museum Shop, which opened just one week after, proved an instant hit with visitors and members alike. After a thorough cleaning of the former carriage house by a SOHO crew, books, pottery, tiles, gardening tools and other merchandise that appeals to Arts & Crafts lovers and gardeners filled the space. **Bottom** The Marston House dining room, with its Gustav Stickley sideboard and vintage paintings, made guests feel at home during the SOHO cocktail party. Just days before, members had found an authentic color sample and repainted the room's formerly blue walls with the original pale green that Irving J. Gill favored. Photos by Sandé Lollis

Richard Requa to be placed on long-term loan in one of these reclaimed bedrooms and began planning exhibits for other rooms.

A SOHO crew was still working on the morning of July 23. That evening – poof! – the once again elegant house and groomed grounds were the scene of a glamorous cocktail party for SOHO members and special guests, including Marston family members. They said they were pleased to have the house open again and filled with people who care about it. As twilight fell, the mood was magical and members glowed with justifiable pride.

Throughout the house, visitors encountered the SOHO Effect: museum-quality furnishings placed as they would have been during the Arts & Crafts era. On loan were paintings, furniture, art pottery, Native American baskets and rugs from private collectors who are SOHO members to supplement what was left on loan from SDHS. SOHO members were also able to provide their expertise and extensive training of docents, along with a wealth of knowledge on leading craftsmen and artists of the Arts & Crafts movement, Hebbard & Gill architecture, and George Marston’s role as a civic leader, merchant and benefactor.

SOHO also launched its exhibitions program with a collection of plein-air paintings by prominent San Diego artists that the Marstons supported. These paintings by Maurice Braun, Charles Fries and Arthur Mitchell depict the San Diego Mission, Anza Borrego Desert and other subjects that contribute to visitors’ understanding of George Marston’s extensive civic and parks projects. The art is for sale, to benefit the Marston House Museum and one of Mitchell’s lovely landscapes sold during the cocktail party.

The next day, the revitalized, sparkling clean Marston House reopened to the public Friday through Sunday. Just one week later, the large door of the Marston House Museum Shop swung open, revealing books on art, architecture and San Diego history, art pottery and tiles, and lots of other attractive merchandise for home and garden. All of it was chosen to complement the Arts & Crafts Marston House and gardens and to underscore SOHO’s preservation message.

With staff’s eye for décor and merchandising and Mary Marston’s comfortable chairs, the former carriage house became so cozy that SOHO members immediately began

hanging out here. They nicknamed the shop the Arts & Crafts Club.

From the outset, SOHO staff made important discoveries. A tall, wrought-iron, electric torchiere, one of a pair Mary Marston brought from Spain in 1927 for the formal garden, turned up in the carriage house. SOHO will replicate it and other garden furniture, such as wooden benches William Templeton Johnson designed with a custom, carved eucalyptus motif, for use in the garden. The originals will remain on display in the house.

Even more exciting, SOHO uncovered the remnants of a steep, winding Arts & Crafts garden with stone stairs, benches and a bridge in Cabrillo Canyon. Once funds are available for restoration, this could well be one of the finest examples of an Arts & Crafts garden in Southern California.

Already, a SOHO team of volunteers led by a master gardener and a landscape architect is surveying the entire property to document existing plants and plan the restorations of the formal and canyon gardens. An important reference for them: Nursery ledgers from the early 20th century listing the first plants and trees Marston bought for landscaping.

California Attorney General Jerry Brown, who is running for Governor, recognized the value of our heritage when he chose the Marston House for a press conference. The roomy third floor, which is not open to the public, now serves as the SOHO board room and houses two small staff offices and SOHO’s archives.

In June, the museum and museum shop hours were expanded to Thursday through Monday for the summer, perhaps longer. The goal is to have them open six or seven days a week.

“Thanks to the creative vision, hard work and generosity of many SOHO volunteers and staff, and the 7th Avenue residents, the Marston House & Gardens are again appreciated and admired by tourists and residents alike,” Executive Director Bruce Coons said. “Welcome back, San Diego.” ♦

About the author Ann Jarmusch, the former architecture critic for the San Diego Union-Tribune, writes about historic preservation, art and design from a Craftsman cottage in South Park.

2010 PEOPLE IN PRESER



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RESERVATION AWARD WINNERS



FOR THE TWENTY-EIGHTH YEAR, SOHO honors National Historic Preservation Month by recognizing the people behind outstanding preservation projects throughout San Diego County completed in the previous year. SOHO's People in Preservation Awards are the region's most prestigious historic preservation honors.

1. BENJAMIN A. CUEVA

GREENEST BUILDING - RECYCLING HISTORY

For eight decades, four buildings of two distinctly different styles stood side by side, becoming a historic cluster on a notable intersection in Escondido. They became the property of the Escondido Elementary School District, where they were neglected and eventually obstructed plans to expand the Central Elementary School's sports fields. School officials offered to sell the four buildings – a two-story Moderne-style house with a porthole window and three Spanish Revival-style bungalows – to anyone who would move them. While preservationists prefer that buildings are preserved on site, relocation and rehabilitation are better than demolition. Mr. Cueva moved all four homes to two adjoining lots his family

owned seven blocks away. Nearly two years later, six families moved in to the renovated and attractively painted cluster of houses. The owner not only provided affordable housing and a sense of community to the families, he also chose the greenest path. He could have built new homes, but instead recognized the higher value of re-use.

2. KIM & JOE GRANT

GIFT TO THE STREET - RESIDENTIAL RESTORATION

An Arts & Crafts bungalow in South Park was built in 1916 with a river rock chimney and piers, beamed ceilings and useful built-ins. Through the years it also had acquired four layers of composition shingles on the roof, peeling paint, bars on the windows, windows nailed shut, rotted floors and cracked plaster. The front and back yards were a jumble of weeds. Present owners Joe and Kim Grant saw great potential in this house and began a multi-year restoration. The house required a new



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roof, new plumbing and wiring, and new paint using a historic paint palette inside and out. They restored the wood windows, reusing the historic glass. A 1940s hodge-podge kitchen was remodeled and includes custom cabinets built to match an original cabinet door and drawer. They restored the original bathroom, installing a claw foot tub from a neighbor and a castoff sink from another historic home. The couple added a master bedroom that blends into the house and landscaped with mostly native plants and tall grasses to save water.

3. COUNCILMAN TODD GLORIA PUBLIC POLICY LEADERSHIP

One member of the San Diego City Council consistently stands up for historic preservation and policies that protect historic resources. He has also worked to direct resources to Balboa Park, one of our greatest historic treasures, and supports the removal of cars from the Plaza de Panama, which would restore that area to its historic use as a pedestrian plaza. Soon after Councilman Todd Gloria was elected in 2009, he championed neighborhood efforts of the Between Heights group to oppose the proposed expansion of Our Lady of Peace Academy, which

would have demolished historic houses. His leadership was crucial to the City Council's decision to deny the academy a development permit. In addition, he was the only Councilmember to join with SOHO in support of historic designation of the Remington Rand Company Building at 926 C Street. He has also worked with city staff to finalize designation of the Burlingame Historic District and has pressed for the timely processing of the David O. Dryden Historic District in North Park.

4. MARCY & JEFFREY KRINSK PRESERVING THE HOUSE THAT JACK BUILT

One of San Diego's finest examples of Modernist residential design was commissioned by the late Robert O. Peterson, founder of the Jack in the Box restaurant chain. He hired Russell Forester, the late architect and artist who also designed the earliest Jack in the Box hamburger stands. The 1965 estate on 1.7 acres overlooking San Diego Bay in Point Loma consists of a main house and multiple guest houses. The main house's split-level plan conforms to the naturally sloping lot. The majority of the buildings feature Asian pagoda-style roofs and walls of glass supported by redwood post-and-beam construction, while redwood decks and catwalks connect various elements. An immense amoeba-shaped koi pond, cascading water features and reflecting pools amid mature trees reinforce a strong connection with nature. Jeffrey and Marcy Krinsk purchased the estate in 2001 from Peterson's widow,



Maureen O'Connor, the first female mayor of San Diego. By then, the deteriorating buildings were in desperate need of a major restoration. Largely unaware of the Secretary of the Interior's Standards, they intuitively followed the spirit of these guidelines. If it were not for the owners' commitment to preserving a masterpiece of Modernist architecture, this estate in its rundown condition could have been lost.

(Front) Marcy & Jeffrey Krinsk, (back) contractor David Cohen





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5. SUE & DAVID GILLINGHAM

ADAPTIVE REUSE

For decades, a 1906 boarding house known as Greycourt stood abandoned and deteriorating in the heart of Coronado after being run as a flop house for many years. New owners purchased the property in 2005 and began a four-year journey that would transform what was once an eyesore of the community into a luxury bed and breakfast inn with 21st-century conveniences while maintaining its historic character. Inside the Arts & Crafts-style building, makeshift plywood partitions, broken fixtures, and a bathroom that had been squeezed into a corner of the parlor came out. A new breakfast veranda was added to the back of the building, looking onto a courtyard and reflecting pool. The inn's entry veranda, parlor, and dining room were restored on the first floor, with six guest rooms above. The new owners constructed a companion building housing eleven guest suites, each with its own private porch. The new building is sympathetic to the historic structure in scale, materials and details, but it does not replicate it. The expanded inn is now called the 1906 Lodge.

6. HEART OF KENSINGTON

PEOPLE IN THE TRENCHES

As Kensington celebrates its centennial this year, one community group stands out as a protector and promoter of this nearly intact





neighborhood, which is a vibrant reminder of how the romantic Spanish Revival-style originated in Balboa Park, and then swept the nation. There are so many historic properties, street lights and cobblestone boundary pillars along Kensington's curved streets that the Heart of Kensington group has nominated part of it to be designated a city of San Diego historic district. This dedicated group also organizes an annual home tour to showcase landmarked homes in various styles. The historic, neon Kensington sign that spanned Adams Avenue was removed months ago, but will be replaced in kind, thanks to its defenders, including the Heart of Kensington. Even older are stately palm and pepper trees and ornamental street lamp posts not found anywhere else in San Diego. Through a newsletter, personal testimony and organized presentations, this group has stood up for the community to ensure that Kensington's historic character century-old streetscapes remain the driving force in any renewal projects.

(Left to right) Cecilia Conover, John M. Garrison, Karon Clipple, Bob Coffin, Maggie McCann, Jeanie Camp, Victor Camp, Suzanne Grant, Kim Gregory



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(Left to right) Pete Smith, Gaetano Martedi, Mark Koll, Barth Ballard, Abi Palaseyed, Anton Handal, Frank Gaines, Marian Marum, Paul Ericson, Eileen Magno, Brian Rickling, Tom Kvitli

7. MARK KOLL & THE CITY OF SAN DIEGO ENGINEERING & CAPITAL PROJECTS

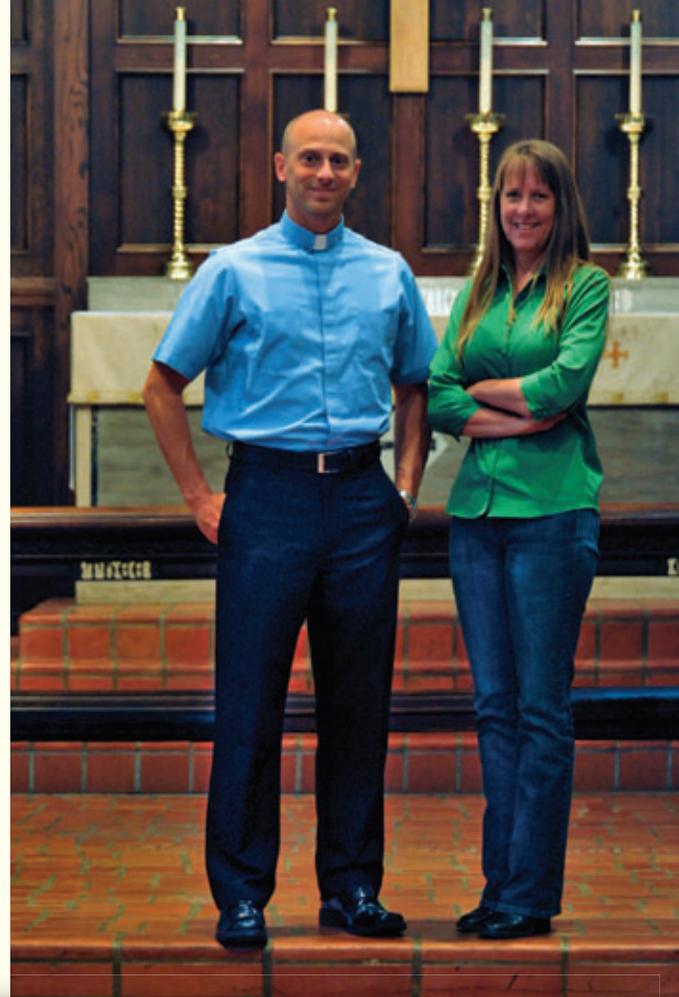
BRIDGE TO THE PAST

A unique bridge built in 1931 across Maple Canyon in San Diego needed seismic retrofitting, a public safety issue that can spell disaster for historic structures. But this steel-truss arch bridge that spans picturesque parkland is a city historic landmark and deemed eligible for listing on the National Register of Historic Places. The only bridge of its kind in the city, it has intricate ornamental railing and metal work. Its steel members, smothered in dull gray lead paint, were corroding and it had been paved with an overlay of asphalt cement. The design team had the benefit of the original bridge plans, which ensured accuracy in the restoration and replacement parts. Experts determined the original paint color – mottled gold – and used it to repaint the entire bridge. Seven new light poles were custom fabricated, based on the details in the plans, and mounted in the original locations. Recreating the lighting is not only historically accurate and visually attractive but enhances the safety of bridge traffic.

8. REVEREND JOHN J. BOMBARO, PHD, OF GRACE LUTHERAN CHURCH

STEWARDSHIP

Grace Lutheran Church takes great pride in its heritage and architecture has reached out to the preservation community, offering free meeting space to the Neighborhood Historic Preservation Coalition and the University Heights Historical Society. When it came time to restore the exterior of its 1930 church building, the pastor and congregation followed the Secretary of the Interior's standards. They are being honored for continuing this work with the restoration and renovation of the parsonage. In past years it had been converted to office and storage use. The parsonage is once again home to the pastor and his family and the pastor's study is back in its original place in the church. The historic stained-glass windows were repaired and new drought-tolerant landscaping emphasizing native plants was installed.



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(Above) Reverend John J. Bombaro & Rexanna Blas



Photo by Bruce Coons

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9. LYNNE NEWELL CHRISTENSON, PHD
OUTSTANDING PUBLIC SERVICE

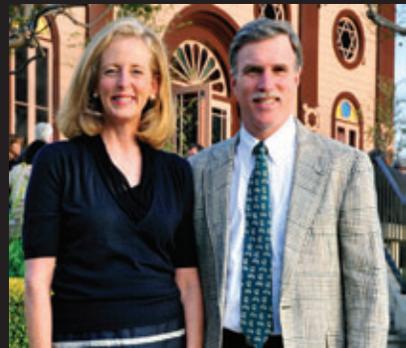
Lynne led a long, influential career in history, archaeology and preservation in San Diego County. She became coordinator of the South Coastal Information Center at San Diego State University and chaired the city of San Diego's Historical Resources Board. She also was the first president of the San Diego Archaeological Center, which she helped found. In 2001, she became the first full-time County of San Diego Historian, a position within the Department of Parks and Recreation. She greatly expanded the historian duties and was responsible for the identification and management of historic structures and archeological sites, educational outreach and the development of interpretive programs. Whether dressing in period attire for Rancho Guajome's 150th celebration, arranging for a sagging adobe wall to be repaired, or instructing park rangers in the fine points of CEQA, she spent as much time in the field as in her office. Sadly for us, this dynamo retired in March and has moved to Ohio.

10. ALLISON & JOHN LANE
SENSITIVE RENOVATION

Owners of the 1928 Esther B. Morrison/Henry Barkey House in La Jolla, the Lanes restored and rehabilitated this Monterey-style home with great care. Additions – a new kitchen, new bedrooms, a family room and study – are harmonious with the historic house. The original living and dining room were renovated. Extensive measures were taken to reinforce prominent design features, such as the front balcony, and to fabricate windows and doors for the addition that match the originals. A Batchelder tile hearth and original staircase with an iron railing were restored. Because a landscape is an important historic feature to a home, mature trees were also preserved when the yard was relandscaped.



All photos this article by Sandé Lollis, except where noted otherwise.



An Evening Well Spent at PIP

BY ANN JARMUSCH

More than one hundred SOHO members and friends old and new attended the 28th annual People In Preservation Awards celebration May 21, which began in Old Town's Heritage Park with a hearty outdoor reception many guests proclaimed delicious. As an evening chill set in, the enthusiastic crowd entered the 1889 Temple Beth Israel, site of the PIP Awards ceremony for the third year in a row. Pacific Hospitality Group helped sponsor the venerable venue.

SOHO president Curtis Drake alerted the audience, by then seated in wooden pews, to the temple's recent restoration and return to its historic colors. For the first time, Drake added, all the buildings in Heritage Park are being painted in historic paint colors – an accomplishment met with applause and pride, given SOHO's ongoing role in monitoring the structures.

Before presenting this year's ten PIP Awards to glowing recipients, emcee Elsa Sevilla, the host of KPBS-TV's *San Diego's Historic Places*, spoke of her love of history and antiques, cultivated at her grandmother's house. Her biggest reward, Sevilla said, comes when viewers tell her they've passed a landmark for years, but didn't know its history until it appeared on her show.

San Diego City Councilmember Todd Gloria announced the 2010 Most Endangered List with bits of personal commentary laced with righteous indignation. Audience members were also incensed.

Overheard regarding one site on the list: "That's really stupid!" To which the speaker's neighbor replied, "They're all really stupid."

Gloria later returned to the podium to accept a PIP award for Public Policy Leadership. "You do get a lot of these if you're a public figure," Gloria said of his award but added that one from SOHO holds special meaning. "I was in trouble all the time," he recalled of the week his class spent in Old Town and added, "I kept splitting off from the group to explore because it was so interesting." So interesting, in fact, that he majored in history at the University of San Diego (where he graduated summa cum laude). "Now," he continued, "knowing I have thousands of people who will stand with me [for preservation] allows me to do what I have to do and to vote the way I know I should."

Among the many laudable preservationists in the audience were Lucy Berk, 2007 winner of SOHO's Lifetime Achievement Award; Dan Soderberg, who was resoundingly applauded as the maker of SOHO's recently premiered 40th anniversary documentary; and Jim Sweig, a volunteer woodworker who helped restore the nearby Sherman-Gilbert House circa 1970, soon after it arrived in Heritage Park.

Sevilla ended the gathering by reminding everyone that PIP nominations are accepted year-round and expressing her pleasure at being among so many ardent preservationists.

From the top left to right Melvin & Ellen Sweet; SOHO Treasurer Jessica McGee; Joan Bigge & Tom White; Donna Burcher; Ingrid Helton, Delpha & Erik Hanson; David & Melanie Cohen; Ann Garwood, Dan Soderberg & Nancy Moors; Jim Royle; winners (clockwise from back left) John M. Garrison, Bob Coffin, Kevin Kelly, Jeanie Camp, Victor Camp, Tim Blood, Celia Conover, Karon Clipple, Suzanne Grant, Gina Gianzero, Maggie McCann, Jan Bart, Kim Gregory; SOHO Vice President Jaye MacAskill; Berta & Armando Armendáriz, Kathryn & Benjamin Cueva; Sandra Scherf; Elsa Sevilla & Karla Martinez; Steve Hill & winner Councilman Todd Gloria; winners Allison & John Lane; David Goldberg; winners Joe & Kim Grant; Susan & Carl Nelson; winner Mark Koll; Chris Latham; Steve & Katherine Hon; Vykki Mende Gray & David Swarens; Jan Barnes & Linda Matlock. Photos by Sandé Lollis

Preservation Community

People protecting the places that matter to them



President Obama announces Milford Wayne Donaldson as Chair of the Advisory Council on Historic Preservation

On May 18, President Obama named Milford Wayne Donaldson, FAIA, to chair the Advisory Council on Historic Preservation (ACHP). Donaldson currently serves as the State Historic Preservation Officer (SHPO) for the state of California. The SHPO serves as chief administrative officer of the Office of Historic Preservation in Sacramento and as Executive Secretary of the State Historical Resources Commission. Prior to his appointment as SHPO, Mr. Donaldson served as president of the multi award winning firm Architect Milford Wayne Donaldson, FAIA since 1978, specializing in historic preservation services. He is the first architect to lead the agency since its creation in 1966.

Donaldson will not only work to make sure historic buildings are not demolished unnecessarily, but also that they are not destroyed by insensitive modifications, such as using vinyl windows for energy-efficiency instead of period-appropriate ones.

Sacred Burial Site vs. *Water Project*

At a June 17, 2010 meeting with SOHO representatives present in support, the California Native American Heritage Commission (NAHC) voted unanimously to recognize a Lakeside parcel as a Native American ceremonial site and sanctified cemetery, stalling plans by the Padre Dam Municipal Water District to build a \$20 million reservoir and pipeline approximately two acres south of I-8 near Lake Jennings Park Road and Old Highway 80. The water district believes the secondary pipeline and reservoir are necessary to provide improved water supply reliability critical to the protection of the 30,000 residents of Blossom Valley, Flinn Springs, Crest, Harbison Canyon and Alpine that it would serve, in the event of backcountry wildfires or water supply interruptions caused by the vulnerable 55-year old system now in use.

Although qualified Native American monitors and experts hired by the water district in 2007 indicated that significant tribal cultural

resources were present and recommended that construction on the site be avoided, the water district approved the project saying it would not have any potentially significant negative effect on cultural resources.

Subsequent archaeological investigation has turned up human remains and a very high density of burned pottery shards, indicating a sacred burial ground and ceremonial place where cremated Native Americans were buried in sacred pottery urns.

Prior to the NAHC vote, the Viejas Band of Kumeyaay Indians, who have been designated as the most likely descendents of those buried at the site, requested that the water district fully assess the site and construction plans in order to prevent further desecration and agreed to work with the water district to review other alternative sites. On June 8, they were granted a temporary restraining order in the Superior Court of California-San Diego County to halt the Padre Dam Municipal Water District from “further desecrating a recently-unearthed Kumeyaay burial and ceremonial ground”. Six days later, Padre Dam Municipal Water District’s CEO and General Manager Doug Wilson stated in a letter to Padre Dam’s customers, “Despite this unfortunate situation, Padre Dam looks forward to working with Viejas and all

other stakeholders to complete the Secondary Connection Project in a timely and efficient manner. We intend to work with Native American monitors as previously agreed, to be respectful of any Native American artifacts and bone fragments discovered during construction, and to repatriate all discoveries on site as directed.”

Wilson has also stated that his agency is losing \$150,000 a month due to delays and moving it to another site could double the \$20 million cost. Padre Dam’s board of directors will discuss what their next step will be at an upcoming meeting. As state and federal laws mandate strict protection of Indian burial grounds, NAHC’s decision means the state could sue the water district if they proceed with building on the site.

Senate Bill 1034

will add sections to Public Resources Code Section 5097.5 to strengthen existing California State law regarding criminal penalties and restitution for crimes of archaeological site vandalism, theft of archaeological materials or artifacts in curation facilities, and damages to historic buildings and other cultural properties.

The key provisions of the bill (1) provides the courts with professionally recognized standards by which restitution for damage to archaeological sites can be determined. The bill provides the legal means by which state agencies can recover the full costs of damages caused by criminal actions at archaeological sites and other cultural properties. (2) introduces the concepts of “archaeological

value” and “commercial value,” defines them, and specifies the professional standards by which determinations of archaeological value and commercial value will be made. These critical provisions are not specified in current state law. (3) defines what constitutes costs of restoration and repair of archaeological resources damaged by criminal actions, and identifies the principal elements of restoration and repair work. Current state laws do not provide any definition of restoration and repair. (4) contains a section about forfeiture of the artifacts and archaeological resources involved in the criminal action, vehicles used in the crimes, and any tools. (5) has no impact upon the state budget. (6) The bill brings greater parity between federal law and state law. There is a great need for equivalence in law to avoid confusion among peace officers and the courts about what laws to apply and how to apply them.

Senator Denise Moreno Ducheny is carrying the Bill; the Society for California Archaeology is a sponsor, and several other organizations have expressed support of it. Dr. Susan Hector and Michael Sampson wrote the bill to closely follow federal law, specifically the 1979 Archaeological Resources Protection Act (ARPA). It has now gone to the State Assembly, but as of this writing, has not yet been assigned to committees in the Assembly.



Contemplating replacing your home’s aging wooden windows with vinyl or know of someone who is?

We offer a list of reasons why every homeowner should avoid vinyl windows on the SOHO website at www.sohosandiego.org/main/saynotovinyl.htm. From there you will be able to download the list to save or print, or email to anyone you know who is thinking about vinyl windows.

Empower yourself to conserve the character of your historic neighborhood or community.

Just say “NO” to vinyl windows. Help spread the word.

ALPHABET SOUP

The **acronyms** that impact our neighborhoods

BY DIONNÉ CARLSON

When I first got sucked into the volunteer-world vortex of local community planning groups, one of the things I found most intimidating were all the acronyms. Everyone involved seemed to speak an arcane and incomprehensible shorthand, and seemed to take for granted that I would know what they were talking about. Not being an attorney, and never having worked in government circles, I did not.



Casa Encantada (1926/1928), one of a rare pair of Spanish Eclectic “Mirror” homes, designed to face each other across an open courtyard. Photo by Sandé Lollis

Terms such as CPG (community planning group), BID (business improvement district), MAD (maintenance assessment district), PAC (redevelopment project area committee) and PROW (public right of way) were all a mystery to me. As I sat fascinated in community planning group meetings, all these terms and what they represent were eventually explained and I learned them all.

And taking the COW—what did you call me?—(community orientation workshop) really helped too. Did you know the City of San Diego puts on this free workshop to orient and educate current and potential community planning group members at least once a year? You don’t have to be on a planning committee to attend—you can just sign up if you are interested. The COW is also available online.

I first got involved with my local planning group in an effort to save historic homes in my neighborhood from the wrecking ball. When the Academy of our Lady of Peace first unveiled their “modernization plan” a few years ago, it involved the removal of three historic homes from our single-family neighborhood and the construction of a large, unwelcome parking structure in their place. Alarmed, my neighbors and I studied the North Park Community Plan (you can find yours at <http://www.sandiego.gov/planning/community/profiles/index.shtml>) and were relieved to learn it contains strong protections for historic resources and community character. But we were crushed to discover how easily a savvy developer

can bypass this city-ratified plan. None of us had real expertise in land-use issues, or in historic preservation, so we had to learn more of those terms, such as HRB (historic resources board), EIR (environmental impact report) and CUP (conditional use permit).

SOHO (Save Our Heritage Organisation) and the NHPC (Neighborhood Historic Preservation Coalition) taught us that CEQA (California Environmental Quality Act) is often the last bastion between a historic resource and the wrecking ball. CEQA requires state and local agencies to identify a project's significant environmental impacts and to avoid or mitigate those impacts if feasible. Impacts to historic resources are considered an environmental impact under CEQA.

And now we are learning about RLUIPA (Religious Land Use and Institutionalized Persons Act). Who knew that, under this federal law, religious institutions can attempt to claim exemptions from certain city land-use regulations that secular institutions cannot? Since President Clinton signed RLUIPA into law in 2000, the filing of RLUIPA cases against local governments has become a frequent tool for developers to get around the environmental protections for historic resources that CEQA and local community plans impose. An article about my own neighborhood's ongoing case recently appeared in National Trust for Historic Preservation's Blog at <http://blogs.nationaltrust.org/preservationnation/?p=10539>.

There is nothing like fighting a land-use battle on one's home turf to underline the importance of participating in this process. I suggest you don't wait until you have one on your hands in your neighborhood to get educated. You

don't need to be an established "pillar of the community" to participate, nor do you need a degree in urban planning. Right now, our local planning areas of Uptown, North Park and Golden Hill are conducting a two-year Community Plan Update process, with monthly meetings that comply with the Brown Act, which means the meetings are open to the general public and provide opportunity for public comment. At these meetings community members offer feedback to the city on what we prefer to see in our new community plans. Find out how more about getting involved in community planning <http://www.sandiego.gov/planning/involved/index.shtml>.

While the planning and land-use process can be frustrating at times, the frustrations don't outweigh the rewards and satisfaction of participating in efforts to improve (or just preserve) one's community. One of my rewards has been meeting other engaged and interesting people in my neighborhood and at CPUAC meetings. "America's Finest City" is changing quickly. By participating in the community plan update process, we can help plan how our city will change and grow to keep up with new technologies and ideas in urban planning, while still fighting to preserve things such as our canyons, open space, parks, single-family communities and historic resources—the things that make living in a community like San Diego such a privilege and joy.

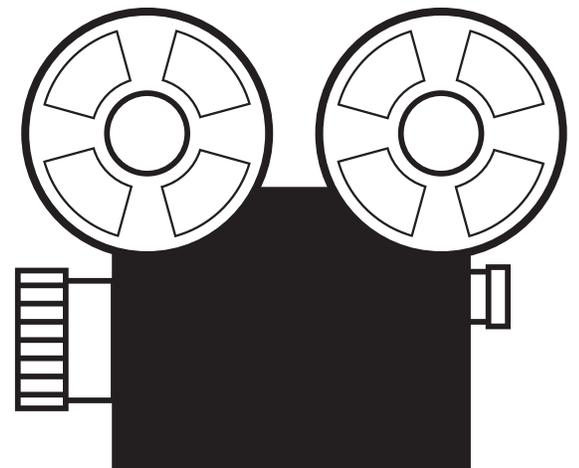
This article was originally published in San Diego Uptown News on July 9, 2010

About the Author A recently elected board member of the North Park Planning Committee, SOHO member Dionné Carlson lives in the Between Heights neighborhood of San Diego (BeHi) and is active in other planning and preservation committees.

Are you looking for an interesting speaker to present at your next meeting?

Presentations are available of the documentary film *Save Our Heritage Organisation: Four Decades of Historic Preservation in San Diego County*

If you are interested, please call Ashley at the SOHO office (619) 297-9327 to schedule a speaking engagement for your club, organization, or group.



A Sign of the Times

BY JANET O'DEA

The Mission Hills Historic District was the city's first resident-driven district and national coverage received in *American Bungalow* and *Style 1900* may have caused city officials to take notice.

Or perhaps, city staffers came to value the efforts of volunteers such as Janet O'Dea, one proponent of the District, such that the outcome ultimately resulted in a favorable win. In early 2007, a proposal to develop the sign was submitted and approved. The design emulates the city's historic home plaques, which include the city seal, and provides a unifying theme throughout the city's historic neighborhoods.

Upon seeing the sign in Mission Hills one knows they are in a historic district, thereby enabling the awareness and appreciation of Craftsman, Spanish Revival and Prairie School designs by such notables as Emmor Brooke Weaver, Richard Requa, William Hebbard, Henry Preibisius, Del Harris, Henry Lord Gay, William Wahrenburger, Marvin Melhorn, Nathan Rigdon and Morris Irvin, and others. Whereas the sign does not provide insight into the lives of celebrated original owners, such as R.E. "Pappy" Hazard, *Rough Rider* Thomas Rynning, singer Alice Stevenson, architect Frank P. Allen, poet John Cheney, brickmaker Forrest Hieatt, newspaper tycoon Milton McRae, and tuna merchant Wiley Ambrose, it does serve as an educational tool in that it may create curiosity in passersby, who will want to know about the beginnings of the neighborhood and the people who were critical to its growth.



Efforts to develop a sign to recognize the Mission Hills Historic District began in April 2007. Janet O'Dea stands in front of one of the first historic district signs installed along Sunset Boulevard. Photo by Allen Hazard

In December 2009, nearing the 102nd anniversary of the subdivision, the Mission Hills Historic District sign was erected along Sunset Boulevard. Now, the Burlingame Historic District also has a sign on Laurel Street with hopes of many more to come.

COUNTY OF SAN DIEGO HISTORIAN LYNNE CHRISTENSON



Lynne Christenson gives a lecture at Rancho Guajome on the Stations of the Cross, 2003. Photo courtesy Ellen Sweet

After eight years as County Historian, Dr. Lynne Christenson has retired and moved to Ohio with her husband.

As County Historian, Lynne worked with numerous local groups to identify archeological sites at county parklands. She was instrumental in designating many of the parks facilities: Camp Lockett, Lindo Lake Boathouse, and Felicita Park, to name a few. In 2008, Lynne and her co-author, Ellen Sweet, published the widely acclaimed *Ranchos of San Diego County*. As Historian for San Diego County Parks Lynn worked with many people including SOHO to preserve and protect San Diego's historic resources. The Whaley House, Heritage Park, Rancho Guajome, and Rancho Peñasquitos are familiar sites, but Lynne was also proud of her work with lesser known sites such as the remains of the first grist mill in northern San Diego County at Wilderness Gardens, a Quayle Brothers cottage at Live Oak Park, and a Victorian-era adobe built by Elisha Babcock at Lower Otay Park. A proficient grant writer, she was able to secure grants for the H.H. Bancroft Rock House, the Warner-Carrillo Ranch House, and the Whaley House. With Ellen and Melvin Sweet she established an extensive photo and document archive for these resources at the County Parks History Center. Lynne accomplished much more in her 8-year tenure, from writing management plans to preserve and

interpret archaeological and historic sites, to establishing archeology field schools at Rancho Peñasquitos and the Whaley House, to coordinating SOHO's Adobe U at Vallecito.

In Lynne's own words from her acceptance speech at the 2010 SOHO PIP awards where she received the Outstanding Public Service award, she said, "As exciting and interesting as all of these wonderful resources are it is vital to share the history with the public and to educate young and old on the importance of caring for these resources. It was my privilege to be able to teach, inform, and share them in many different forums."

There is no question Lynne's absence will be felt. It is vital to have an advocate at the County to teach about our historic resources, to inform managers and the public about the care and treatment of these treasures, and to interpret the history for everyone. Please work with SOHO and your County Supervisor to assure that County Parks restores this position and hires someone else to continue where Lynne left off.

**CURRENTLY,
THE POSITION
REMAINS
DANGEROUSLY
VACANT.**

William Black House placed on National Register

BY DON SCHMIDT

The historic William Black House was placed on the National Register of Historic Places under Criterion A the week of July 16. Criterion A is defined under the National Park Service as “Events that have made a significant contribution to the broad patterns of our history”. The property was designated by the California Heritage Commission under Criterion C (Architecture) and D (Archaeology) as well as Criterion A in November of 2007.



William Black House (University House). Photo Dan Soderberg

It was immediately listed on the California Register on all three criteria, and subsequently listed on the National Register of Historic Places under Criteria C and D in early 2008 by the National Park Service. The Keeper's Office of the National Register of Historic Places requested more information on Criterion A in 2008 and the amended nomination was submitted to the Keeper in September of 2009.

The house was designed by nationally known architect William Lumpkins, who started his career in Santa Fe, New Mexico and was part of the adobe revival movement there in the 1930's. The house was designed for William and Ruth Black, who developed La Jolla Farms and lived in the house from 1952 to 1967, when they sold it to the UC Regents. The UCSD chancellors occupied the house from 1967 until it was closed in 2004. The property was also a site of an ancient Native American village and is sacred ground to Kumeyaay people.

The La Jolla Historical Society nominated the property under the three criteria, but worked closely with SOHO and the Kumeyaay Cultural Repatriation Committee to save the house and leave the surrounding property undisturbed. A community workgroup (which includes SOHO) has been working diligently for two years assisting UCSD on plans to rehabilitate the house allowing the chancellor occupy the house in the near future.

EDGEMOOR FARMS, 1913–2010 SANTEE, CALIFORNIA (97 YEARS OF AGE)

BY CURTIS DRAKE

On December 28, 2009, demolition began on one of the few remaining historic sites of San Diego's East County. The San Diego County Board of Supervisors gave the death sentence and declined life support as they failed to look at the numerous potential uses for the historic institutional buildings built by master architects, the Quayle Brothers in 1923, which were listed on the California Register of Historic Resources. Best efforts by preservationists and friends of the district could not deter the County from the intent of destroying the complex. The only survivor of the historic farm is the Polo Barn built in 1913.

The fervor to expand Los Colinas Women's Detention Facility was the primary force behind the demolition, which cleared the way for the expansion to the east. They refused to assess how the historic buildings could be incorporated into the expansion. A HABS survey was performed to mitigate the loss but we all know pictures and drawings can never duplicate the experience of the actual historic building.

To learn more about Edgemoor's history and the great loss this represents to San Diego, please go to sohosandiego.org/reflections/2008_34/edgemoor.htm

In Memoriam

BY ANN JARMUSCH

Homer J. Delawie, 1927-2009

SOHO members and others are still mourning the loss of a great friend and pioneering preservationist, Homer T. Delawie. The architect who served on SOHO's first board of directors and received its Lifetime Achievement Award in 2003, died at age 81 in San Diego on June 26, 2009.

Homer helped achieve SOHO's first goal: saving the ornate 1887 Sherman-Gilbert House. He "lent professional, political and moral support" to the cause, according to Kathleen Flanigan's history of SOHO's first 20 years. Decades later, he would see four of the simple Modernist houses he designed – three in San Diego, one in the county's Mt. Helix area – designated historic.

He worked with San Diego's leading Modernist Lloyd Ruocco before starting his own firm in 1961. In addition to running a successful practice until his semi-retirement in 1997, he served on the Historical Resources Board for eight years and also chaired the city of San Diego's Planning Commission.

"He was very brave and strong under very trying circumstances," said Angeles Leira, a former San Diego city planner and staff liaison to the HRB.

At Homer's outdoor memorial at a Balboa Park plaza he designed, Leira said, "Often, my recommendations for

designation [of Modernist architecture] fell on deaf ears until Homer talked, and in very quiet, succinct ways expressed the value of the building to Modern design. Magically, the board would unanimously designate the building."



Homer at the 2003 People In Preservation event where he was honored with a Lifetime Achievement award. Photo Sandé Lollis

Once, when HRB members visited a modern building nominated for designation, Leira said, "I saw Homer undeterred by a high fence and jumping it before I could say, Stop!... His stamina and will to continue his work were amazing."

Keith York, former SOHO Modernism Committee member and founder of www.modernsandiego.com, recalled serving on the committee with Homer, who was "the only architect of his era volunteering for SOHO in this capacity. His role, alongside other much younger preservationists, demonstrated his civic pride, his desire to preserve important local works of architecture," not necessarily his own.

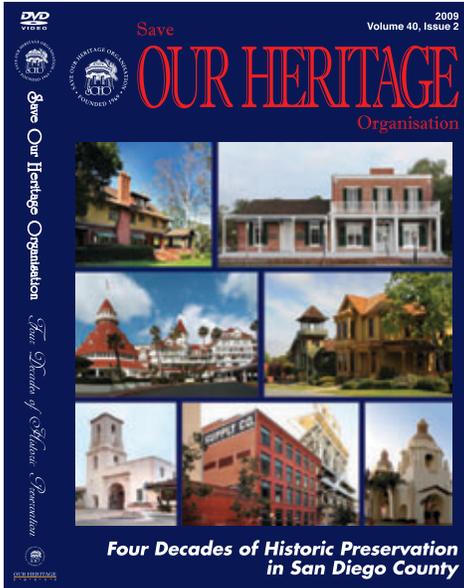
Several of Homer's buildings were open for tours during SOHO's first and second Modernism Weekends in 2003 and 2004. His last public act of preservation advocacy may have occurred in late 2008, when he joined other SOHO members in successfully urging the San Diego City Council not to gut the Mills Act.

Homer "was one of the kindest men I've ever known," said SOHO member Elizabeth Courtiér. "He listened to clients and gave them places that made them happy and fulfilled."

Homer's role, alongside other much younger preservationists, demonstrated his civic pride, his desire to preserve important local works of architecture not necessarily his own.

REFLECTIONS

40TH ANNIVERSARY DOCUMENTARY FILM OPENED TO A SOLD OUT STANDING ROOM ONLY HOUSE



and the La Jolla Historical Society and SOHO members' collections; and compiling new footage and photographs to complete the documentary.

Narrated by Soderberg himself, the documentary begins with SOHO's founding in 1969 by Robert Miles Parker and the saving of the Sherman-Gilbert House. With production values that belie its shoestring budget, the documentary goes on to tell the story of SOHO's crucial role in saving architectural icons such as the Santa Fe Depot; the Hotel del Coronado; Horton Plaza Park and the Irving Gill Fountain; the Balboa Theatre; and the Villa Montezuma, and also some of its most devastating losses, such as the Klauber House; the Green Dragon Colony; and the T.M. Cobb warehouses in the Gaslamp Quarter and the lessons learned from them.

The DVD ends with a complete list of SOHO Board members and officers from the organization's 40-year history; unfortunately, there was not time to list the hundreds of other people who have been instrumental in making SOHO the success it is today.

When the film premiered to a packed house on March 29, 2010, at the Old Town Theatre, many viewers were quite moved, saddened by the loss of both many historic San Diego structures and friends and supporters of SOHO who are no longer with us, but ultimately encouraged by the sheer number of SOHO's successes and the knowledge that SOHO is continuing to fight to save our historic resources. Award-winning architecture and historic preservation journalist Ann Jarmusch calls the production "An epic story teeming with true grit, tragedy and triumph!" While Ann, a longtime friend of SOHO, may be more than a little biased, you can see for yourself by getting your own copy at either of our museum shops, or call (619) 297-7511 to order by mail.

BY DEAN GLASS

SOHO has certainly accomplished much to be proud of in our first 40 years, and now these accomplishments have been chronicled in *Save Our Heritage Organisation: Four Decades of Historic Preservation in San Diego County*, a new, 65-minute documentary produced by SOHO and filmed and directed by Dan Soderberg. Soderberg, a UCLA-trained filmmaker and SOHO Board member, spent nearly a year interviewing SOHO members and staff; poring through archival films and hundreds of historic photographs from the archives of SOHO

Video has become a **powerful tool** for our advocacy and education, as well as providing content for our web sites. We see it as an **effective mechanism for fundraising** for promoting the important message of preserving our heritage. **Our next move in raising the bar** will be to purchase a professional 3-chip flash memory high definition camcorder. **If you would like to donate** to a fund to help us accomplish this, rest assured it would be a donation well spent. We need to raise approximately \$6,000 for this effort.

SOHO'S ADVOCACY: ON TELEVISION, ONLINE & AT THE NEWSSTAND!!

BY ALANA COONS

San Diego's Historic Places

For over a year now SOHO has been a sponsor and supporter of Elsa Sevilla's monthly series *San Diego's Historic Places* on KPBS that focuses on our county's history through our historic sites, landscapes and the people who make up so much of San Diego's past. SOHO supports the program through interviews, historic photos and site scouting when needed. We applaud KPBS for producing this show that rings so true to their stated purpose "to educate, inform, entertain and empower their audience by acquiring, producing and delivering high quality programming, which is of value and worthy of support." We think *San Diego's Historic Places* does just that, and, coupled with another favorite, Ken Kramer's *About San Diego*, KPBS clearly understands its San Diego audience whose interests are centered on the shared heritage of the communities it serves. Please check your local KPBS listings, tune in, and let them know with an email or a call that you appreciate this type of programming and want to see even more. Let them know they are on the right track in celebrating our heritage.

Have you seen SOHO's YouTube channel yet?

Video is a powerful medium and our non-profit YouTube channel at [youtube.com/user/SOHOSanDiego](https://www.youtube.com/user/SOHOSanDiego) helps us deliver our message with impact. Stop by our channel and while you're there, join us as a subscriber, and please, share our links on your own facebook page or blog. Using social networking, and the



Wells Fargo pulled out all the stops for Elsa Sevilla's *San Diego's Historic Places* segment on historic stage stations of San Diego County. A stagecoach and team of horses was brought out to Vallecito stage station for a reenactment. **Seated** Driver George Lane, Bruce Coons, Elsa Sevilla; **standing left to right** Charlene Lane, Allan Peterson (Wells Fargo), Casey Gill, Wells Fargo & Co. Museum Director, Sam Trego, Hank Hooyerink. Photo courtesy Elsa Sevilla

Internet in general, is a bigger and bigger part of our everyday lives. Help us spread the news about our newest endeavour.

The Internet has provided a great venue for us to raise awareness and promote our message of historic preservation, special events and tours, and breaking news on specific actions such as legal or legislative rulings. We have also seen clearly the success an effective online campaign can bring to our events. Sold out tours and record crowds are a direct response to our message being heard through both traditional and online marketing. Now we need to use these same tools to focus even more on attracting new members and supporters.

To promote historic preservation in the digital world we now live in, and to take full advantage of these almost limitless opportunities, we need more funding. The biggest expense lies in the purchase of equipment and professional expertise, and we are asking for donations in support of this work. Who knows with your financial support maybe *Our Heritage* will be seen on KPBS one day too!

Historic preservation suffered this past year from the loss of these highly effective and beloved advocates.

James Ahern, 1925-2009

SOHO and the Gaslamp Quarter lost a champion fighter with the passing of Jim Ahern.

Ahern was among the first businessmen to recognize the historic and economic value of the Gaslamp Quarter. The Ahern Group, a family business, bought and resurrected several of the neighborhood's late 19th- and early 20th-century buildings and rented them to restaurants and art galleries.

He also helped establish downtown's Chinese/Asian Thematic Historic District and served on the Gaslamp Quarter Association's Land Use and Planning Committee for about 10 years, five of them as chair.

Jim publicly denounced the Centre City Development Corp. for its plans to demolish the T.M. Cobb Building, saying the public redevelopment agency was "not for the betterment of historicity in any way, shape or form."

SOHO member David Swarens said, "Jim was a good communicator and had a big heart. He came from a developer's and investor's point of view, but he understood historic resources were an important element in the revitalization of an undervalued neighborhood."

In 1996, SOHO honored Jim Ahern with a Preservationist of the Year Award, calling him "a tireless ally of historic preservation."

Suzanne Catherine Fear, 1937-2010

Sue began as a volunteer tour guide and joined the Friends of the Marston House soon afterwards. When SOHO took over operations, she was a champion of that transition and instrumental in producing our

first period Christmas exhibition in December 2009 at the house.

While some of us at SOHO only had a brief time to get to know Sue, she was a real advocate for the goals and plans of the organization and we will certainly miss her.

Larry Ford, 1943-2009

A nationally known expert on urban development, Dr. Ford wrote several books including *Cities and Buildings: Skyscrapers, Skid Rows and Suburbs*. A recent poll of architects and planners ranked him among the world's top 100 urban thinkers.

SOHO cofounder Carol Lindemulder said, "Larry was very insightful about the importance of neighborhoods, their relationship to each other and to downtown, walking corridors, all those kinds of things were things that he understood; he had a perspective that no one else could offer in the same way."

In the early 1970s, Dr. Ford was active with Save Our Heritage Organisation and the San Diego County Parks and Recreation Committee. "He was known as the SOHO punster, he could make a pun out of every sentence ever said. Everybody loved Larry." Lindemulder continued.

"He played an important role in preserving Belmont Park," said friend and colleague Molly McClain. "His work was really important for San Diego history. He mapped the city geographically like no one else has."

Madelon Whittemore Seamans, 1926-2010

As one of the most ardent and longtime supporters of the Marston House, Madelon worked hard to raise funds for the property and was very successful in helping to raise over \$15,000 for the carriage house

restoration fund, which now resides in that fund under SOHO to be used for that purpose. Madelon was eminently pleased to see the carriage house opened and flourishing as a museum shop.

And even in her passing she continued to share with her love and support for the property. SOHO received \$10,000 from her estate for the maintenance and upkeep of the Marston House.

She was an elegant and thoughtful woman and SOHO staff was honored to have known her in this brief period.

Nancye Maurer Splinter, 1947-2009

Nancye Splinter was an ardent activist and advocate of Historical Preservation beginning when she lived in La Mesa and continuing when she moved to Coronado. Nancye served on the Board of the Coronado Historical Association and was the rallying force in enacting the Historic Preservation element for the city of Coronado, including the Mills Act for preservation of historic homes.

She was the recipient of SOHO's Preservationist of the Year award in 2004 and was a dynamic and inspirational influence in all of the organizations and projects that were important to her. Nancye will be missed by all who were fortunate enough to know her, and she leaves mighty big shoes to fill for her roll as advocate for Coronado.

Sandrina "Sunny" Tarasuck, 1920-2010

Born in Youngstown, Ohio, Sandrina Tarasuck was the daughter of Italian immigrants John and Pauline Pesa. Nicknamed "Sunny" by a young classmate, the name stuck with her throughout her lifetime as a testament to her happy demeanor.

She was an active member of Sweetwater Women's

Club, Save Our Heritage Organisation, San Diego Historical Society and Mission Hills United Church of Christ, where she could often be seen wearing her signature hats. Sunny was the first receptionist for the architectural firm Marc Tarasuck, AIA and Associates, and was also a pre-school educator, as well as the guide for the historic Sherman-Gilbert House in Heritage Park for the County of San Diego Parks and Recreation Department.

Joe Toigo, 1919-2010

His affection for San Diego's Old Town started in 1940, when Joe met his future wife there at a dance at the neighborhood church.

Old Town was his home since his 1941 marriage to the former Carmen Cerda and the couple were part of the fabric of the community for more than half a century. The Toigos worked for the historical preservation of the community.

His artistry can be seen in the diorama on exhibit at the Old Town San Diego State Historic Park's visitor center. The 10-foot by 12-foot model depicts a typical working day in 1870 and is an authentic and accurate rendering of Old Town.

Mr. Toigo became an expert on Old Town history by doing extensive research and was a volunteer consultant on renovation and redevelopment projects in the area. "Joe was quite an authority on the buildings of Old Town," said Geoffrey Mogilner, a local business owner. "I think that building the models was Joe's way of immersing himself in history. I really think he time-traveled when he was working on his models."

His love of the Old Town community was felt by all who had the good fortune to meet him. He will be missed.

Book Review

BY ERIK HANSON

Cross another off the list of San Diego architects deserving a monograph on their work, but not having one. We have a tradition in town of certain historians “owning” specific architects, and either producing (or not) books on their subjects. Diane Y. Welch has, in the best sense of the word, “owned” Lillian Rice and has come out with an impressive book on her person. The rest of you can keep busy.

As a used bookseller, I can tell you that the key to long-term pricing stability of non-fiction books is whether or not you can picture that there would ever be a better book on it's topic. I certainly can't imagine that there will ever be a time when this is not the standard work on Rice. Unfortunately, Schiffer Publishing does not have a good record of keeping books in print long enough, and their distribution can be inconsistent. Not to demean this book by crass comparison, but as a copy Schiffer's 1998 *Unauthorized Guide to Godzilla Collectables*, published at \$29, will now cost you a cool thousand dollars on the used marketplace. I suggest you buy a copy of the Rice book ASAP.

Lillian Rice was San Diego's second female architect, after Hazel Waterman, with whom she in part trained. Working against her fame was the fact that her work was always friendly and ultra-competent, both in design and construction. It was never shocking or avant-garde. She died tragically young, and the main body of her work is in a private corner of the county, without street addresses (the saddest part of any building list).

Welch brings some needed accuracy to Rice's biography. There have even been confusions about such basics as the spelling of her name and the year of her birth. This book gets down to these facts and so much more. Do not skip the footnotes in this

book, there is so much included beyond the list of references.

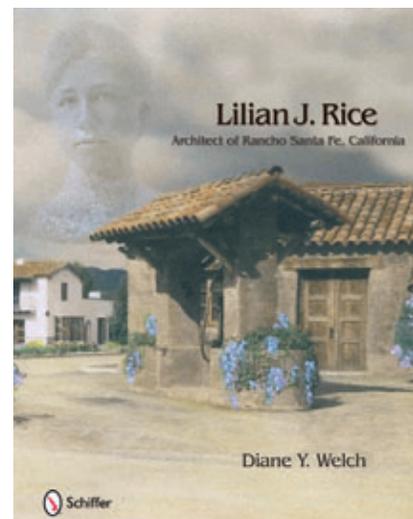
Books with big color photos often make one tempted to skip the text. Don't. This work is well illustrated with photos, often in color, on almost every page. The work of four different architectural photographers (five, if you count Welch's own shots) is featured, as well newly-made watercolor renderings to stand in for lost originals, and reconstructed floor plans are here, as well as selections from the author's extensive ephemera collection. The cover of the book is a hand colored image of what must be the world prettiest gas station.

Diane Welch obviously has used both her persistence and the sociability that many architectural writers lack in tracking down and getting the trust of surviving client families and homeowners. This results in many interesting anecdotes and free access to never-seen photos. The photo selections often go way beyond the wide-angle “Architectural Digest” shots that one would expect in showing homes occupied by the well-to-do. There are dozens of details of such things as window cranks, light switches, heating grills and hinges used in the houses.

Everyone in Rancho Santa Fe will, of course, want to have this on his coffee table as kind of a token of the place, but all old house lovers should give this a go. I was pleased to hear for the first time about a Rice house in El Cerrito, near SDSU, and I finally have a name to go with the theatre at Sixth and Cedar's past as a mortuary chapel.

The book is available at the Whaley House and Marston House Museum Shops.

Erik Hanson is a long time SOHO board member, South Park resident, and by trade a used bookseller.



Lilian J. Rice: Architect of Rancho Santa Fe, California
By Diane Y. Welch
Schiffer Publishing, Ltd. 2010.
Hardcover, 224 pages. \$49.99

CALENDAR OF EVENTS

Ongoing Tours & Events

3rd Sundays • 3-5pm

The FaSoLa Singers

Last Friday through September

6-6:45pm

Interpreted Tours of the Whaley House
for the deaf & hard of hearing

August

19-22

Tiki Oasis

28 • 10:30pm-midnight

Ghost Hunting Tour

September

24 • 10:30pm-midnight

Ghost Hunting Tour

25 • 12-2pm

Annual Members Only Meeting & Potluck Party

October

TBA • Mt. Hope Cemetery Tour

October Events at the Whaley House

15 • 21 • 7-10pm

Scaryoke

22 • 23 • 28 • 11:45pm-1:15am

Ghost Hunting Tours

25 • 26 • 10:30-11:30pm

Oil Lamp Tours

31 • 10am-Midnight

Halloween

November

1-2 • Día de los Muertos at the Whaley House

6 • Kate Sessions' Birthday at the Marston
House • With the San Diego Floral Association

20 • 10:30pm-midnight

Ghost Hunting Tour

21 • SOHO's 10-year Anniversary

at the Whaley House

December

TBA • Marston House Christmas Event

TBA • SOHO Members Holiday Party

Museum Summer Hours of Operations

Marston House

Thursday-Monday • 10am-5pm

Whaley House

Daily • 10am-10pm

Adobe Chapel • 3-5pm

Thursday-Monday • 10am-5pm

For all the details on these tours & events

www.sohosandiego.org/main/events.htm

Monthly Committee Meetings

SOHO Offices • Derby Pendleton House
2476 San Diego Avenue

SOHO Board of Directors • 5:30pm
2nd Monday • Monthly

Conference Room at the Marston House
3525 Seventh Avenue

Events & Education • 1pm
2nd Tuesday • Bi-monthly beginning in January
Marston House, 3525 Seventh Avenue

Whaley House - Adobe Chapel Museums • 5:30pm

2nd Tuesday • Monthly
Conference room in the Derby Pendleton House

Modernism • 6:30pm
2nd Wednesday • Monthly
Conference Room at the Marston House
3525 Seventh Avenue

Preservation Action • 5:30pm
4th Monday • Monthly
Study of the Derby Pendleton House

Marston House Museum • 10am
4th Saturday • Marston House, 3525 Seventh Avenue

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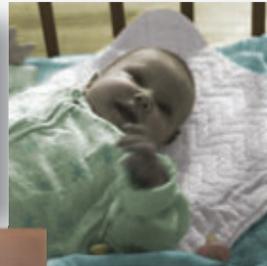
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The Old Town Art Festival along San Diego Avenue and Old Town State Historic Park will showcase juried local and regional artists. This exquisite affair also features live music, food and wine tastings.

OldTownArt Festival.com (619)233-5008



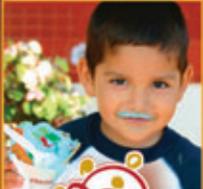
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SOHO is proud to announce as Official Media Sponsor of select SOHO events & programs

The nation's longest-running regional shelter magazine, now in its thirty-first year, is teaming with Save Our Heritage Organisation to assist in promoting SOHO events and programs, Michael Evans, associate publisher of *San Diego Home/Garden Lifestyles* magazine, and Alana Coons, events and education director of SOHO, have announced jointly. To kick off the alliance, *San Diego Home/Garden Lifestyles* was the official media sponsor of SOHO's 2010 Annual Historic Home Tour and the inaugural May Day at the Marston House - San Diego's Garden Party.

"We are two time-tested organizations that are proud of San Diego's heritage and we're happy to do our part to assist SOHO in its goals to increase membership rolls and public attendance at events," Evans said.

"Our connection with *San Diego Home/Garden Lifestyles* magazine on these two annual events marks the beginning of a valued partnership, which will help to draw attention to our events, programs and membership drives," Coons said.

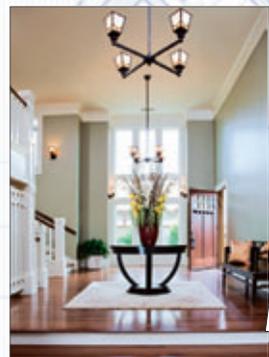
"Because our interests are compatible, SOHO and SDH/GL are natural allies in recognizing deserving individuals and organizations who advance historic preservation in the region," Coons said. "It makes sense for our groups to become industry partners because the magazine has an admirable record of publishing historic home features, news, home tours and events. By becoming our exclusive media sponsor, SOHO can count on a seamless promotion effort for each of our events."

While future ideas and programs are still being discussed, one area that members can already support both SOHO and our media sponsor is by taking advantage of their offer of one-year subscriptions to *San Diego Home/Garden* magazine to our members for \$18 per year, with \$9 of that subscription going to SOHO. The magazine will also be made available in SOHO museum shops at the Marston and Whaley Houses with proceeds being shared.

Founded in San Diego in 1979, *San Diego Home/Garden Lifestyles* instantly became a highly respected regional publication geared at homeowners and gardeners as well as a showcase for the region's top architects, landscapers, interior designers, artists and artisans, restaurants and advertisers catering to the homeowner. With a growing readership of 231,000 persons per month (verified by the Media Audit, December 2009), the magazine has earned the highest readership in San Diego of any locally published magazine.

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LOST SAN DIEGO

In 1979 SOHO's hardest fought preservation battle ended with the demolition of the 1907 Melville Klauber House, designed by Irving Gill and Frank Mead. Despite lawsuits, countersuits, State Supreme Court hearings, proposals from a youth hostel, plans to move it to Heritage Park or into Balboa Park, and even the airplane crash death of the developer, nothing could stop the loss of this high-profile icon, universally considered to be Gill's best remaining work, after the loss of LA's Dodge House.

As has become all too common, more energy was put into the demolition scheme than in getting secure financing for its replacement. Those who remembered were taunted by a vacant lot at 6th and Redwood for more than a decade until this condo tower emerged. The lot across Redwood, site of another Gill house wrecked that year, remains the unsightly graveyard of another failed project.