



FINANCIAL STATEMENT

The SOHO Board estimates the following budget:

A. Moving and Restoration

- 1. Moving \$10,000.00
- 2. Restoration \$10,000.00 min.

B. Leasing

- 1. Tenancy will be determined by suitability of enterprise to the preserve, and to available space and structure.
- 2. Estimated rates:
 - a. ground floor, \$.40 sq. ft.
 - b. upper floor, \$.28 to \$.30 sq. ft.

C. Financial Return, projected

- 1. Expense, moving and restoration total per house \$20,000.00
- 2. Rentals income per year per house \$ 4,800.00
- 3. Investor Return, 10 per cent per house \$ 2,000.00
- 4. Return to city or private land owner per house \$ 1,000.00
- 5. Cash on reserve (for new purchase or maintainance) per house \$ 1,800.00

NCT ALONE

There is a Task Force appointed by Sam Hammil, Chairman of the Historic Sites Board, to study money raising, land and other pursuant problems, and to meet with local groups interested in preservation of historic structures. The group is headed by Mrs. David Porter, and SOHO has two active members, Nick and Miles.

To date Task Force has met with City Manager, Walter Hann, San Diegans, Inc., and members of the community at large to discuss plans for the possibility of a

Newsletter

Editor: Marie Fillius
Contributing Editor: Carol Lindenmulder
Reporter: Eob Batley
Typist: Kathleen Murray

Victorian Preserve, authentic in the plan of a Victorian block, or larger area, which would accomodate commercial and public-oriented tenants within the structures. Rents from these buildings would support main-tainance, and further building purchases, as well as land-lease. Quality tenants would include restaurants, boutiques, and small exclusive businesses applicable to the site, as well as a public gallery or museum.

Light is the task when many share the toil.
Homer, Iliad

Looking Ahead Before It's Too Late

The Task Force has organized a research team headed by Dr. Ray Brandeis, historian, as its advisor. The chairman of the group that is documenting Victorian structures in imminent danger of destruction is Mrs. Richard Sundberg of the Junior League. A list is being compiled of suitable historical structures to be considered for the preserve.

Lead On

The general membership-at-large of the historical meeting group (from which the Task Force was formed) has recom-mended that the Preserve administration be determined from leading business and professional citizens.

SOHO will have membership on this board and will present in writing their specific recommendations regarding the setting up of the Preserve. See pp. 5 & 6 for these recommendations.

WE THANK OUR FRIENDS

Save Our Heritage Organisation is now a documented non-profit organisation with a paid membership of 360 persons. Support for its planned preserve has come from the Mayor, the City Manager, members of the City Council and County Board of Supervisors, S.O.H.O. has on file written support from the American Institute of Architects, the Victorian Society of America, and the Office of the President of these United States. The San Diego Historical Society is sole administrator of all donations, and together with the Ad Hoc Committee and members of the Historic Sites Board, as well as members of the Committee of 100, has greatly contributed in an all-out effort to support the goals of Save Our Heritage.

LAND

SOHO is now fully under way in a fund-raising campaign to save the Gilbert House, and finance the initial costs involved in establishing the Victorian Preserve. To date the most promising site is city land located on San Diego Avenue near Old Town, which is at present uncommitted. Our letter of interest is on file with the City Manager's Office, to be studied by members of the City Council before a formal request is made. Other land sources are also being pursued by S.O.H.O. and investigated by Task Force, and it is hopeful that the question of land will be resolved within the next few weeks. There is now no doubt that all members of local government and historic groups are working on a solution toward setting up an historic preserve.

Jack Walsh is helping us to find land.

A FAREWELL VISIT

Lest it be assumed that our efforts are one-sided in this historic problem, Save Our Heritage now has accumulated over 200 drawings and photographs of victorian homes in the area, many of which are no longer standing. We are also serving as a pooling center for information about structures which every day are threatened with destruction.

In April S.O.H.O. met in the 1800 block of National Avenue at the property of Mr. Wilbur Turner and his family, and with his generous permission dismantled and so preserved the cupola, fixtures and siding of what was possibly the only remaining available victorian Carriage House left in this town. As the structures were torn down that day, detailed architectural plans were drawn so that the entire building could be reassembled at a later date on the preserve.

TWF by Bob Batley

For me, writing this report is a sad, disappointing thing. I had hoped to be able to set TWF (teenage work force) off and running smoothly before I went on vacation. As it is, many things have happened, but little progress has been made. The morning after our last meeting Leslie Porter and I put into full swing the first stage of our project, which was to gain names, telephone numbers and addresses of students interested in SOHO and who are willing to help our various functions. We have forty names to date.

Out for a Spell

There will be no July or August SOHO meetings unless something quite important pops up. The executive board will continue to meet.

Mr. Nick Fintzelberg will be our temporary chairman while Miles takes a vacation to study other preserves.

The next full meeting will be the last Sunday in September.

Photos

Please mail copies of the Union photo which appeared June 2 or 3 to Miles Park or Marie Fillius for the scrapebook. We are short.

A Slight Delay

The Gilbert House deadline has been moved to July 15 at the earliest.

Grubby Fingernails

Recently a number of SOHO members met at the empty Tara Apartments on 14th and C Streets. We had been given permission to remove anything we considered to be of historical value from forty houses that are now being bull-dozed to make room for City College buildings.

Mary Ward helped to supervise and we removed doorknobs, bannisters, doors, leaded windows, and decorative scroll work.

Each item was labeled and is now being stored at the Gilbert House until we have a museum or a fund raising auction or sale.

Carol Lindenmulder came prepared for every possible disaster. She had bandages, hot water, a dime to call the police, tools, doughnuts and coffee.

GET YOUR COPY

Pick up the new prospectus at the Gilbert House in the evenings or on the weekends.

Carol Lindenmulder is responsible for getting it published for us.

ON THE SILVER SCREEN

Did you see the excellent coverage given us by the television stations during our recent work on the 15th Street houses?

The SOHO Board accepted with regrets the resignation of Bernie and Adrian Sosna from the executive board.

Replacing them are Courtney Gonzalez and Marie Fillius.

History is indeed little more than the register of the crimes, follies, and misfortunes of mankind.

Gibbon

GETTING THE FACTS

Sylvia Smilie and Mary Ward are doing research on the history of the Gilbert House.

PROPOSALS

The following proposals were voted upon and accepted by our general meeting, June 8, 1969:

1. Task Force with support from SOHO will set up an administrative preserve board, or an advisory preserve board which appoints a preserve manager hired by them.
2. SOHO will work with the preserve board appointed by Task Force, having representatives on that board and will continue to function as an historical project finding implementing organization with continued efforts to implement use of the Gilbert House as voted upon by our membership in our organization's statement of intent.

ART ART ART ART ART FOR SOHO

The San Diego County Art Club of the California Federation of Women's Clubs is having an Art Mart August 16 and 17, on the corners of Laurel and 6th Streets, Balboa Park. SOHO will receive 10% of the artists' take.

We will have a booth set up with brochures and membership forms. Our TWF will man the booth. Help them out by bringing a friend by.

This is the kind of "outside" support we need. Thank you, Nancy McMasters for including SOHO.

Architecture is frozen music.

Goethe

TOO LATE

We were offered the house on 2nd and Maple Streets, but since we do not have enough funds, we lost it.

Help us save the Gilbert House. We need money. Mail your checks to The San Diego Historical Society, SOHO.

COMMITMENTS AND RECOMMENDATIONS, SOHO

(as voted in the affirmative by the general membership June 8, 1969)

1-THE GILBERT HOUSE

"Save Our Heritage Organisation states its goal to be to save the Gilbert House, reserving the upper floors of same for use in service to the public, and to save from destruction other Victorian and Historical structures as decided upon by the Board of Directors of S. O. H. O. : these structures to be set in a preserve and made use of on a commercial basis so that the Preserve would be self-sustaining."

(affirmed March 9, and ammended June 8 to read as above)

2-ADMINISTRATION, THE PRESERVE

It is recommended that:

Task Force with support from S. O. H. O. will set up an administrative preserve board which will appoint a preserve manager hired by them.

3-S. O. H. O., PROPOSED PURPOSE AND FUTURE COMMITMENTS

It is recommended that:

Save Our Heritage Organisation will work with the Preserve Board as appointed by Task Force, having representatives on that Board, and will continue to function as an historical project finding and implementing organization, with continued efforts to implement use of the Gilbert House as affirmed in the commitment of S. O. H. O.

4-THE HISTORICAL PRESERVE, RECOMMENDATIONS:

Administration

- a- To be directed by a Board consisting of representative members from the community in the areas of Historical, Professional (including an architect), Save Our Heritage Organisation, Business, City and/or County Government, local civic leaders.

Architecture

- a- Exteriors to be moved whenever possible in their original state; exteriors may not be altered by removal of essential parts or decorations of the original structure, unless prohibited by moving.
- b- Buildings must be painted in colors appropriate to the period represented.
- c- Remodeling should include replacement of towers or cupolas missing, as well as exterior and interior decorative elements such as doors, leaded windows, knobs, latches and other smaller fixtures.
- d- Large exterior signs (advertising) must be approved by the appointed Preserve Board of Directors.
- e- Additions may only be elements which restore the building to its originally designed state; buildings may not become fronts for a much larger structure, thus altering the original design.

Interiors

- a- May be changed only as necessary to accommodate the actual tenants involved, per standard lease agreement with said tenant. Otherwise all original fixtures and decorations will remain as constructed originally.

Grounds and Extraneous Fixtures

- a- Neon signs will not be used; gas lights or similar lighting in keeping with the period of the preserve will be used.
- b- A percentage of the grounds must be devoted to parkway with trees and walkways

to connect structures, in a manner suitable to the Preserve land.

- c- Fountains and benches should be incorporated within the grounds to encourage the movement and enjoyment of the area by tourists and shoppers alike.
- d- Parking, if necessary within the Preserve grounds, should be designed so as not to hinder visibility of structures and park areas in the Preserve, and should be screened with shrubbery.

Tenants

- a- Tenants shall be approved by the Preserve Board only, with consideration for the historical site in which they will reside. No tenant shall be denied tenancy for reason of race, creed or color.
