



oct 1976

Reflections

Post Office Box 3571, San Diego, Ca. 92103

225-1033

Centre City Board Votes To Buy Pythias Hall

The Board of the Centre City Development Corporation, the group set-up to administer downtown redevelopment, has voted to acquire the Knights of Pythias Hall, a five-storey building on the corner of Third and 'E' Streets. The building lies in the path of the proposed Horton Shopping Center, and there are strong indications that it may be demolished by the Redevelopment Agency upon purchase.

In recommending the acquisition, Agency staff said that although it recognized that the "retail development program has not been finalized," "compelling circumstances" dictated the purchase. The Pythias building was constructed early in this century to serve as a meeting hall and income property for the Knights of Pythias, a fraternal organization then popular.

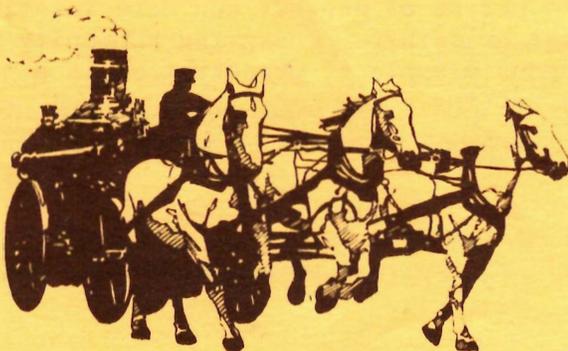
In later years it served as an office building, until it was vacated a few years ago in the face of impending redevelopment. However, the proposal to erect a shopping

center on the site has run into marketing difficulties, and estimates of a completion date have varied widely. Some observers have contended that the suburban-style shopping center concept is inherently non-viable, given limited freeway access and a proliferation of similar operations throughout the area, including two large centers presently under development near La Jolla. The market for such an additional facility, their critics argue, will be extremely limited for many years.

In the meantime, the Redevelopment Agency has been acquiring land within the area of the proposed center, demolishing existing structures, and creating parking lots as a so-called "interim" use. The Knights of Pythias Hall, it is widely believed, will suffer a similar fate unless a counter-proposal for interim adaptive reuse is advanced. The Horton Action Group has scheduled a meeting October 13 to discuss the situation.

(see announcement, pg.)

M.P.



Can Pythias Hall

Have A Future?

Yes, If Enough People Care

Come To Our Meeting, Oct. 13

The Knights of Pythias Hall is a handsome and historic building. It could serve a productive and inexpensive interim use, perhaps as a community cultural center. Come to our meeting Wednesday to find out how you can help.

Wednesday night at 7:30, October 13, at Mission Hills First Congregational Church, 4070 Jackdaw Street (corner of Ft. Stockton)

Slides To Highlight Monthly Meeting

On Wednesday night at 7:30, October 13, at 4545 Collwood Boulevard, Recreation Room, Mike Jones continues his slide program on historical preservation in other cities. This month we will look at colonial Williamsburg, a "communitymuseum," that has been restored to its former dignity as a colonial capital of Virginia. Over a hundred buildings have been restored since preservation efforts began in 1926. George Wash-

ington, Thomas Jefferson, Patrick Henry, and others once walked these streets during the crucial period in the late 1700's. The capital was moved to Richmond in 1780 and Williamsburg lost its earlier prominence and began a period of neglect and deterioration to the buildings. Today the community is a famous example of preservation in a park-like setting.

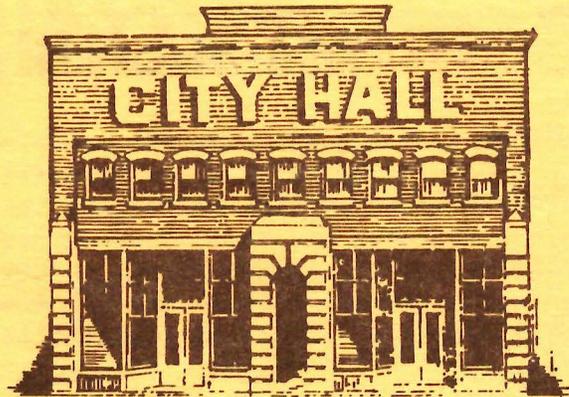
Bakery Block Clears Final Hurdle

The Royal Pie Bakery and surrounding property on the west side of 4th Street, between Market and Island, has won acceptance into the Gaslamp District, following a long battle with the city. The final unanimous vote by the City Council was anti-climatic, coming as it did after a long string of fierce exchanges with city planners before three separate governmental panels.

The controversy arose when Donald Thompson and Alex Kuhnel, area property owners, asked the city to include their block in the Gaslamp Quarter, just across

the street. Planners opposed the move on the grounds that it would hurt the so-called Marina Redevelopment project by reducing its proposed area.

But Thompson and Kuhnel persisted and despite heavy odds against them, successfully refuted the opposition.



Council Hears Horton "Progress" Report

The City Council, sitting as the Redevelopment Agency, declared in September that progress on the five-year-old Horton Plaza Project is "satisfactory." But the routine finding, required by law, belies impatience on the part of some city officials with the project's snails pace.

Although Mayor Wilson has said that the proposed shopping center is well on the way to reality, others have expressed serious reservations about the plan.

"If something doesn't happen by the end of the year," said Councilman Jess Haro, whose district includes downtown, "I think people are going to ask some serious questions."

Lucille Mortimer, a member of the Center City Development Corporation, has

also indicated displeasure at the course of the project. "There is no way I could approve of negotiating an agreement with Mr. Hahn (the shopping center developer) unless he shows us something real," she remarked at a recent meeting of the Corporation.

Her view is not shared by San Diegan Inc., the lobbying group of large downtown business and property interests. Executive Director Roy Potter told the Council, "We believe reasonable progress has been made when you consider the market these past two years." Potter said that the developer has spent \$250,000 on designs and inducements for the 15-block project.

The next scheduled project report on the project is set for December, when the developer's tentative agreement with the city comes up for renewal.

NEW MEMBERS

Jolynn & Gary Gibson
Leslie Perlis
Todd Fry
Mr. & Mrs. D.C. Hoge
Mary Lewis
Sarah Haugh
Liz Glardon
Betty & Donald Thompson
Alex Kuhnel
Margaret Ruben
Judith Hannula
J. Spencer Lake
Joanna Waddy
Nancy & Greg Luke
Roger Crobarger
Mr. & Mrs. Douglas Jones

WHY JOIN SOHO?

SOHO offers an opportunity to let elected officials know that our heritage is too valuable to be needlessly discarded. We provide financial and technical know-how to individuals and groups which seek to save older buildings. And we conduct tours and other events which let ordinary people share in San Diego's fascinating past. If you appreciate the intricate craftsmanship of an earlier era, are planning to buy and restore an older home, or just enjoy a weekend walking tour of an old San Diego neighborhood, then SOHO has something to offer you.

Membership & Renewal 1976

Name _____

Address _____

City _____

Zip Code _____ Phone _____

Memberships available Individual \$8.00 Family \$12.00 Contributing \$20.

I am interested in joining an action group. Please contact me !

Tax Exempt Status

SOHO is exempt from Federal Income Tax under Section 501(c)(3) of the Internal Revenue Code and has been classified by the I.R.S. as a charitable, educational organization.

SOHO

Post Office Box 3571
San Diego Ca. 92103

NONPROFIT ORG.
U. S. POSTAGE
PAID
SAN DIEGO, CALIF.
PERMIT NO. 984

Nada Cathleen Grigsby
6506 Friars Road, #206
San Diego, Ca 92108