

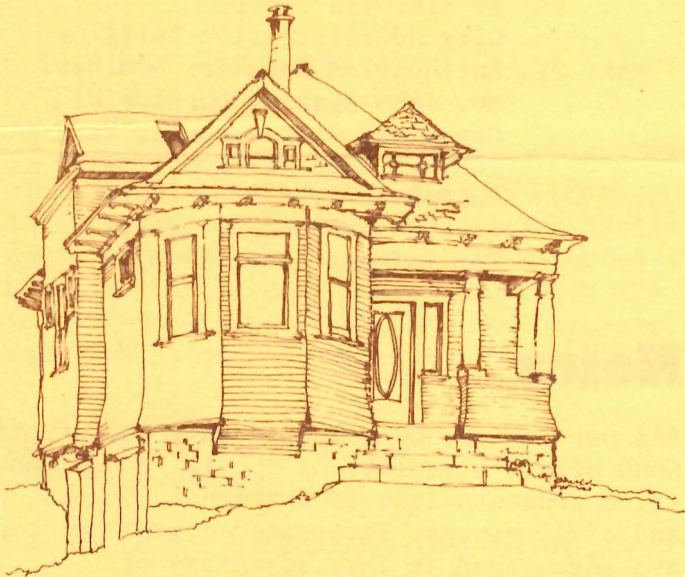
FEBRUARY 1976



# Reflections

Post Office Box 3571, San Diego, Ca. 92103

225-1033



## A TRANSPLANTED HOUSE FINDS A HOME ON POINT LOMA

What does an old line San Diego family do when their elegant but fading home of three generations is threatened by the spectre of looming redevelopment? In the case of Lee and Kathy Brown they invest a year and a half of their lives and a substantial sum of money moving it out of harms way to a spectacular view lot on Point Loma.

For the less dedicated the oft-times harrowing, sometimes impossible-seeming task of relocating and remodeling a seventy year old house might appear ill-advised. But the Browns made it a labor of love and friendship and, with a measure of luck, have emerged from the experience with an architectural showplace as well as a vast store of information on remodeling techniques and materials.

For Lee and Kathy the commitment to keeping their home came easily in theory if not practice. Both are native Point Lomans, and Kathy's ties to San Diego run as far back as her greatgrandfather, a Welchman named Jones who arrived here in the 1800s to build railroads in Mexico. It was her

grandfather, a co-founder of the Ari-Jones stationery company, who built the stately bungalow at the corner of Union and B Streets during the first decade of this century. In keeping with the post-Victorian tastes of the times he constructed his two bedroom home with simple lines, but lavished upon it intricate craftsmanship and rich materials befitting a young businessman in booming turn-of-the-century San Diego.

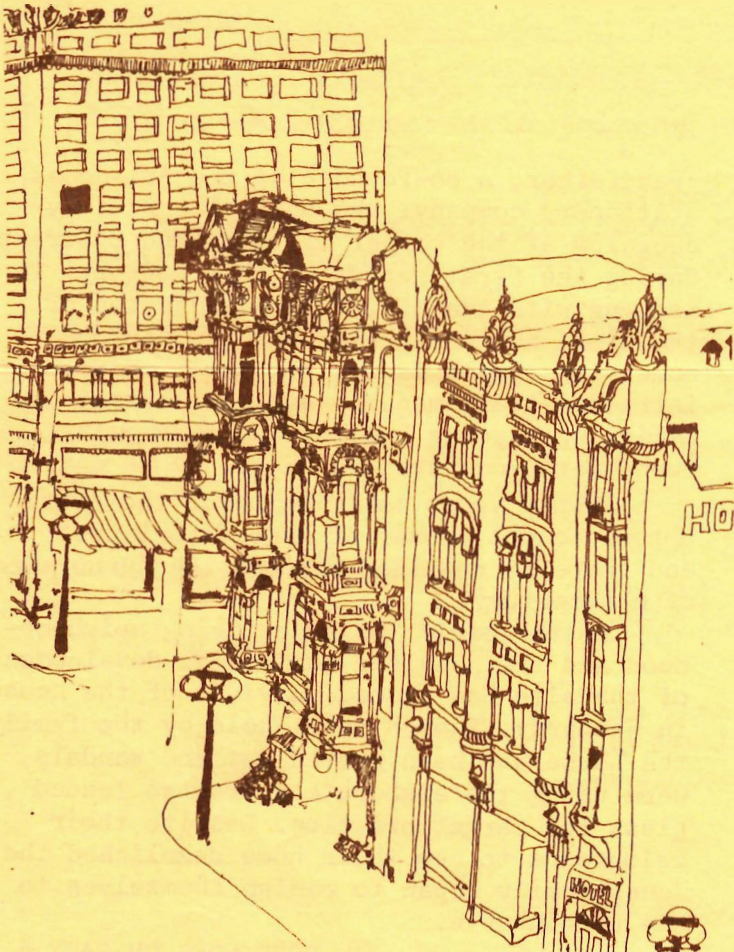
Twenty years later he moved the house uptown to the corner of Union and Laurel and there it remained through the turbulence of mid-century.

By the early 70s a declining neighborhood and the push for commercial development of the site had placed survival of the house in jeopardy. Though still held by the family, the house had been rented out and vandals were using the elaborately crafted leaded glass for target practice. Despite their reluctance to see their home demolished the Jones family began to resign themselves to the unthinkable.

CONTINUED ON PAGE 5

## GASLAMP QUARTER HEARING SET

San Diego's Gaslamp District takes a first step towards fruition at a special City Planning Commission hearing at 1:30 P.M., Thursday, March 4 in City Hall. The district, an attempt to preserve an array of elegant Victorian and turn-of-the-century commercial buildings along Fifth Avenue south of Broadway, is the result of efforts by a coalition of historians, preservationists, and concerned property owners. Using similar projects in Seattle, Vancouver, and elsewhere as models, the planners have devised a set of architectural criteria and implementing regulations intended to encourage consistent but imaginative redevelopment throughout the area. Following approval by the Planning Commission, the proposal will go to the City Council for final adoption. Reflections will have further details in a later issue.



## Calendar

- FEB. 24 SOHO Board Meeting  
7:30 P.M. Minnick Residence  
2680 Larkin Place  
Members invited
- MAR. 4 Gaslamp Quarter Public Hearing  
1:30 P.M. 12th Floor  
City Administration Building  
202 C St.
- MAR. 5 San Diego City Historic Site  
Board Monthly Meeting  
10 A.M. 4th Floor  
City Administration Building
- MAR. 21 Antiquarian Speakers Seminar:  
Mr. John Austin, Curator of  
Ceramics, Williamsburg, Va.  
10A.M. House of Hospitality  
Balboa Park. \$10 admission  
includes champagne buffet  
For information: 459-3753

## Notes

\*As part of our on-going educational effort, SOHO offers a variety of special tours and slide presentations to fraternal, school, and civic groups. Interested organizations are encouraged to take advantage of this service to learn more about our heritage and how important its preservation is to our future. Contact SOHO for more information.

\*SOHO has a supply of glasses, mugs, coffee cups, and note paper imprinted with graphic interpretations of San Diego's outstanding Victorian homes. Your purchase represents a contribution to SOHO and all of our preservation efforts. Contact us for further information.

\*Volunteer guides and hosts are needed for the Fall Coronado Tour. Get in touch with Bruce Kamerling at 298-0118 or Donna Regan at 460-3726 if you'd like to participate in a unique autumn experience.

\*The SOHO Garage Sale continues at a brisk pace. January's installment netted over a hundred dollars. We're constantly looking for donations: tools, kitchen items, toys, books, and anything else of value or interest. Drop them off at Bill Cartright's, 3821 1st, or call Bill for pickup: 298-1021.

# Briefing

## TYROLEAN TERRACES PLEA DENIED LEGAL ACTION RUMORED

Despite last minute objections raised by a La Jolla environmental group, the City Historic Site Board has refused to halt demolition of the Tyrolean Terraces, a turn-of-the-century group of cottages said to have historic value by the state officer of historic preservation. Early last year

## GOLDEN HILL GROUP VOWS TO SAVE MARTIN HOUSE

The Greater Golden Hill Community Planning association has vowed to do whatever is in its power to save the Patrick Martin House at 25th and E Streets. As reported here earlier, a carpenters union owns the turn-of-the-century building and plans to demolish it to make way for a three-story

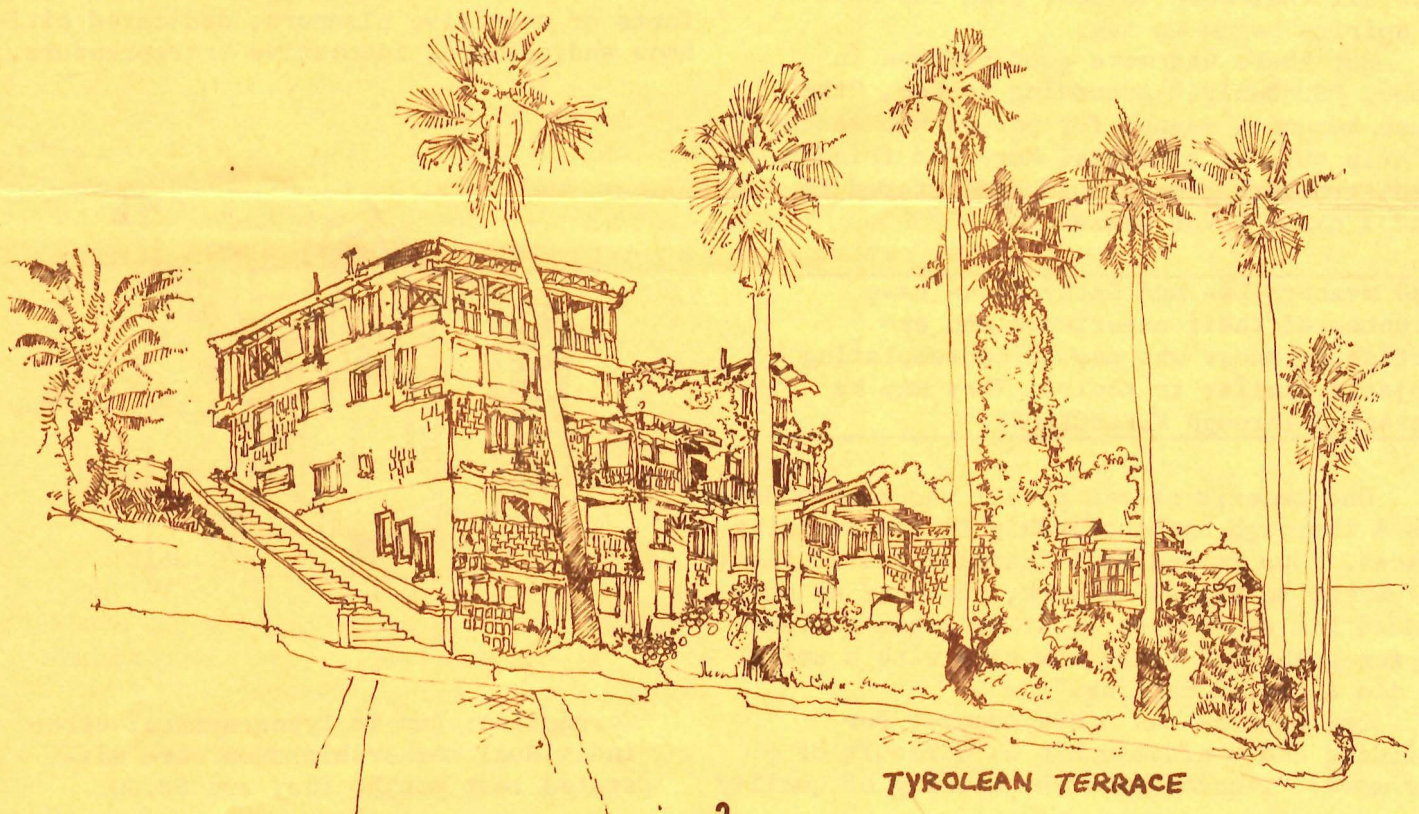
## SAN DIEGO ROWING CLUB KEEPS SITE, LOSES BUILDING

The San Diego Rowing Club is staying put, but at the price of losing its turn-of-the-century building. The club struck an agree-

ment with the Port Commission to retain facilities in its present location next to a proposed recreational marina. Under the agreement however the old structure must come down by dictate of the Port.

the Site Board chose to designate only the "land site" and not the buildings as historically significant, clearing the way for demolition. However Tony Ciani, spokesman for the La Jolla environmentalists, contends the law requires an environmental review process for all "sites". On February 6th the Site Board voted to ignore Ciani's interpretation and allow demolition. Sources say a last ditch legal action may be in the works.

concrete meeting hall. The Golden Hill group says the house is an important reminder of old San Diego and a valuable contributor to present community character and identity. The group has offered to work with the union to find viable re-uses for the house and has requested a meeting to discuss methods of preservation.



TYROLEAN TERRACE

TRANSPLANTED HOUSE  
CONTINUED FROM PAGE 1

Enter Lee, a political science instructor at Grossmont College, and his wife Kathy. They had lived in the house for a time and had developed a respect for it. Fortunately Kathy had been bequeathed a lot by her grandmother.

What better way to fill it than with the Union Street bungalow built by her grandfather?

With the special zeal of the uninitiated, the Browns got their project underway. But moving and reconstructing a house was no job for amateurs. Bill Charmann, a multi-talented friend from Lee's days at Point Loma High had grown up to be a contractor and was quickly recruited to mastermind the project. At his suggestion the architectural team of Gluth and Quigley was retained to undertake the elaborate redesign necessary to make the house a modern home for the Browns and their two small children.

By the summer of '75 when the house was cut in half and jacked onto trucks for the move, Lee and Kathy and a large group of neighbors and friends had spent months preparing the new site and disassembling the precise cabinetry and moldings for separate transport, but were still more than half a year away from completion. Once relocated, the house required replumbing, rewiring, and a new upstairs to accommodate the master bedroom with a view the Browns had planned. With all that work to come even the best of spirits began to sag.

But there was more good fortune in store. "Suddenly," according to Lee, "the house became a magnet for people who wanted to help out. My students. More old friends. Even strangers came around and offered to lend a hand. I was amazed."

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SOHO members Lee and Kathy Brown have volunteered their experience and expertise to those who may be contemplating projects similar to theirs. They may be contacted through REFLECTIONS.

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One benefit shared by all who participated was a thorough apprenticeship in the building trades. "Our friend Bill Charmann was at first reluctant to put us to work, but once we convinced him we were up to it he began to take us for granted," Kathy now says with a smile. "I did a lot of nailing."

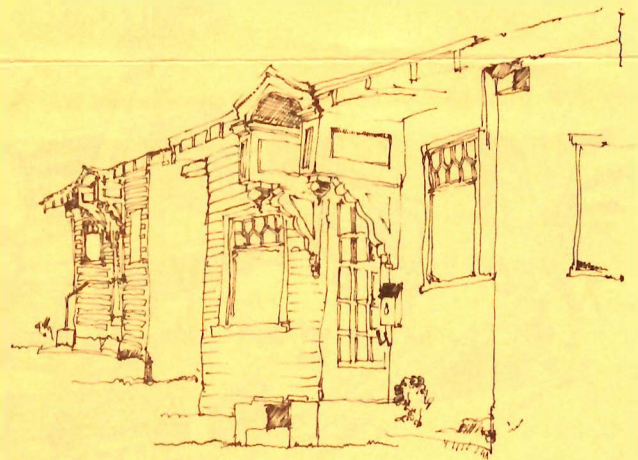
Lee says he has a new respect for building and craftsmanship as a result of the move. "I understand the meaning of quality

construction work and have a better tolerance of the delays inevitable in this kind of undertaking. And I know where to find the best of almost anything needed to restore an old house." Did he have any trouble with the building inspector? "I had to post a bond which I considered excessive, but otherwise I think they were very fair. We had the most difficulty with financing. Bankers aren't used to projects like ours."

PLANNING FOR THE PAST  
CONTINUED FROM PAGE 5

seemed to have more cohesive and innovative programs. In many cities private organizations that appealed for citizen support were the primary catalysts, but of course these groups lack the knowledge of the inner workings of government and the various funding programs. Some non-profit community preservation organizations have succeeded in getting moderate amounts of money from donations, membership fees, entry fees (to special events or restored buildings), and money and property left to the organization in wills and trusts.

Historic buildings are gradually being eroded away by our fast changing society that favors newness and bigness. Preservation stands a chance only through the combined efforts of sensitive planners, dedicated citizens and, perhaps, innovative entrepreneurs.



Correction: Due to typographical error individual membership dues were misstated last month. They are \$8.00

# Forum

## PLANNING FOR THE PAST

by MICHAEL JONES

In most cities the only monuments to past growth and development are old buildings that stand in quiet dignity as relics of a bygone era. As development pressures and urban renewal gain momentum to provide new growth, our old buildings come crashing to the ground to be replaced by apartments and parking lots. Today all across the nation citizens are vocalizing their contempt at the destruction of these irreplaceable historic buildings.

Preservation today has caught on the bandwagon with the fad for the nostalgic, especially during our bicentennial celebration when we reflect on our heritage. Preserving the evidence of our heritage is a task that no generation can forego. Homer, in the tenth century B.C. said, "the fathers did not erase the past but linked it by firm ties to the future." Our historical buildings are some of our last remaining physical linkages with our urban evolution that should be preserved for future generations to admire and appreciate. The preservation movement is now a viable force in practically every city threatened with the destruction of one of its significant historical buildings. Many historical buildings have been razed in the name of progress, and only through a concerted effort by concerned citizens do the most elegant buildings stand a chance of being spared the wrath of the bulldozer.

Preservation is becoming more and more difficult in light of skyrocketing construction costs and development pressure that competes for urban space. Modern building codes and zoning restrictions also contribute to increasing costs and further incumber the preservationist with added restrictions. Because of these constraints large buildings become uneconomical to restore in their original uses or functions and so must adapt to new uses. New "adaptive uses" must be employed that facilitate restoration, but don't require radical changes in architectural character. Buildings shouldn't be all preserved as museums filled with period furnishings. When adapted to new uses they can oftentimes add an effective contrast while at the same time maintaining the property on tax roles.

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SOHO member Mike Jones recently returned from an exhaustive three month preservation fact finding trip through the United States and Canada. In this article he shares some of his findings.

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It's becoming commonplace to see old warehouses, garages, stores, etc., converted to boutiques, restaurants, offices, and apartments.

The revitalization of old neighborhoods is taking place in cities like Chicago, New York, Philadelphia, Charleston, Pittsburg, Savannah, et al. Neighborhoods of deteriorating row houses are being restored and become fashionable areas in which to live. This phenomena has been a great catalyst in the urban preservation movement. The Pioneer Square District in Seattle has incorporated low income housing. This type of development is encouraged, especially since Federal assistance can be obtained. Most large cities have employed the "special district" as a zoning device to implement preservation. Districts are special enclaves where a unique grouping of historic buildings occur and offer the opportunity to establish an historic zone. This zone many times becomes a center of attraction for residents and tourists alike. These districts reverse decaying trends and interject economic viability as well as vitality.

New laws and bills are constantly being introduced to allow funds for preservation, but many times the bills get voted down as costly frills. New York City has adopted the "air rights transfer" concept that allows a property owner who owns an historic site to use or sell his development rights to be utilized on another site in order that the historic building remain. Grants and revenue sharing are methods whereby a city or other entity may get funds from a higher governmental body (e.g. city gets money from state). Revolving funds are utilized to finance the restoration of buildings with low interest, short term loans that are earmarked for restoration construction only. All these measures have enjoyed certain successes. Some states have adopted legislation that will exempt designated historical property from full taxation (e.g. New Jersey, Maryland, Oregon, California). On my recent trek through some thirty-five states I attempted to observe various programs. Those cities which had full time city planners who specialized in only preservation work

CONTINUED ON PAGE 4

# New Members

Florence C. Nagler  
Mrs. Chris Cromer  
Penelope C. Patten  
Kent and Janed Casady  
Harris and Ardetta Stiener  
Marshia B. Klien  
Henry Schwartz  
Bob Glasheen  
Mrs. Robert G. McGlashan  
Lynn A. Schenk  
John S. Moran

fostering enjoyment and preservation of those older buildings and neighborhoods which make San Diego such an interesting and attractive place to be. 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.

## WHY NOT JOIN US?

SOHO is a nationally recognized, one-of-a-kind organisation dedicated to

## Membership & Renewal 1976

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

Memberships available    Individual    \$8.00    Family    \$12.00    Corporate    \$20.00

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

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