



MARCH 1976

Reflections

Post Office Box 3571, San Diego, Ca. 92103

225-1033

GASLAMP GETS GREEN LIGHT

After eight years of dreams, San Diego's Gaslamp Quarter took a solid step toward reality this month as the City Planning Commission voted its unanimous endorsement of the proposed planned district ordinance. Clearly impressed by favorable testimony from downtown business interests, property owners, and the tourist industry, one commissioner remarked "this kind of support is unprecedented before the commission. The Gaslamp Quarter seems to have joined the ranks of motherhood and apple pie."

The concept for the Gaslamp Quarter first became widely publicized through the interest of Los Angeles artist Robert Hostick. In the middle 1960s he "discovered" the area and, based on his knowledge of San Francisco's embryonic Ghiradelli Square, he created a series of drawings depicting a revitalized lower Fifth Avenue. Hostick's idea seized the imagination of Edwin Self, editor of San Diego Magazine, who commissioned the artist to write and illus-

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**JOIN US AT THE DEPOT
FOR TRAIN TOUR NO. 5**

SEE PAGE 4

OPINION

The City Planning Commission seemed mildly surprised by the overwhelming support received by the Gaslamp Quarter at its first public hearing early this month. Indeed, the turn-out was impressive. Representatives from every major downtown business organization rose to speak in its favor, and a wide variety of civic groups had written the commissioners expressing similar approval. With all that support, it would seem that preservation and a healthy respect for good design had come of age here. Sadly we must report one holdout.

The City Redevelopment Agency continues its stubborn determination to pursue the Hahn-Hope plan for Horton Plaza. That proposal, as we have previously mentioned, calls for complete demolition of 7 city blocks in the heart of downtown and the construction of a large windowless, air-conditioned building modeled after those faceless monoliths found in Los Angeles and surrounding suburbs. The Redevelopment people tell us not to be alarmed, that the Spreckels Theatre and the Balboa Building will be retained, in the latter case contingent upon "satisfactory financial arrangements being made." But what of the Horton Hotel, the Off-Broadway Theatre, or the nameless, but classic brick building which stands proudly at the corner of Third and E? These are all doomed, says the bureaucracy, sacrifices to "progress" and the mirage-like hope of locating a suburban shopping center downtown. Others close to the project tell us we should not be concerned by the Hope proposal, because, in their words "it is only preliminary and can be easily changed." Perhaps so, but the redevelopment agency has already demolished six buildings and has plans for more, this even before any firm plans for construction. Demolition is not temporary.

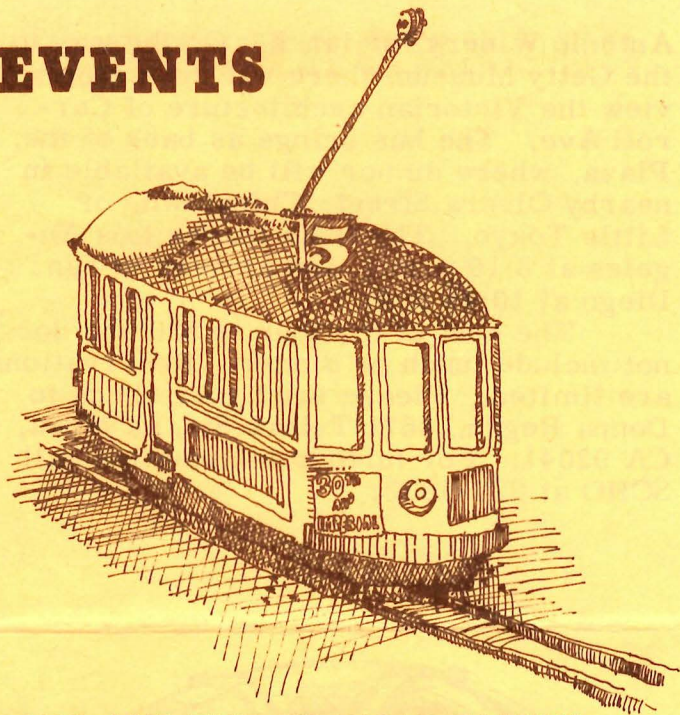
We would urge the lessons of the Gaslamp Quarter be heeded. Serious consideration should be given to reformulating the Hahn-Hope plan to better reflect the criticism raised by the Design Review Committee and the American Institute of Architects. If action is not taken soon, we may lose a golden opportunity to make downtown a truly functional and vital place for people, and a model for the entire nation.

CALENDAR

- April 2 San Diego Historic Site Board Monthly Meeting, 10 a.m. 4th Flr City Administration Building
- April 5 SOHO Monthly Meeting. This month: Preservation in the Pacific Northwest. Featuring Mike Jones. 7:30 p. m. 4545 Collwood Blvd.
- April 9 An Evening of Victorian and Edwardian Fashion. 7:30 p. m. The Villa Montezuma 1925 K St.
- April 11 SOHO and The Francis Family present an old fashioned Parade.
- May 1 SOHO night at Designers Showcase.
- May 3 SOHO Monthly Meeting. Features a slide tour of Denver, Chicago, and Salt Lake City. 7:30 p. m. 4545 Collwood Blvd.
- May 7 San Diego Historic Site Board Monthly Meeting. 10 a.m. 4th Flr City Administration Building
- May 8 SOHO's Fifth Annual Train Tour highlighted by a visit to the J. P. Getty Museum and historic Los Angeles. 7 a. m. Santa Fe Depot Cost: \$20.



EVENTS



SOHO AND THE FRANCIS FAMILY PRESENT A PARADE

The second annual "Antique and Classic Automobile Parade," celebrating the revitalization and restoration of downtown San Diego is scheduled Sunday, April 11, at 1:00 p. m.

The event is co-sponsored by the Francis Family-European Antiques, at 5th and "K" Streets, and SOHO.

Automobiles will assemble at noon on 9th Street, between Broadway and "F" Streets. Parade route is west on Broadway to Columbia.

Following the parade, award presentations will be made at the Francis Family. SOHO is staging a raffle drawing for a select antique piece donated by the Francis Family. The Old Spaghetti Factory will be open for special luncheon hours on this day only, and there will be a wine and cheese tasting bar in the Old World Restaurant and Deli in the Francis Family "warehouse."

Entry forms are available at the Francis Family, 310 Fifth Avenue. For entry information, call Ollie Catalano at (714) 234-2471. Categories are: Antique Vehicle, 1929 and prior; Authentic Classic, 1925-1942; Modern Classic, 1942-today, with special features and limited production; Special Interest, 1930-1942; Antique Motorcycles; and a special Submit Your Own.

Everyone is invited, as participants or spectators. Join in by wearing turn-of-the-century costumes.

BRIEFING

TYROLEAN TERRACE FALLS, BUT FALLOUT CONTINUES

Tyrolean Terrace, the collection of colorful turn-of-the-century cottages on La Jolla's Cove, is a thing of the past as a result of an eleventh hour ruling by Superior Court Judge Douglas Woodworth. In what some observers saw as a decision made in injudicious haste, Woodworth took just 45 minutes to reject environmentalist Tony Ciani's contention that the Terrace's "land site" historic designation qualified it for environmental impact review before demolition. A few hours after the decision, bulldozers were clearing the site for construction of a replica "Tyrolean Village."

Meanwhile, the City Historic Site Board has begun to re-think its policy on designating sites as a result of the controversy surrounding the Terrace's last days. Sources say the Board may establish a "dual-rank" system in which some sites will be protected and others not, at the discretion of the Board. La Jolla property owner and architect Robert Mosher has requested such non-protection for his "Green Dragon Colony", a historic site adjacent to the Tyrolean Terrace. Mosher says he has no objection to the designation currently in effect on his property, but vows he will not be deterred from future demolition if he deems it advantageous.

The Board has voted to delay consideration of the Mosher requests until it has more thoroughly examined the ramifications of the "dual-rank" system.

In a related matter, the State Office of Historic Preservation will dispatch a team of experts to examine the proposed Old La Jolla Historic District, which encompasses the Cove neighborhood. The area has been proposed for nomination to the National Register by Ciani, but the City Site Board has failed to endorse Ciani's bid and has joined Mosher and other property owners in an effort to delay its consideration.

GASLAMP

Continued from page 1

trate an article heralding the area's potential. Several years elapsed before local property owners embraced the concept in earnest, but since the early seventies momentum has been steadily building, culminating in the formation of the Gaslamp Quarter Association and the development by planning department staff of proposed design controls.

The next step in the governmental approval process is presentation of the plan to the City Council, probably within two months. If the Council agrees with the Planning Commission, the Gaslamp Quarter plan becomes law.

Speculative proposals for the area have included mini-malls, outdoor cafes, and a turn of the century street car line running the length of the district. But lingering questions about the building code's impact on proposed restoration and the relationship of the neighborhood to the proposed Horton Plaza shopping center, a starkly monolithic development immediately to the west, could yet interfere with Gaslamp development.

TRAIN TOUR SET

SOHO's fifth annual historic train trip to Los Angeles will take place on Saturday, May 8. This year we are featuring a visit to the J. Paul Getty Museum and its collection of Greek and Roman antiquities, Baroque and Renaissance paintings, and eighteenth century French decorative arts. The museum building itself is a recreation of the "Villa of the Papyri," a Roman seaside villa in the town of Herculaneum which was buried by the eruption of Mt. Vesuvius in 79 A.D. Meticulous care has been taken to reproduce the bronze doors, marble work, mosaics, murals, formal gardens, and other features typical of a patrician villa of this period.

Departure will be from the Santa Fe Depot at 7:00 a.m., and a continental breakfast will be served en route. After arriving in Los Angeles, there will be a walking tour of the Plaza area, El Pueblo de Los Angeles State Historic Park. A charter bus will then take us to the San

Antonio Winery for lunch. On the way to the Getty Museum there will be a stop to view the Victorian architecture of Carroll Ave. The bus brings us back to the Plaza, where dinner will be available in nearby Olvera Street, Chinatown, or Little Tokyo. The train leaves Los Angeles at 8:10 p.m., and arrives in San Diego at 10:45 p.m.

The cost of the tour is \$20 and does not include lunch or dinner. Reservations are limited. Please send your check to Donna Regan, 3671 Tulare St., La Mesa, CA 92041. For further information call SOHO at 225-1033.



NOTES

A 1913-vintage Point Loma mansion will play host to the San Diego Historical Society's third annual Designers Showcase during April and May. SOHO night is set for May 1st.

Designed by W.S. Hebbard, one-time partner of Irving Gill, the house at 1865 Sefton Place was originally owned by San Diego banker and philanthropist Joseph W. Sefton.

Designers Showcase each year focuses attention on the merit of historical structures and good design in San Diego by presenting the best in local interior decorating. Each room of the Sefton House will be redecorated by a member of the San Diego Chapter of the American Society of Interior Designers and opened to the public for display Tuesdays through Sundays, April 24th through May 16th. Special Admission price on SOHO night will be \$5.00. We'll have further details next month.

The San Diego Historical Society's Antiques Conversations is presenting an Evening of Victorian and Edwardian Fashion, 1850-1915, at 7:30 on Friday, April 9, at the Villa Montezuma, 1925 K St. Robin Gilliam will show examples from her own costume collection and that of the Historical Society. Seating is limited, so for reservations please call Donna Regan, 460-3726.

SOHO needs volunteers to present our series of slide-lectures to interested civic and school groups. If you'd like to learn more about San Diego's fascinating heritage, there's no better way than by showing others how it really was. Get in touch with Cia Barron at 284-9079 for information

ADS

FOR SALE

Antique Brass Bed
3/4 size with custom mattress.
Excellent condition. \$275.00.

Carol Lindemulder
Call after 6 P.M. 295-6188.

POSTSCRIPT

RADIO TALK SHOW

AIRS REDEVELOPMENT

Artist Miles Parker was recently featured on the KSDO Radio Forum, a telephone talk-back program hosted by reporter Adrienne Alpert. Miles, along with David Allsbrook of the City Redevelopment Agency and Michael Stepper of the Planning Department, discussed downtown redevelopment from differing points of view. At issue was the present course of Horton Redevelopment and the future of the Gaslamp Quarter.

Several listeners phoned in to agree with Miles that saving the downtown buildings was well worth the trouble, while another expressed skepticism about public support for preservation. The Frank Hope plan for Horton Plaza Redevelopment was also a topic of spirited debate.

According to the program's producer, the night's discussion generated unusually high listener interest, including a frantic call from a man who wanted to know whether his favorite downtown building was due for demolition. He was disappointed to discover it was.

QUOTABLE

"The implications for redevelopment agencies who have demolished old neighborhood buildings rather than rehabilitate and infill are appalling. Take, for instance, a typical urban site, well covered with three- and four-story semi-detached and row houses. If you demolish these buildings and replace them with either high- or low-rise ones, the gain in density is often minimal, if it exists at all. The cost of new buildings relative to rehabilitation soars--not only because rehabilitation is generally cheaper than any kind of new construction, but also because you must add the cost of demolition and the cost of interest and taxes while the land is held through the planning and construction stages (which as we all know can drag on considerably). The cost of new housing at approximately the same density as rehabilitated housing is then approximately three times greater. The costs in human terms of displacement are too well known to merit further discussion."

Architect Herbert McLaughlin
writing in Architectural Record

New Members

National Association of Women in
Construction, San Diego Chapter

Richard G. Norquist

William and June Moeser

Kristi L. Quam

Shirley J. Hulett

Mary Sutter

Francis and Joyce Weston

Elizabeth L. Parker

Raymond Associates

David Smith

Edwin H. Wordell

Nada Cathleen Grigsby

Gayle and Greg Bean

Joan D. Van Ry

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

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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

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