



# Reflections

Post Office Box 3571, San Diego, Ca. 92103

225-1033

## NEWS

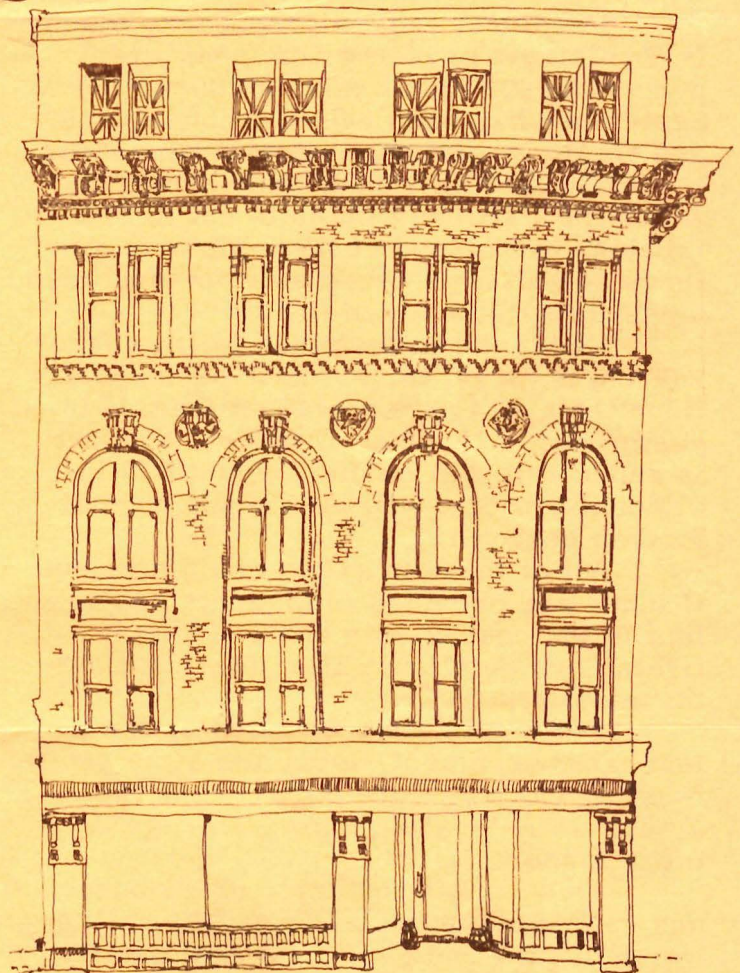
### HORTON GROUP FINDS CITY 'UNCERTAIN' ON PRESERVATION

Sparked by an impressive turnout, the Horton Action Group got down to business early this month and promptly discovered that getting the city to reveal its intentions downtown could be a formidable obstacle to preservation planning. Following revelations that the Redevelopment Agency had budgeted over \$150,000 for demolition later this year, Agency spokesman David Allsbrook contended that the money was "only an estimate, we're not sure about it yet." When pressed for assurance that no major demolition be carried out, at least before replacement construction was guaranteed, Allsbrook was evasive, finally asking facetiously "should I cut my wrists and put it (the assurance) in blood?"

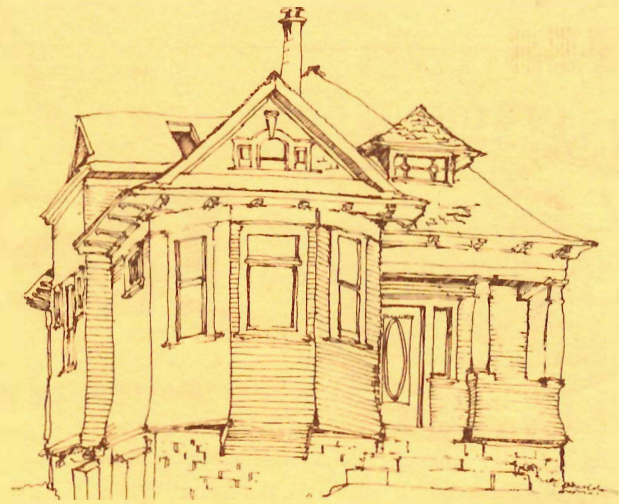
The debate was launched by Bruce Kammerling, who presented a sobering portrait of redevelopment in Los Angeles, where parking lots have replaced Victorian houses and the famed Angels Flight cable cars.

Kammerling presented a series of objectives with the intention of avoiding having a similar situation in San Diego. They included procurance of the no-demolition pledge as well as Action Group efforts to obtain tenants for buildings which are now deserted.

According to views expressed by several Horton area property owners, part of the difficulty with the Redevelop-



The Knights of Pythias Castle at 3rd and E Streets. The city wants to build a parking lot, and eventually a shopping center on the site, but the Horton Action Group feels it should be saved and incorporated into proposed new development.



## CUTS LOOM

President Ford's proposal to slash U. S. historic preservation funds by 50 percent in the fiscal year beginning next September has been called inconceivable and tragic by historians across the nation.

The \$20 million-a-year program, which the President plans to cut to \$10 million, has helped restore historic structures and sites in every state in the Union since the grants began in 1971.

Under the present \$20 million federal funding level for historic preservation, the average per-project federal investment is \$15,000. If federal support is reduced to \$10 million, about 670 individual projects will be without federal funding next year.

All of these projects could continue if funds are provided in amounts equivalent to the cost of only one F-16 jet fighter or one Minute Man intercontinental missile!

For each dollar invested by the federal government, local and state groups must invest one more dollar--and the actual state-local matching average is much higher.

Thus, a \$10 million federal budget cut would jeopardize at least \$20 million worth of jobs and purchases nationwide.

--Excerpt of article by Neil Letson, Washington Editor, The Gray Letter

## YES ON 7

Proposition 7 on the June 1976 ballot must pass as a first step in California to provide economic incentives to preserve our historical landmarks.

Currently, tax assessors must assess property on the basis of its highest and best use--that is, on its most economically valuable use. The State Constitution allows several exceptions to this practice (including assessment of farm land on its value as farm land, rather than on its value as developed land), but assessment of historical properties is not among such exceptions.

Therefore, buildings that are architectural treasures or major parts of our history and culture are being destroyed because other buildings are more "valuable". Proposition 7 would enable provision of economic help to save such important buildings.

Proposition 7 would enable historical properties to be assessed at a value consistent with their use and restrictions as properties of historical significance. Even if Proposition 7 passes, the Legislature must enact such changes in assessment practices. It has demonstrated its willingness to do so, but such actions are moot unless the constitution is changed by passage of Proposition 7.

The Legislative Analyst has estimated that the cost of this measure would be minor at most, and it will allow us at long last to provide incentives to save our historical landmarks for all of us. Vote Yes on Proposition 7.

# SITE BOARD WATCH

## La Jolla H.S.: To Be or Not to Be?

The city Historic Site Board has voted 4 to 3 to conduct a hearing on the historic merit of the La Jolla High School Auditorium, following acrimonious debate between school officials and La Jolla residents.

Contending that the auditorium, designed by William Templeton Johnson about 50 years ago, should be retained for use as a local cultural center, the residents accused school officials of "insensitive expediency" in considering its destruction.

For their part, school officials and the president of the high school PTA argued that the auditorium would block access to auto shop facilities now under construction. According to school spokesmen, earthquake safety laws made it impractical to save the building when the new school was planned several years ago. But when pressed by Site Board member Claire Crane, a school spokesman admitted that no cost comparison between renovation and new construction had been made.

The close vote may indicate that preservation of the building will be an uphill fight, as the approval of eight board members is needed to declare an official site.

Even should the Board decide affirmatively, school officials would be bound only by the moral and political weight of the decision, since permission of city building officials is not required to demolish school buildings.

## Miss Marston Honored

Miss Mary Marston, who last year donated her Irving Gill-designed home to the City of San Diego, was awarded the Historic Site Board special commendation in ceremonies marking the start of Historic Preservation Week in San Diego. Miss Marston, who this year celebrates her 97th birthday, has lived in the Seventh Avenue home since it was built in 1905. The house will ultimately be used as a museum and library by the San Diego Historical Society.

# MONTHLY MEETING

Architect and preservation expert Mike Jones will continue his slide tour of historic North America at the June monthly meeting. Jones will cover the diverse and intriguing preservation efforts he found in Montreal, Toronto, and New England.

Location: 4545 Collwood Blvd.  
Recreation Room over Pool

Time: 7:30-9:00 P.M., Monday, June 7th



# ACTION GROUP REPORT

The following are the objectives of SOHO's Horton Action Group, presented at our first meeting earlier this month:

1. First, we feel that the proposed wholesale demolition within the area of the proposed shopping center shouldn't happen. Already, over a block of city-held land has been demolished. There are several buildings remaining in the shopping center area of potential historic merit, including the Knights of Pythias Lodge. These should not be torn down until final commitments are made. A vague "concept plan" is not enough to justify Los Angeles style demolition.

2. Competent and talented designers and developers must be used for successful redevelopment of the type desired. Creating a place for new and unique commercial vitality is not a job for, say, a stadium designer. That's like using an iron worker for delicate surgery. Such a sensitive task as re-building Centre City must be given to those who have demonstrated their ability in this realm. The Horton Action Group has resolved to work with the City Council in an effort to recruit appropriate designers and developers, especially for the Balboa Theatre Block and the Knights of Pythias Lodge.

3. Thirdly, the Horton Action Group has resolved to work with present property owners to restore their older structures today, rather than the indefinite future. We believe the Redevelopment Agency is being very unwise to let these buildings deteriorate in hopes of uncertain replacement.

4. Finally, the Horton Action Group will schedule a series of special events to reacquaint San Diegans with the great potential of the Balboa Theatre, Horton Hotel, and other fine older buildings.

Some of our event ideas include dramatic presentations, concerts, and old movies.

We hope many of you here tonight feel these objectives are worth working for. To illustrate the great potential for sensitive redevelopment--and some possible pitfalls---we have prepared a

slide presentation. We hope to present it to many groups of citizens in the coming months.

## Tenant Search On

The Horton Action Group is looking for tenants to fill many of the now-empty buildings of the Horton Plaza area. These interesting and exciting spaces would make excellent sites for restaurants or small shops. As the Francis Family, Cracker Factory, and Spaghetti Factory have demonstrated, older buildings downtown can be made viable attractions. If you're interested, or know someone who might be, call Bruce Kammerling at 298-0118.

## Horton (cont. from 1)

ment project has been the Redevelopment Agency's continuing reluctance to commit itself to a firm timetable for new construction. In the meantime, the property owners said they have been losing business and tenants--to the point where the value of their properties has declined. Concern was also expressed over the city's failure to respond affirmatively to offers by individual property owners to become participants in the redevelopment itself. "I get the idea they don't want us," said one.

City Councilman Jess Haro indicated he was surprised by the controversy, but sympathetic to many of the views heard. "I encourage you to continue your efforts," he told the group. "We on the Council have heard only from the Agency staff, the developer (Ernest Hahn Co.), and San Diegans Inc. I for one would like to hear from more."

The Action Group is now in the process of refining objectives and setting a course of future action. Upcoming may be a series of special benefit performances of vintage motion pictures at the Balboa Theatre.

# BRIEFING

## No 'Hope' Downtown?

If there is any accuracy in the predictions made at a recent forum entitled "The Shape of Things to Come," preservation in San Diego may soon be in very dubious shape indeed. Sponsored by the Women's Architectural League and billed as a look at downtown San Diego's architectural future, the presentation featured Frank Hope, Jr., the architect responsible for the design concepts behind the Horton Plaza Redevelopment Project.

Hope revealed a model of the 15-block redevelopment area which visualized the demolition of all historic structures except the Spreckels Theatre, and their replacement with a questionable assortment of bulky structures similar in appearance to the new federal prison. Asked if he thought taxpayer resistance to downtown redevelopment might slow implementation of his master plan, Hope replied, "The Taxpayers' Association can shoot their mouths' off, but when all is said and done, I think my plan will be built."

Hope cited completion of the Federal Courthouse and the City College Redevelopment Project, both of his design, as examples of "Forward looking, progressive development."

## SOHO Night at Designers Showcase

It was the best of days; it was the worst of days.

The best: This was "the party" of any season!

The worst: If you missed it!

What a lovely way to spend an evening. As you walked up the circular driveway of the mansion, you were greeted by a path of luminaries welcoming the guests into a candle-lit approach to the redecorated house. Attractive hostesses, stationed at each entry and in every room, assisted the guests as they toured the beautiful showcase home. The decorated areas of the home were designed and executed by members of the American Society of Interior Decorators (ASID) and the Interior Design Students of San Diego State.

After the tour of the house, SOHO members and guests adjourned to the palatial garden area, where an enormous tent housed tables and tables of delicious hors d'oeuvres. Wine and beverages were also available and appreciated by the crowd. Later, a drawing for the antique Hall Tree (graciously donated by Francis Family Antiques) was held. This was won by Mrs. Ruth Lejman, and we congratulate her on this good fortune. Musical entertainment by Mr. Arthur Frick was also a highlight of the party.

The entire event owes its success to our very capable and efficient Chairman, Pat Schaelchlin, who spent many months in the planning and organization of the greatest "SOHO Night at the Showcase." Her charm and consistent good humor inspired the committee to do its utmost, and each deserves a grade of excellence for achievement. Many thanks to Pat and all her committee. Thanks to the SOHO Hosts and Hostesses: Penny Blair, Barbara Briggs, Ann Dring, Virginia & Harry Evans, Virginia Jones, Bruce Kammerling, Judy & Rick McCutcheon, Ramola McKenney, Zenda and Robert Norte, Madelyn Olson, Donna Regan, Pat & Don Skidmore, Ann Senterfitt, Joe Jones and Claire Kaplan, Host and Hostess Chairman. Also Cia and Larry Barron, Patricia & Jay Minnich, Bill & Kathy Cartwright, David Powers, Bob Schaelchlin, Corrine Johnson, Shirley Hulett, Dorothea Reardon, Kristi Quam, John Dring, Karen Hughes, Roberta Croteau, Carol Collier, Larry Mulvey, and Robin Crehere.

This was a night to remember and we'll be looking forward to another of the same next year at Designers' Showcase. Be sure to come. Why not get involved and become part of the committee too?

C. L. K.

## Corner cont. from 7

an exhibition at a solo show at the Edward Brown Studio on 69th Street in New York City. In the first hour four of his drawings were sold, which is almost unheard of. Imagine his pride and ours...to say nothing of the financial gain.

We hear there are plans in the offing for another interview on the "Today" show, with films of Miles in his own home atmosphere, A Victorian Artist at work. In the spring Robert Miles Parker's book will be on the market featuring drawings of homes and landmarks throughout the United States, some of which appeared in the Sunday edition of the San Diego Union.

### And Now For the Birth of SOHO:

On a bright and sunny normal San Diego day, Miles Parker was taking a breather strolling around his neighborhood, when he noted a sign in front of the darling little house on Second and Fir, known as the Sherman-Gilbert house. (Once the center of cultural activity in early San Diego built in the late 1880s). The sign read that the house would soon be demolished to make way for another grand and glorious parking lot for the Center City Hospital, soon to be erected. Miles, in turn, being the shy introverted person that he is, decided to place his own sign next to the original. This impulsive young man beautifully printed the words "Help save this house... SAVE OUR HERITAGE"! A reporter working for the Evening Tribune saw Miles' sign and wrote an article about it...and that did it. People read the story and they all came running. Interested, tearful, and outraged, they pleaded to help in the fight to forestall the oncoming bulldozer. And thus it happened.

The house itself was in a sad state of disrepair. It seemed to be sitting there wondering what all the fuss was about. Amazed that people still cared about preservation. And hoping! Could it be that people still remembered. That they still loved its shaky exterior. That they saw the hidden beauty within its shabby walls. We did and we could! And we saved it! Eventually we moved it to Heritage Park in Old Town. And there it remains, lovingly restored to its former glory and hugging itself that it came to pass. How we did it...well that's another story.... Next time!

Thanks to our great leadership and the hundreds of members who worked

with them, we have arrived. Robert Miles Parker started it and was our first President. Dr. Nicholas Fintzelberg took over as our second President and did a wonderful job. Our third President, George B. Worthington III (Barry) served as a terrific leader for two terms, and then our first lady President, Carol Lindemulder proved her ability as one of the greatest. Our fifth President, William Cartwright is now in his second term in office and has guided SOHO in becoming one of the leading organizations for preservation in San Diego, with a membership of 1000.

We've come a long way, Baby, and we're pleased as punch to boast our membership has done likewise. A thousand strong and true.

So, thanks to Miles and his foresight, we're on our way. Come on home soon. We miss you.

Remember, Fun City is just a nice place to visit.....



# NOTES

## FOR SALE

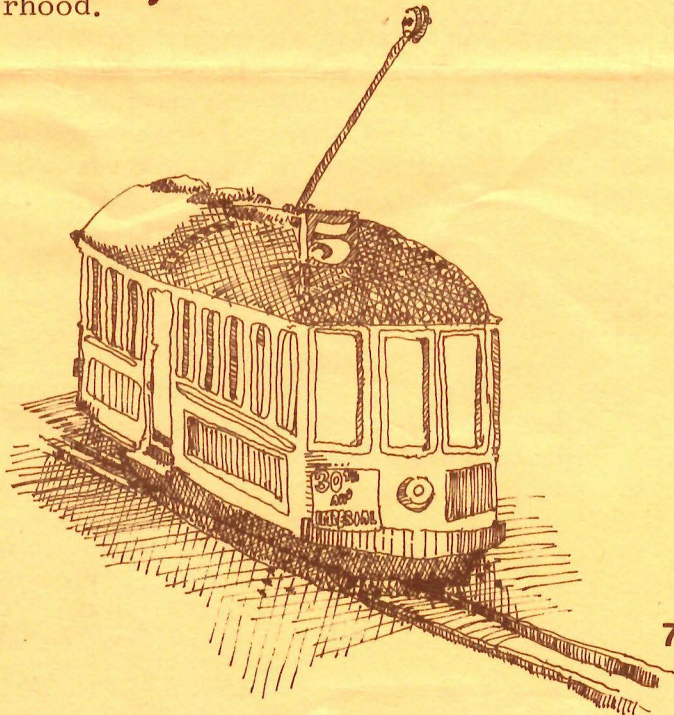
Garrison House  
Fascia Boards  
Contact Mr. Limb 234-5282

SOHO is searching for books, old photographs and other material for its research collection. If you have something to contribute, please call Pat Schaelchlin at 459-8409. Materials are used to research potential sites of historical and architectural significance and for special presentations.

The Horton Action Group still needs members to coordinate the special events planned downtown. If you'd like to participate call Bruce Kammerling at 298-0118.

SOHO has Victorian doors, leaded glass, and other artifacts for sale. All items can be seen at the home of Bill Cartwright, 3821 First St., 298-1021.

The Greater Golden Hill Community Planning Association will conduct its annual meeting Wednesday, May 26, at 7:00 P.M. at the Presbyterian Church, 1845 30th St. The Golden Hill planners are attempting to chart a course of future development which conserves the physical and social fabric of their historic neighborhood.



# MY CORNER

Claire Kaplan

I know I've got what it takes to write a column; a new ribbon in my typewriter, scads of paper in my tablet with the big #5 on the cover, and a king-sized waste basket. So now I'm all set, ready to go!

Hmmmm! How do I begin! Oh yeah.. a cup of coffee and maybe one cookie. Now, what should I write and am I sure I can spell it. Well, how about this:

**MILES PARKER!**

That's it, folks. Robert Miles Parker, founder of the Save Our Heritage Organisation (English spelling there), and how he did it.

While doing a bus tour for SOHO, (we have these great adventures where we take you into Fantasyland around San Diego showing you what is and what isn't left of our Victorian Homes and Historic Landmarks) the highlight is a visit to the charming residence on Front Street where resides our Mr. Parker. Approaching the blue and grey Victorian edifice, we go into our patter, describing in vivid color the house and its talented occupant.

And soon we reach the door and there stands a smiling Miles, greeting us, proving everything said was authentic and accurate. Lifesize!

My original introduction was phrased, "you'll enjoy meeting this well-known local artist." Later I elaborated and pronounced him "nationally known" (which he now is) and soon I hope to dub him "worldly known"... and why not.

On April 28th Miles was interviewed in New York on the "Today" show. With his hair neatly trimmed (and newly curled) and his beard likewise, and attired in his blue denim leisure suit (I sort of missed the tapestry jacket with the fur collar, his costume), he was a joy to behold. He was a credit to the artists, to the city of San Diego, and most of all to SOHO. How often does a local get national coverage. His all too brief interview was enthusiastically received, and the following day Miles had an opening of

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# NEW MEMBERS

Helen Lamb  
Kay Larson  
Midge Neff  
Arlene Wolinski  
Genevieve Detchmendy  
Philip & Mary Hinshaw  
Colleen Rodger  
Marcie Buckley  
Judy Andrykowski  
Bob & June Barrymore  
Sandor Shapery  
Estela & Norman Pecore  
Virginia Tompkins  
Lucius & Amy Quinney

## 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

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