



JUNE 1976

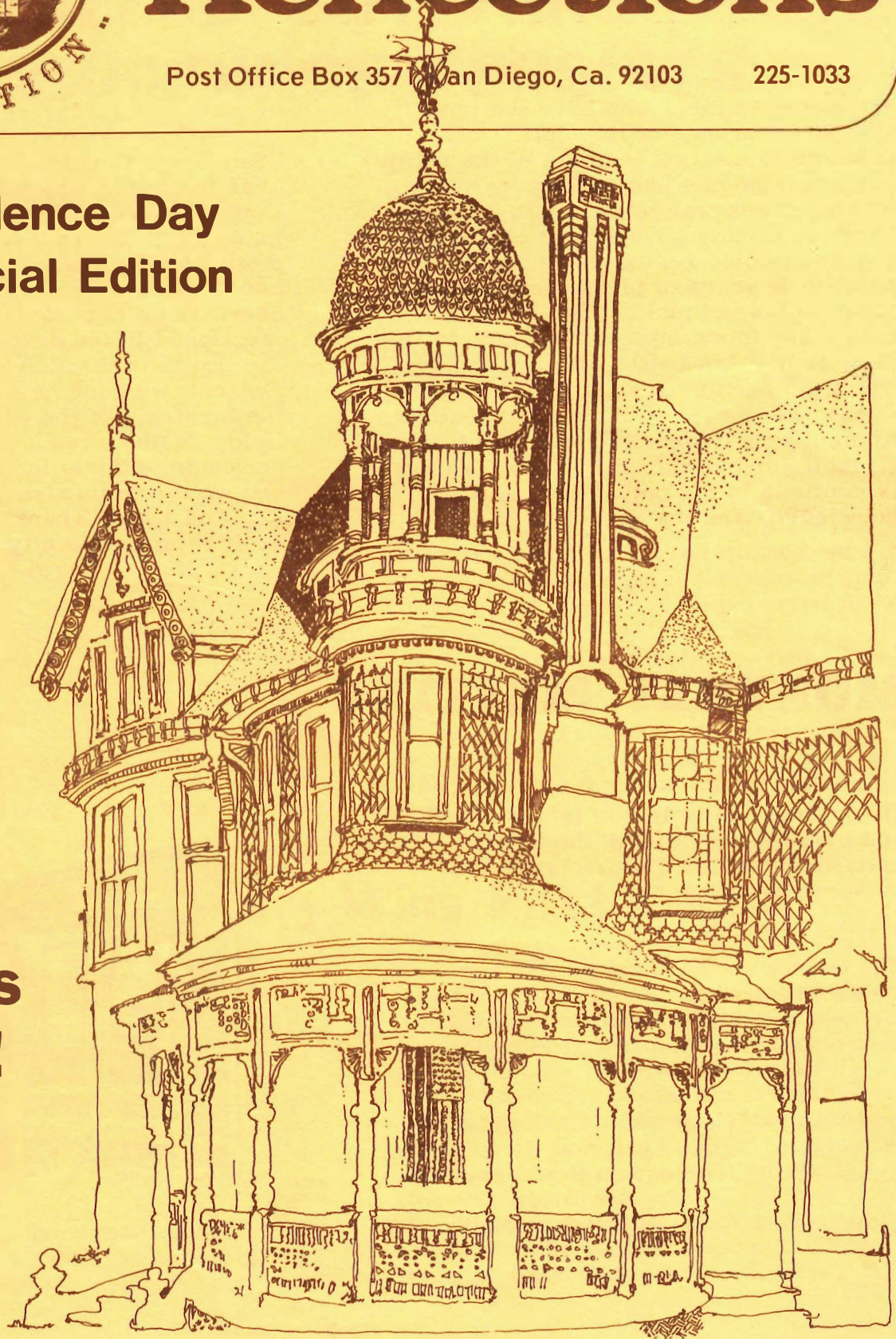
Reflections

Post Office Box 357 San Diego, Ca. 92103

225-1033

**Independence Day
Special Edition**

**Have a
Fabulous
Fourth!**



PEOPLE

A Salute to Ed Scott

There aren't too many people one is privileged to meet who have the tenacity and perseverance of Ed Scott. Ed, unknown to a large segment of the public, has nevertheless been known by every leading preservationist in this city, by City and County government officials, and by historic researchers for the long number of years of his dedicated participation toward making San Diego a better and more interesting place to live. Despite his own battle with health, he has often been seen walking the streets of San Diego even in inclement weather, to meet with Redevelopment, the City Council, or prominent business leaders, to continue in his pursuit of historic knowledge, and the education of all

San Diegans about the wealth of history found in our structures here.

Ed has completed his new book, "San Diego County, Soldiers-Pioneers 1846 to 1866", which the San Diego County Board of Supervisors now has made available to the public as one of their Bicentennial projects. The inside cover has a charming drawing of the Sherman Gilbert House and SOHO is mentioned in the description below it.

Ed is in the V.A. Hospital at present; we hope he will soon return to the forefront of the preservation battlefield. SOHO owes a debt to Ed for his continuing efforts in our downtown area, and we'd like to wish you good health, Ed, and a big "Thank You" for such dedication to this city.

Carol Lindemulder

MONTHLY MEETING

Mike Jones visits Rhode Island, Boston, and Strawberry Bank in the fourth installment of his historic slide tour of North America

The Horton Action Group will report on its progress and recruit volunteers for the next stage of its efforts to save downtown from the parking lots.

Location: Collwood Condominiums
4545 Collwood Blvd.
Recreation Room over Pool
San Diego
Time: 7:30-9:00 PM, Monday
July 12



HORTON REDEVELOPMENT STALLED, BUT THREAT TO BUILDINGS PERSISTS

The tortuous path of downtown redevelopment took a new twist early this month when Ernest Hahn, the developer of the proposed Horton Shopping Center, announced that certain conditions must be met before construction can begin. Among the requirements is a city commitment to new housing and a major new convention facility within the downtown area. Without these, said Hahn, the center will not be built.

The implications of the Hahn announcement for preservation efforts within the Horton Plaza area were not immediately clear. Prior to the Hahn revelation, the city was preparing to acquire the remaining privately owned parcels within the area of the proposed shopping center, in order to undertake a demolition program. Among buildings affected would be the Knights of Pythias Building at 3rd and E streets. About four million dollars obtained from the sale of redevelopment bonds could be used for this work. A decision on whether to proceed should come later this summer,

presumably after reassessment of the shopping center's feasibility in light of the Hahn announcement.

Buildings outside the bounds of the proposed Hahn center, including the Horton Hotel, the Spreckels Theatre, and the Balboa Theatre, were not in immediate jeopardy under the Hahn plan and their status is not expected to change as a result of this month's announcement. However, the uncertainty surrounding the four year old redevelopment project has discouraged investment within the area and the buildings have been allowed to fall into disrepair while city officials sorted through an array of grandiose schemes for redevelopment. Further inaction would be expected to result in continued decay.

The Horton Action Group has already proposed that no demolition occur within the shopping center area until firm commitments for replacement construction are made. The group is now at work on alternatives to the Hahn plan, featuring preservation and rehabilitation as a principle means of economic revival.

Historic Bakery Wins First Round

San Diego's oldest continually operating bakery has won an initial victory in its fight for inclusion within the proposed Gaslamp Quarter Historic District. Owned by Alex Kuhnel, the bakery at 554 Fourth Avenue has been in continual operation for over a hundred years at the same location. The present building dates from before the turn of the century.

City planners had recommended against even considering inclusion of the bakery block within the district, but

Kuhnel and neighbor Don Thompson mustered the support of neighborhood property owners and took their argument to the Planning Commission, which agreed this month that the case warranted a full public hearing. Should the bakery area not be included in the district, its survival would be threatened by uncertainties spawned by the so-called Marina Redevelopment Project.

In the meantime, the Gaslamp Quarter proposal will itself soon go before the City Council for final adoption.

LETTERS

An Open Letter to the Members of S. O. H. O.

On Monday, June 7, 1976, an emergency Board Meeting was called for the purpose of reviewing a proposal by Gordon Johnson of the County Heritage Park staff. Mr. Johnson's proposal was that S. O. H. O. present a "gift" to the County of \$5800 for the purpose of moving the Bushyhead house to Heritage Park, as the bids for moving the three houses were slightly over budget. Several Board members brought up the point that S. O. H. O. had been raising funds (which now total nearly \$17,000) for the purpose of obtaining a building for S. O. H. O. headquarters. It was asked whether the County could give us investment credit on the \$5800 toward office space in Heritage Park (the same consideration that any private investor would receive). Mr. Johnson indicated that it should be a gift with no strings attached. After much discussion, the seven Board members present voted 4 to 3 in favor of giving the money--no strings attached--to the County. The two deciding votes were cast in absentia to make a quorum of 6 for - 3 against.

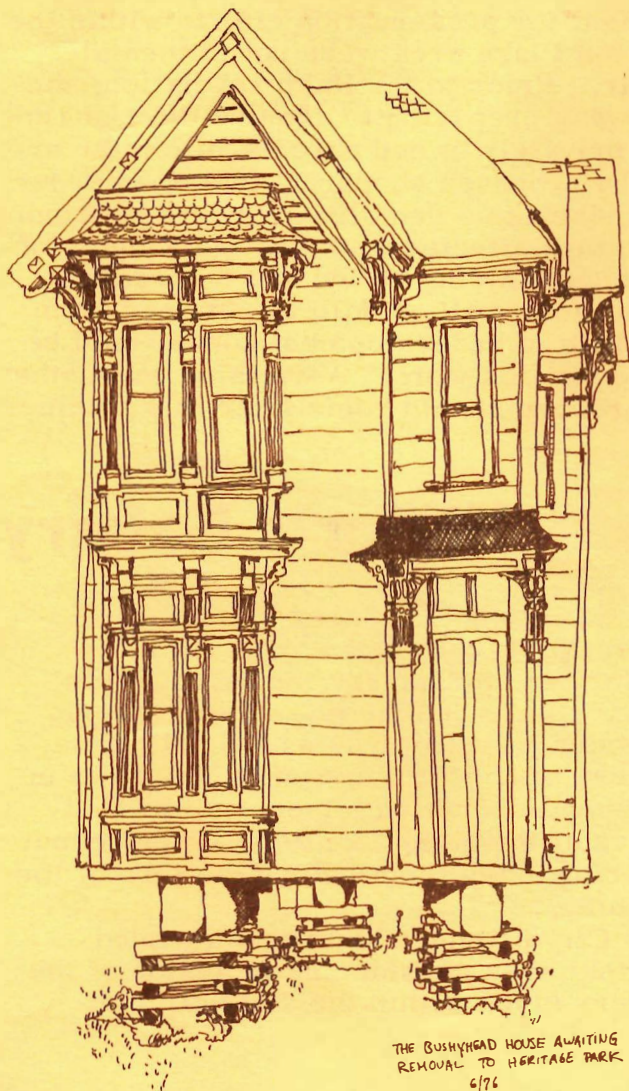
First, let me say that I do not disapprove of the Board's action. S. O. H. O. started Heritage Park, and I think we have an obligation to help see it through. No one else will do it. I do, however, disapprove of six members of the Board of Directors (two who were not even present to hear the discussion) spending one third of S. O. H. O. 's total assets without consulting the general membership.

When S. O. H. O. 's Constitution was written, it was probably never dreamed that the organization would ever have more than a few thousand dollars at one time. No provisions were ever made for disposing of large sums of money or property. Many of our nearly 1000 members have worked hard on fund raising events, and I'm sure would like to have a say in how the funds are used. Even when I was a Board member (1973-75) I felt that the Board had too much power, and the general membership too little.

I think one of the main reasons why our general meetings attract so few people is because the members come and hear what the Board of Directors has been doing, and feel that they have no voice in S. O. H. O. 's affairs.

To be effective, the Board must retain the right to make most decisions. I do, however, think that any action concerning a substantial proportion of S. O. H. O. 's assets should be brought before the general membership. The time has come to take a long and critical look at the S. O. H. O. Constitution, and perhaps find areas where improvement or clarification are necessary.

Bruce Kamerling, Chairman
S. O. H. O. Tour Committee



THE BUSHYHEAD HOUSE AWAITING
REMOVAL TO HERITAGE PARK
6/76

HUMOR



And Now A Word On Behalf Of Parking Lots:

Having slipped behind somewhat in its effort to preserve beautiful old homes and other buildings downtown, Dayton now is considering a new approach to take advantage of the Gem City's remaining assets. Dayton is applying to be designated as a National Register parking lot.

This would allow downtown Dayton to take advantage of some of its finest architectural and engineering achievements in recent years, and would capitalize on one of the central city's most lucrative growth industries.

Dayton has been working toward this goal for years, and made big strides in 1969 when it razed the elegant, 40-room E. J. Barney home which had been standing at Monument and Ludlow since 1893.

History buffs can now park at the site for a fee and, by standing on the roof of one's car, can look north out of what was the window Mr. Barney probably looked out, and see two more parking lots, which Mr. Barney was not quite so privileged to see.

Wrecking the Palace

Now Dayton is wrecking the Palace theater for a parking lot, and the auditorium of the Victory theater is scheduled for a flattening out. Though many mourn the loss, the mourners did not patronize the lossee. But the nice thing to emerge

out of all this is that, by becoming a parking lot, each area will gain all the amenities of a nice lot--a sign, a light, asphalt and stripes, thus helping the area to blend in nicely with the shape, color, texture and function of the street.

The only aberration in this plan to give Dayton more of the ambience of some of Detroit's finest parking areas is the Courthouse Square area where new construction is popping up. But even that area will have two garages so people who come downtown to park can have some variety. The drivers can park at street level a while, then switch to the higher garages for different views or for the added thrill of going down the spiral ramps.

Contrary to some criticisms that parking in Dayton drives out other businesses, the cost of parking brings in considerable revenue and stimulates the growth of banks and loan companies to serve people who need to borrow cash to retrieve their vehicles.

PMI Research Grant

With all the old buildings going down, however, there has been some change in thinking. Many young people now doubt the existence of pre-1913-flood Dayton,

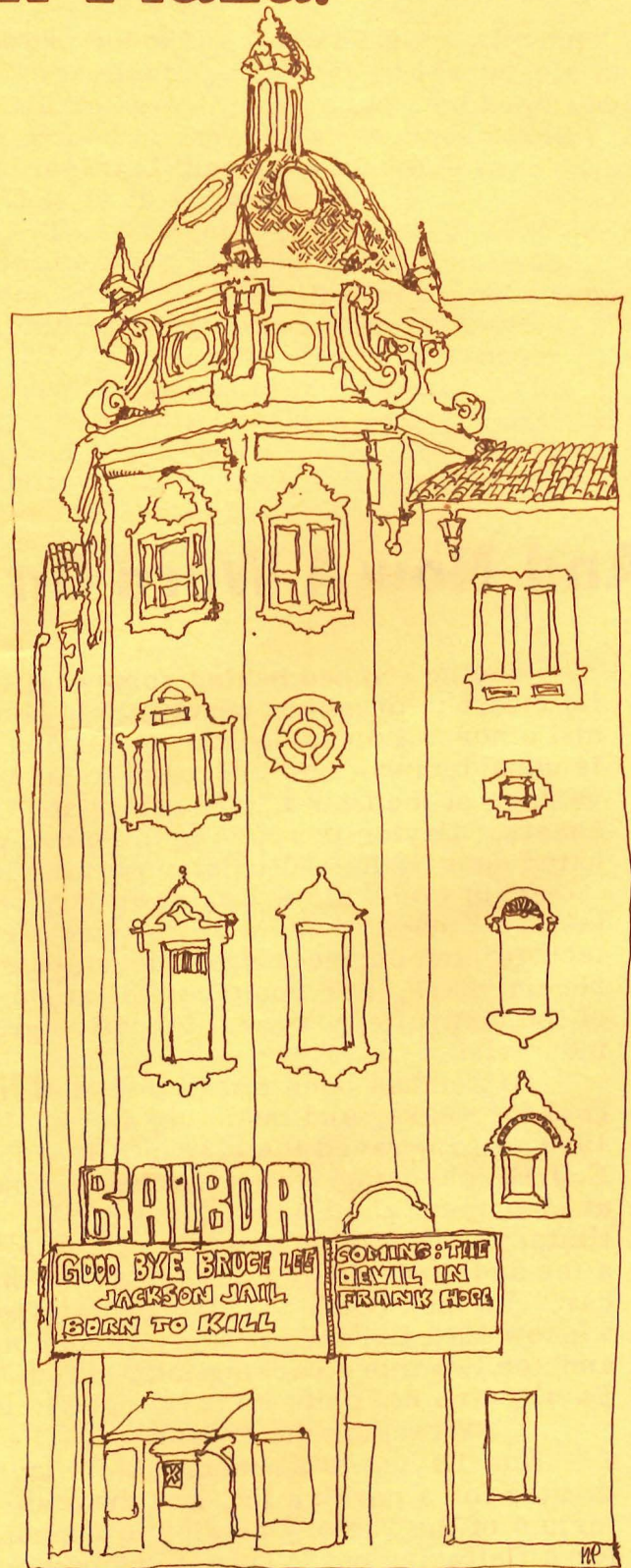
Cont. on 10

Announcing The Incredible SOHO Bar and Grill Tour of Historic Horton Plaza.

Relive the greatness of San Diego's magnificent past as we tour some of our city's finest historic drinking establishments. The Palace Bar, with its unrivaled photographic collection of sports and show business notables, Norm Sutter's Right Spot Bar and Grill, and the Press Room next to the Spreckels Theatre are only a few of the colorful diversions. Between drinks we'll explore the rich architectural heritage of this once thriving downtown neighborhood. Drinks are cheap --35 cents for a glass of beer.

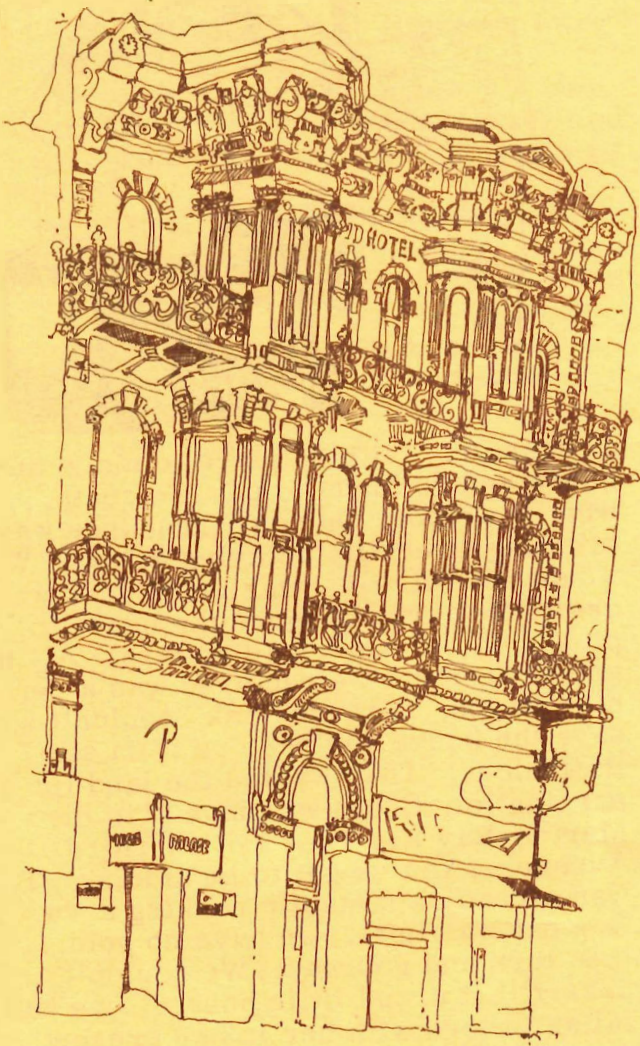
TIME: 3:00 PM
DATE: JULY 11th
LOCATION: HORTON PLAZA

Directions: Horton Plaza is located on the south side of Broadway between 3rd and 4th Streets in downtown San Diego. From southbound I-15, take the Front St. off-ramp and turn left on Broadway. Northbound on I-15 use the 4th St. ramp, turn left, and proceed to Broadway. On-street parking is free and readily available on Sunday. Look for our banner at the Plaza.



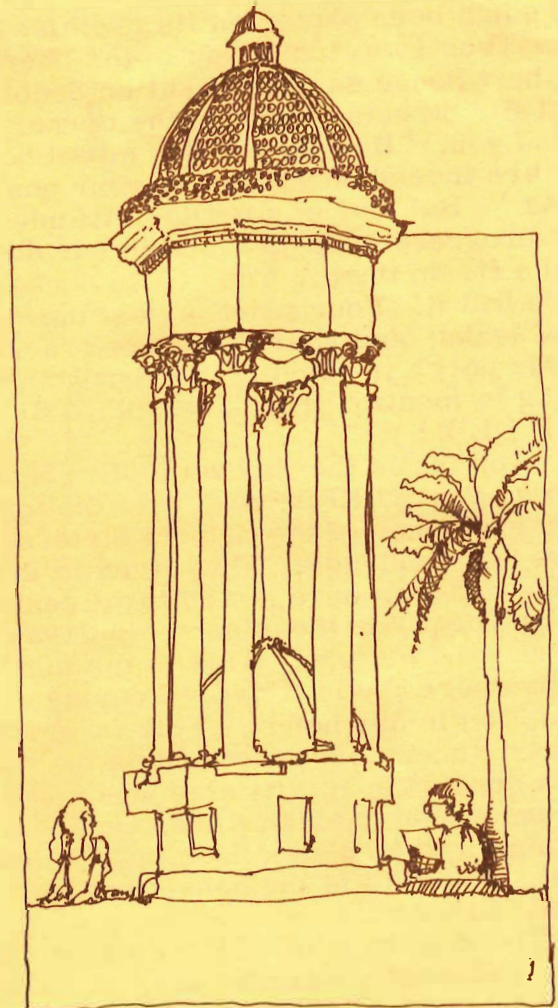
The Horton-Grand Hotel: (left)
Site of the notorious "Original Louvre"
beer hall and restaurant in 1888. Today
the home of Bob Johnston's Palace Bar
and Norm Sutter's Right Spot Cafe. Have
a drink or two, then go upstairs for a truly
aesthetic experience: the amazing interior
staircase and lightwell.

Here's where we meet (below):
The Horton Fountain, designed by world
Famous architect Irving Gill at the behest
of Louis Wilde, a colorful one-time Mayor
of San Diego and the man who created
Broadway--because it ran by his house on
Golden Hill.

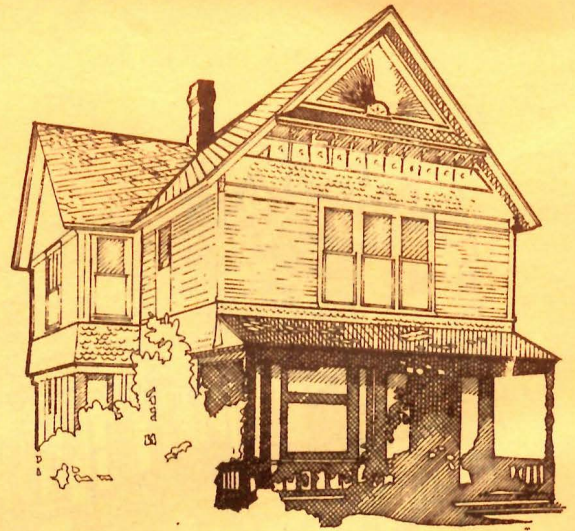


It's Free!

The Balboa Theatre (left):
Its interior is elaborately decorated in
a polychromatic Spanish Renaissance Theme
executed by the same artists who decorated
the Theatre Internationale in Mexico City.
Though designed primarily as a movie house,
the Balboa contains complete facilities for
live theatre.



MY CORNER



It seems there was this little house ... sort of a monstrosity... so ugly, it was beautiful. No definite architectural style... perhaps a slight leaning towards Carpenter-Gothic.

It had a certain charm and it had love. Nevertheless, in spite of its appeal, it was not long for this world. The "Begone" sign had been placed on its premises.

Thus I introduce you to the Sherman-Gilbert house as once it sat on Second and Fir Streets, right on the corner, mind you. "How do you do, small house, we are indeed enchanted by your quaintness." But that was not the attitude of the progress-type-persons in our domain, and a fie on them. You, little house, have had it! Your paint is peeling, your roof leaks, and your steps are cracked. (Your porch is sagging too, but I wasn't going to mention that. Sorry.) **YOU ARE OLD!!**

And that's the way we met... Shake hands, you SOHO people, with the former residence of the Gilbert Sisters, Bess and Gertrude. They lived in this house that was once the cultural center of San Diego, in those good old days of yore... and culture. This is the music room where Pavlova danced during a reception in her honor. This is where Arthur Rubenstein practiced on the piano for a concert. This is also where the famous singer Marian Anderson spent the night, when denied lodging at a local hotel. And this is the house that had to go! **NEVER!!!**

The members of SOHO were up in arms and what a war was staged. After many a meeting, we threw our hands up

in despair. With no place to move the house and no funds to pay the costs... what'll we do? Our only resource was creating a terrific delaying action. We would not retreat. Our great need was a designated area to move the house to, plus good old American dollars. All the encouragement we received was a definite maybe. You may ask, couldn't we save the house and restore it on site? Ridiculous! They wanted the land for a parking lot. Could we move it to the Morton-Bay Fig Tree Lot on Third Avenue... You've got to be kidding! That was already a fantastic parking area... So what was left... we have no gold... then turn and go away!! We couldn't desert that proud little house... we had fallen in love with her in her present state of deshabille, and we knew she could be restored with tender loving care... and mucho money.

So we embarked on fund-raising events. We held Art shows by the dozens, Country stores, Auctions, Ice Cream Socials, and Victorian Tours. Ah so... we raised funds... but not enough.

We were repeatedly told that there was no cause for alarm; there was plenty of time before the land would be needed. We had no need to fear for the safety of the house for at least a year... or maybe six months. And then the ax fell! A letter came informing us that we had to **MOVE THAT HOUSE** in two weeks. Get off the land... Shape up or ship out!

So we blew our whistle, called our troops together, formed a line, and marched on city hall. The County Board of Supervisors listened to our story, our pleas, and our muffled sobs (that made us irresistible) and they lent us "X" number of dollars to pay the movers,

which we supplemented by the wealth we had accumulated. They also provided a place for the house in Heritage Park in Old Town.

It all sounds so easy now. It was not! The Gilbert house was saved, and it was on its way...you might think. No way.

None of the movers we contacted would agree to touch the house. It was too fragile; it would splinter at the first blow it received. Forget it! But we wouldn't and it didn't. (Thank you good moving people for taking a chance. You were magnificent. Superb!)

It was just a matter of days til the movers arrived. And more problems. The house was saved for posterity, but SOHO was responsible for its security til moving day. Schedules were planned and baby-sitting (house-sitting) hours were assigned, and we nursed her round-the-clock. I wonder now, what I would have done then, if someone had approached with a match to burn it down (this was our fear). Probably would have hit him with my purse. Somehow, I have this

feeling, I wasn't the cream of the sitting crop...but I was there, trying.

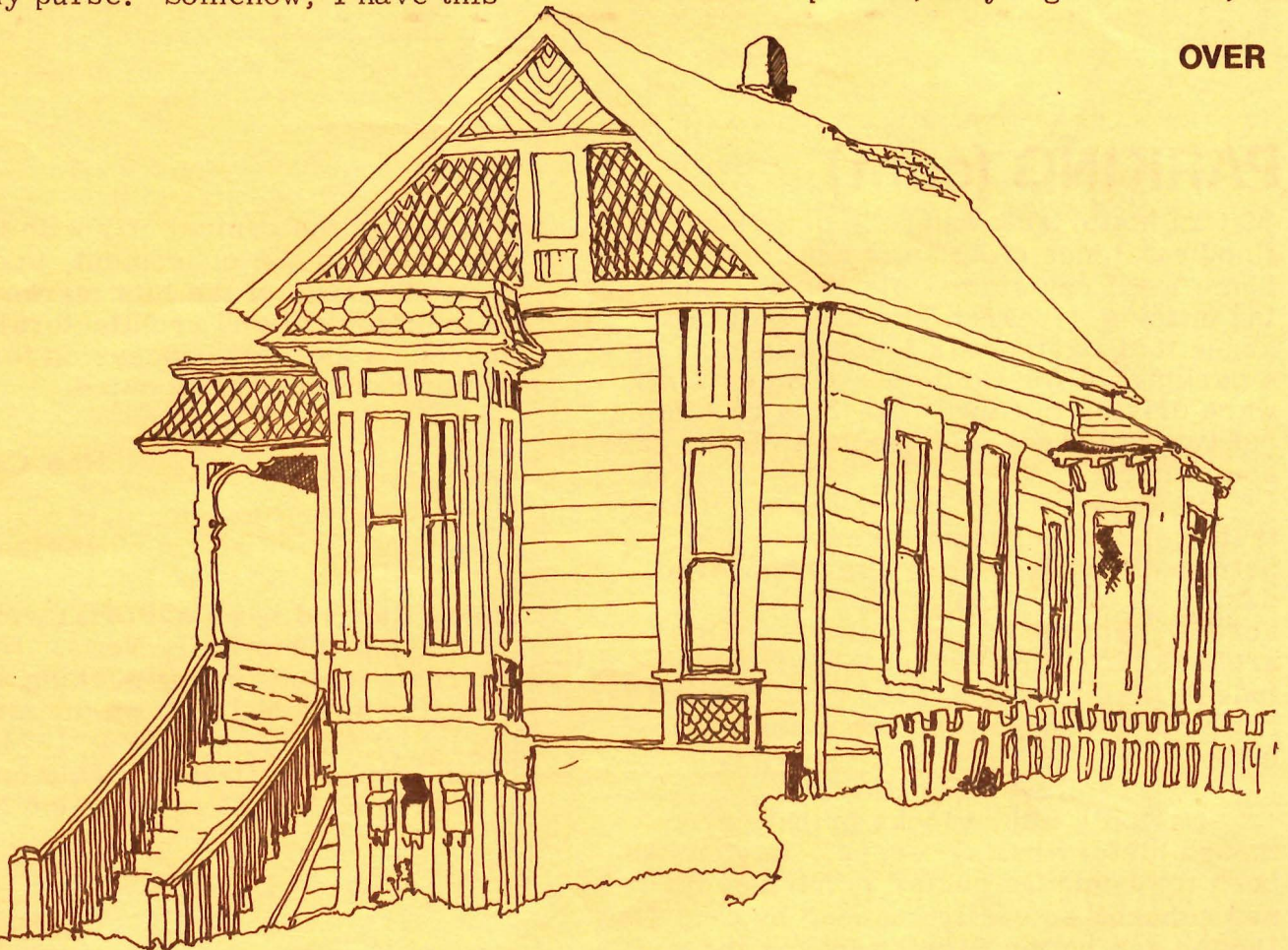
Finally, it was the day the movers arrived and the work began. First they cut the house in half (and many a tear was shed...it was like cutting up the Gilbert Sisters, long gone these many years). Carefully, tenderly the two pieces of the house were placed on separate rollers...Steady as she goes...easy does it...WATCH IT!

Thus it was readied...tied on, nailed up, scotch taped and away it went up Fifth Avenue...so pleased.

That day was one of rejoicing for SOHO (but we weren't smug...not yet). All along Fifth Avenue the shopkeepers came out to watch this strange parade of two pieces of house, followed closely by our members on bikes, in cars, some walking, some hoping to rid on the roof.

We followed the trail, through the traffic, into Mission Hills and to the top of the hill on Juan Street. As we waited at the Park site at the bottom of the hill, the house paused, way high above us, and

OVER



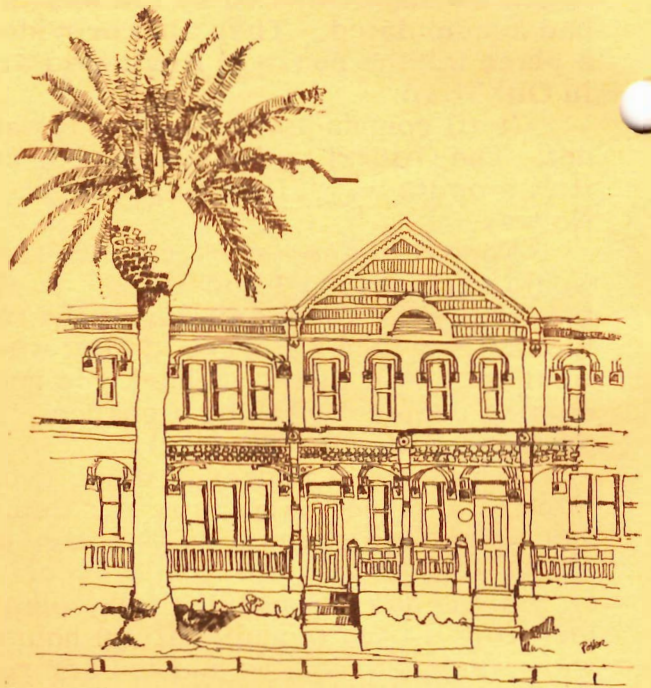
244 GRAPE ST.
SAN DIEGO

CORNER (cont)

seemed to shudder at the prospect of slipping off the rollers as it descended... (that house could really think). On it came, slowly and surely, with great dignity, and a faint smile on its front porch, reached its destination... at long last. I think it said, "I was worth it, wasn't I, and THANK YOU SOHO".

Thank you to SOHO's first Board of Directors, who worked so hard to save something from the past, that we knew could never be replaced. Let's hear it for Miles Parker, Carol Lindemulder, Nicholas Fintzelberg, Sally Johns, Marie Fillius, Sue Macnofsky, Peggy Shepley, Bruce Hay, Denise & Courtney Gonzalez, Homer Delawie, John P. Ford and William McKenzie.

Claire Kaplan



PARKING (cont)

just as historians doubt the pre-Noah-flood existence of Atlantis and Lemuria. Some local revisionist historians, studying under a research grant by PMI, now argue that Dayton was founded in 1915 as a parking lot for Columbus residents who were driving to Cincinnati for a ball game but ran out of gas and needed to leave cars somewhere.

However, other historians scoff at that, noting the recent discovery of a petrified tow away zone sign uncovered during an excavation in the parking lot across from the Safety building. This archeological find suggests that Dayton did, indeed, exist before 1915, even if there is little other concrete evidence for that belief.

Reversing History

Dayton's future looks bright, even though history has reversed. Dayton has been the business center which has spawned suburbs so easily reached by car. Now Dayton can be the parking lot for the suburbs, thus completing a master plan that

will merge the central city with the shopping malls in one convenient, accessible lot, with areas of the lots marked off for their historical and architectural significance, a cultural concession for which Dayton has come to be noted.

Hap Cawood

[Hap Cawood is an editorial writer for the Dayton, Ohio Daily News. His interests include finding parking spaces with free time still left on the meters, his latest find being July 4, 1974, on South Ludlow in Dayton. This column is reprinted from Preservation News.]

KUDOS

Congratulations to Pat Schaelchlin and Bill Cartwright on their appointment by Mayor Wilson to the City of San Diego's Historic Site Board.

ADS

FOR SALE

Split-level Victorian House
1634 San Miguel Road, Bonita
Contact: White Gate Realty
426-4640, Larry Emerson. \$49,950.00.

FOR LEASE

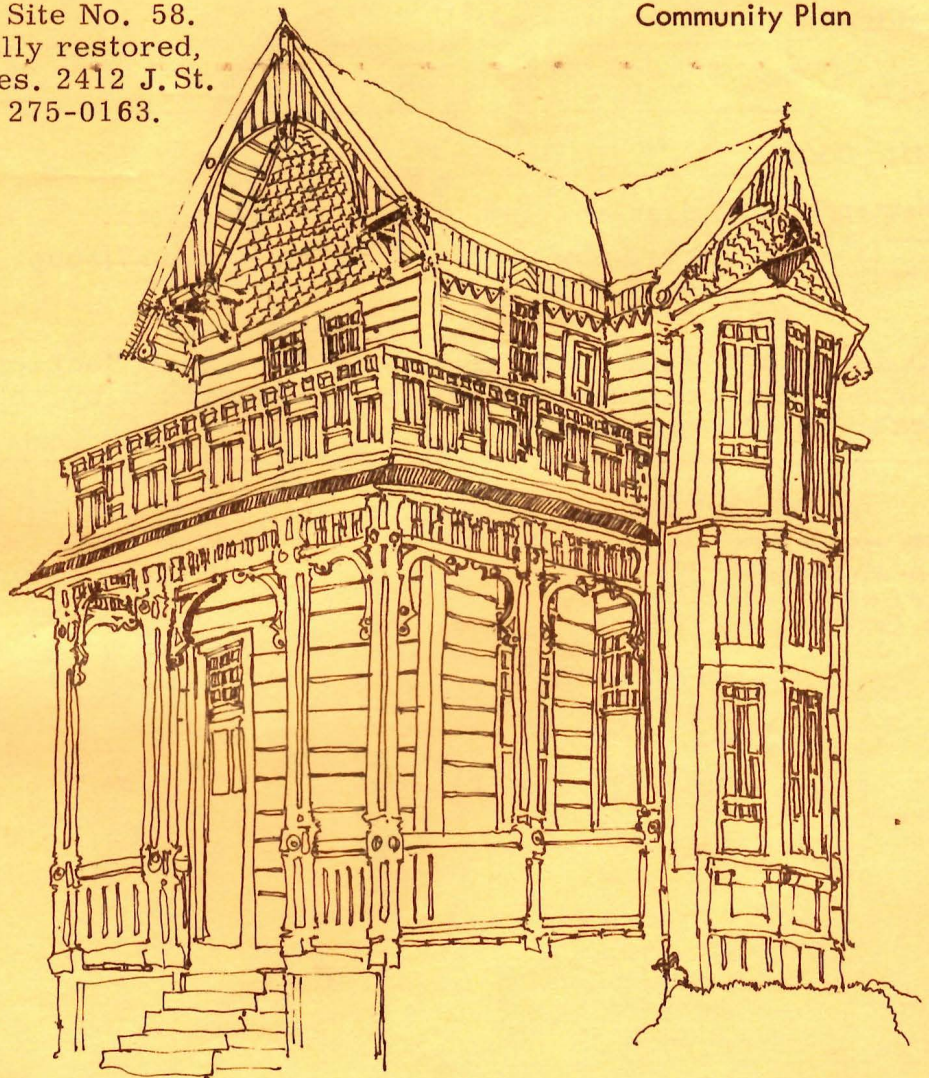
Livingston House, Historic Site No. 58.
Over 4,000 sq. ft., beautifully restored,
suitable for corporate offices. 2412 J. St.
Contact Agent Ray Cadena, 275-0163.

QUOTABLE

We now live in an era marked by rapid change. Our familiar surroundings and old structures are being altered and replaced at an unprecedented rate. It is becoming increasingly difficult to see our position clearly with regard to past, present, and future. We need a means of recognizing and preserving our cultural and physical roots. We need to have a higher regard for our older buildings and other historical features.

At some point in time, certain buildings, trees, street lamps, and other objects transcend their value as pieces of real estate or functional objects and become symbols of greater depth and meaning to the people of a community. They become reference points for changing daily life.

from The La Jolla
Community Plan



NEW MEMBERS

WHY JOIN SOHO?

Pat Hook
Sandra Russ
Eleanor Millinger
Dan & Melba Smith
Carolyn Yarborough
Jay & Norma Goodwin

Marcia Stradley
George Szabo
Robert Morris
Glenn David
Evelyn Smith

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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