



Sep. 1976

Reflections

Post Office Box 3571, San Diego, Ca. 92103

225-1033

The Summer of '76 Yields Preservation Breakthrough

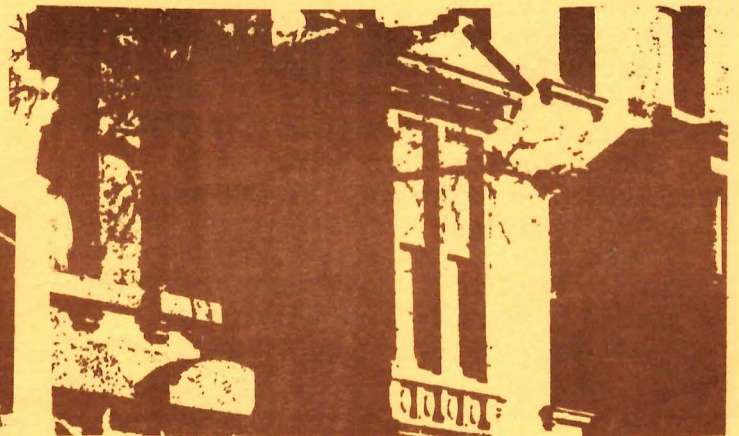
Two events of major significance to historic preservation in San Diego have marked America's Bicentennial summer. Adoption of the Gaslamp Planned District Ordinance and the move of three historic houses to the County's Heritage Park have culminated years of work by dedicated supporters, and should guarantee that several outstanding examples of San Diego's historic architecture are preserved for the benefit of future generations.

The move of the Christian, Burton, and Bushyhead houses was long overdue when County Supervisors finally authorized the proposal. SOHO is contributing almost \$6,000 to help finance the operation. Potential tenants of the new additions include a restaurant, offices, and a community service organization. Foundations are presently being laid to accommodate the houses, and the move is tentatively

expected to occur in late August.

As for the Gaslamp Quarter, almost a decade of planning reached fruition in June as the city council put its stamp of approval on the law designed to preserve sixteen blocks of historical commercial buildings in the heart of downtown. Since the mid-nineteen sixties, local preservation advocates have worked to advance the proposal. SOHO member Ed Scott was at the forefront of the efforts which led the council to authorize the planning procedure.

The new law prevents construction of new parking lots and is designed to encourage imaginative adaptive re-use of historic buildings. Plans are presently underway to declare the area an official historic district, permitting special treatment under the building code and tax laws.



LETTERS

Attention: Mr. Bill Cartwright

Dear Bill,

We members of the San Diego County Cultural Heritage Commission wish to express our appreciation and gratitude to Save Our Heritage Organization for the time, talent, and money so generously given on behalf of Heritage Park.

SOHO has been the motivating force behind this unique park concept and surely, Heritage Park will not have become a reality without SOHO's persistent concern for its success.

In that SOHO's uncompensated efforts to the benefit of San Diego County have been generous, significant and exceptional, the San Diego County Cultural

Heritage Commission wishes to commend SOHO for its activities which were vital to saving and preserving Heritage Park for the enjoyment of all! Thank you.

Sincerely yours,

/s/ Cheri Lynn Hoffman

Chairman, Cultural Heritage Commission
Cultural Heritage Commission Members:
Ken Nobilette, Vice Chmn.

Mrs. Bea Evenson

DeGraff Austin

Harry Evans

Martin Dickinson

John Henderson

Dr. Samuel Sloan

Mrs. Kathleen Porter

Lee Grissom

Richard Yale

Arthur J. Jessop

Mrs. Lucy Killea

Mrs. Arlene Boyers

Walter Anderson

Robert Ferris

Mrs. Maggi Kirkpatrick

Elections Set For September 19

GENERAL ELECTION MEETING AND BRUNCH

September 19, 1976 11 A. M.
San Diego Rowing Club, 525 Harbor Dr.

\$1.00 Donation for light
Champagne Brunch

This may be the last chance to see the
San Diego Rowing Club before it is
demolished to make way for the new
Marina

President
V. President
Secretary
Treasurer
Immed. Past Pres.

Bruce Kamerling
Pat Minnich
Donna Regan
Cia Barron
Bill Cartwright

Board Members

Corinne Johnson
Marc Tarasuck
Ted Krauss
Pat Schaelchlin
Matt Potter
Esther Young

Alternates

Mike Jones
Keith Evans
Ray Cadena

Bakery Block Wins Two Key Votes

The historic Royal Pie Bakery and surrounding property has moved a step closer to inclusion within the Gaslamp Quarter as a result of two recent decisions by city panels.

Following a recommendation by the newly created Centre City Development Board that the Bakery area be added to the Gaslamp Planned District, the Planning Commission recently voted 4-0 to send the proposal to the City Council with a recommendation for approval. If the Council agrees, the additions would become law.

The recent advances came despite

stiff opposition from city planning and redevelopment staff, who claimed that the addition would hurt the adjacent Marina redevelopment project, proposed for adoption this Fall. But area property owners, led by Donald Thompson, succeeded in convincing the two panels that the addition would help the Gaslamp Quarter and not be harmful to the Marina area.

Research by SOHO member Pat Schaelchlin has revealed that the Bakery is the oldest in San Diego, having been founded over a hundred years ago.

Demolition Mars Gaslamp Debut

A generally rewarding summer for preservation has been marred by the demolition of a building in the Gaslamp Quarter only weeks before stringent development controls were set to go into effect.

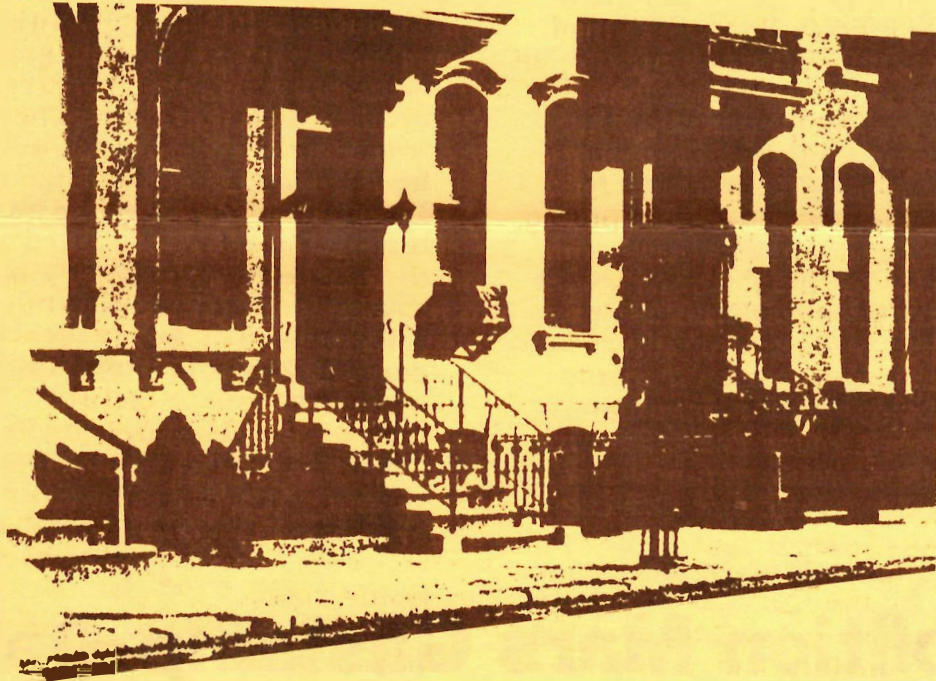
The one-story building representing a part of San Diego's dwindling oriental heritage, was built about sixty years ago on the southwest corner of Fifth & Island Streets. According to a spokesman for Goodwill Industries, owner of the property, the site will be used for a parking lot. "200 crippled people need parking," Goodwill Executive Director Eugene Morrill told "Reflections".

Parking lots will not be permitted under the Gaslamp Quarter Planned District Ordinance due to take effect in August. However, according to city officials, no sanctions can be applied against Goodwill under the existing zoning law. "It's unfortunate," said one, "They

slipped in before the deadline. I guess we have to expect some last ditch demolition." Goodwill, which owns other property within the area, has previously indicated they plan to relocate somewhere outside the boundaries of the Gaslamp Quarter. Other rumors have it that Goodwill intends to expand its facilities on the vacant land when funds become available. In any case, the long term effect of an empty corner on development of the Gaslamp Quarter isn't hard to predict. As in San Diego's Old Town, rehabilitation of existing buildings is expected to be a keystone of redevelopment.

Large gaps in building frontage will doubtlessly damage the character of the area which the Gaslamp District was intended to preserve. Hopefully no more unfortunate surprises will occur before arrival of the August 14th plan implementation date.

The Coronado Tour



Saturday, October 9.

The year was 1885 and two Easterners, who had come west for reasons of health, were hunting rabbits on the San Diego Peninsula when they were struck by the idea of turning "the island" into a luxurious seaside resort. In December of that same year Elisha S. Babcock and Hampton L. Storey put their thoughts into action and purchased the entire peninsula for \$110,000, renamed it Coronado, and incorporated the Coronado Beach Company. With the promise to build the "largest hotel in the world," Babcock and Storey were soon able to sell over a million dollars worth of lots. By January, 1887, thirty dwellings had been completed, and with the opening of the Hotel Del Coronado on Feb. 14, 1883, Coronado was established as the finest resort in the West. It was not long before Coronado peninsula boasted of ferry service from San Diego, a "people's resort" affectionately known as Tent City, an ostrich farm (plume hats then being the rage), and a Japanese Tea Garden, as well as many imposing buildings.

Gone now are the ferry boats--replaced in 1969 by the Coronado Bay Bridge--the tents, the ostriches, and the tea gardens. Fortunately, however, many of the early buildings still remain and may be seen on October 9th when SOHO will offer the public a rare opportunity to tour historic Coronado. Buildings that will be open for the tour include the Hotel Del Coronado Boat House, the Jessop House, the Christ Episcopal Church, and the Richards-Dupee House. Many other historic sites will be pointed out along the tour route.

The 1887 Boat House is thought to have been constructed essentially as a training session for the unskilled Chinese workmen brought from San Francisco to build the luxurious Hotel Del Coronado. It has since been converted for use as a restaurant and now houses fine Victorian Era antiques rather than boats.

Christ Episcopal Church was designed in 1894 by James W. Reid, who in association with his brother Merritt, also designed the famous Hotel. The exterior is finished in hand-hewn granite while the interior features stained glass windows by California designer Bruce Porter, best

remembered for his Monument to Robert Louis Stevenson located in San Francisco. The windows were assembled by Porter at the Tiffany Studios in New York and then shipped around the Horn to Coronado.

The Jessop House was built in 1901 for Joseph Jessop, founder of J. Jessop and Sons, Jewelers, San Diego. Styled after the old Jessop home in England, the house contains a beautifully-finished redwood entry hall and staircase. The house has recently received an award for restoration from the Congress of History.

The highlight of the SOHO tour will be the majestic Richards-Dupee House. Designed by the famous San Diego architects William S. Hebbard and Irving Gill, the house was originally built in 1902 for the wealthy rancher Bartlett Richards. The house was subsequently purchased by Walter Dupee, a polo enthusiast who added two wings in 1914. The house now contains seventeen bedrooms and nearly 20,000 sq. ft. of living space. Interesting architectural features include a marble entry way, a Wedgewood paneled bedroom, and a gold leaf ceiling in the living room.

The SOHO bus tour of Coronado is scheduled for Saturday, October 9th. Reservations (\$5.00) will be by check only, and the reservation deadline is Friday, September 24th. Please make checks payable to SOHO Tours and mail them to SOHO, c/o Bruce Kamerling, P.O. Box 11352, San Diego, CA 92111. No refunds will be made after the deadline date. Buses will leave from the parking lot behind the Organ Pavilion in Balboa Park at 10 A.M. and 1 P.M. Please indicate a preference for a morning or afternoon tour; otherwise, you will be scheduled from time available. If you have any questions, call SOHO at 225-1033.

Enclosed is \$ _____ for

_____ reservation(s).

Name _____

Address _____

Phone No. _____

Check one:

_____ Morning Tour (10 A.M.)

_____ Afternoon Tour (1 P.M.)

CORNER

Being a Tour Guide is not that hard, and being a Tour Guide is not that easy. Being a Tour Guide for SOHO is a lot of fun, notwithstanding some of the trials and tribulations. For instance, the agony of hearing your voice on the microphone, sounding like Minnie Mouse, and wishing you were home having a wonderful time scrubbing floors and mowing lawns. (The old "I should have stood in bed" routine!)

Eventually you get used to the mike in your hand, the weaving bus as it tilts against the curb, and the everpresent worry that you're going to guide them straight into the bay. However, when you have a captive audience and are leading them to our remaining Victorian structures, it dawns on you that you are actually enjoying these lovely people... that it's with deep pride you are introducing them to San Diego's history and acquainting them with those who have passed this way in time.

If you've never had the pleasure of a SOHO tour, you've missed an opportunity of a trip into the past, to an era when San Diego was known as "New Town", when things moved slower and there was time to appreciate them.

We've had many strange and fascinating experiences as Tour Guides, and our very first was a minor disaster that turned out great. The National Trust for Historic Preservation had their conference at the Hotel Del Coronado, and the Save Our Heritage Organisation was in charge of the Victorian Tour. My bus arrived without a microphone and my instructions were to place myself in the center of the bus and shout at the top of my lungs... make myself heard above the street noises and the sound of the motor. No way would I even attempt this. Thankfully, Barry Worthington, our President, came to my rescue and volunteered to be the Tour Guide, while I cringed in the seat behind the bus driver, and became the worst navigator in history. Though we felt the tour was a minor flop, those wonderful people loved it and had the time of their lives. Never had they been so entertained! We knew from nothing where we were heading and were too embarrassed to care. We made a lot of friends that day, and we were grateful for their patient good humor. For us it was A DAY TO FORGET!



AND THEN WE WENT TO TOUR GUIDE SCHOOL!

We attended classes! We were given notebooks and information on every historic blade of grass... supplied with knowledge far beyond our depth. We really tried to retain the facts... we really worked on that instant recall bit... not too much sunk in... It seemed the harder we tried, the less we remembered. And then... we finally learned... it didn't matter that much. What mattered was that the people be told to relax and enjoy it... to shed a tear for what had been built and destroyed... to care about preservation... to join SOHO... to get involved... and to "remember we love you and the name of the bank".

The tourists are great! They have a good time and they want to go again. The difficulty is getting them to leave the bus when we return from the tour... Which only proves... we must be doing something right!

And now for what's in store: Our next SOHO Tour is October 9th (Saturday) and it's "A Tour of Coronado". This is going to be our biggy; our super-fantastic tour of tours, and you're going to hate yourself if you miss it. Tour Chairman, Bruce Kamerling, is going to need everyone to pitch in and help. Be a Tour Guide, Navigator, Host or Hostess! Serve refreshments... do publicity... pour the tea... get on a committee! Come aboard! We welcome all of you with open arms.

Claire Kaplan

A Letter To Pete Wilson

From The President of SOHO

Dear Mayor Wilson:

Thank you for your recent response to our letter endorsing Councilman Haro's proposal for Horton Plaza.

I would like to take this opportunity to express again and perhaps clarify our basic position on downtown redevelopment. First, of course, we are behind you 100 per cent in your support for an enhanced Centre City, and we will continue to strongly endorse your efforts in this direction.

We have been, however, concerned about the lack of progress in the Horton Plaza project area. Thus it is indeed welcome news that the Agency now expects to conclude a disposition and development agreement by the end of this year.

We are aware, however, that development of the shopping center itself may still be five or more years away. For this reason we believe it is extremely important that the Agency develop a contingency program for dealing with the Horton area and the neighboring Gaslamp Quarter during the interim period.

Such an interim program would be particularly crucial to the well being of the many historical buildings within both the Horton and Gaslamp areas. Some of these buildings are presently in a very poor state of repair, and the longer they remain without attention the more difficult it will be to rehabilitate them.

Aside from the aesthetic and historic value of these structures, we believe that they can play a significant role in a phased redevelopment process, balancing public and private commitment to a revitalized downtown. While the Hahn shopping center would be of unquestionable value to downtown, we feel that because of the several contingencies upon which its development is apparently predicated, it is incumbent upon the Agency to develop a program which assures downtown revitalization within a reasonable time frame.

To this end, we would suggest the following measures, among others, be considered by the Agency:

1. Small-to-moderate size developers and businessmen might be encouraged to locate within the Gaslamp Quarter and Horton Redevelopment area. Incentives to interested parties might include a revolving fund to provide financial resources for historic preservation and adaptive re-use.

2. A co-ordinated public improvement program within the Gaslamp Quarter and Horton area might be undertaken to catalyze private commitment to rehabilitation. Such improvement could include reduction of street width, new paving, unique street furniture, and a rehabilitated Horton fountain.

I would propose that members of our group who are familiar with the Horton Project meet with your staff to further discuss these and other alternatives for Centre City redevelopment. I would also suggest that a special task force be established to identify feasible ways of enhancing the Gaslamp Quarter and the Horton area while the Hahn plan is in the works. Members could include representatives of our group, San Diegans, Inc., and the Gaslamp Quarter Association.

Thank you for your consideration.

Sincerely,

/s/ William Cartwright
President

cc. Board of Directors,
Centre City Development Corporation
Gaslamp Quarter Association
San Diegans, Inc.

NEW MEMBERS

Marcia Bergen
Helen & Paul Markel
Linda Kaczur
Oliver Brothers Restoring
Kirk Buchanan
David Hopkins
Beverly Stebbins
Jane Frayser
Dennis Frieden
Mr. & Mrs. Joseph Alksnis
Christine Jackson
John Miller Family
Mr. & Mrs. Charles Davenport
Eleanor Ratner

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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