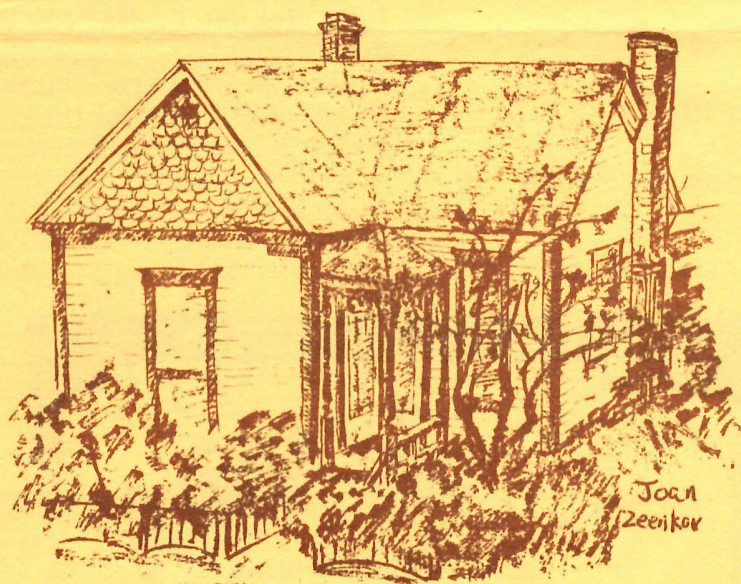


Reflections

February 1978



Vol. X, No. 2



SOHO ANNOUNCES THE GREAT:

LOOK MOMMY THERE'S A HOUSE FOLLOWING US!

WEDNESDAY, MARCH 1st, 10:00 am starting at the Hippen Cottage at 1536 2nd Ave.

The parade will be led by Doc Evans' Great White Whale motor home (and the Hippen Cottage), to Heritage Park. We should arrive or be arrested by 2 pm.

A panel will designate 1st, 2nd and 3rd place Historic Sights from among the vehicles and persons attending. The grand marshal will select a Ms./Mr. Hippen Cottage at 10 am to reign over the parade.

Volunteer Pom-Pom persons are urgently needed, as are marching musicians with their instruments. They can join us at 10, or catch us enroute (the route is not certain as this goes to press--but we'll be hard to miss!). Anyone possessing riding elephants, fat ladies, camels, or other parade paraphenalia is urged to attend. No walking will be required, Chinese fire drills will be held at intersections and red lights.

--Keith Evans, Parade Chairman

SOHO would like to thank the following people for their contributions toward the moving of the Victorian cottage to Heritage Park:

Toastmasters CO-OP

Kaare S. Kjos

John & Lucy Killea

Nancy Ohanneson

James A. Wheat

Helen M. Blanchard, D. T. M.

Dave Sheldon

Marilyn Mott

Doug McHugh

Jack & Margaret Cauthen

Gara H. Lyon

J. Arthur & Vicenta Paget

Gail B. Louis

Grace Mildred Moran

Mary Lucile Moran

Elinor Meadows

Stephanie J. Degen

Louis & Mary L. Bailly

John D. Robuck M. D.

Jane Guymon

Edward & Ida Petz

Robert & Ingrid Coffin

Jack E. Percival, Jr.

Mrs. Camilla Percival

L. S. & Esther Scott

Maggie Hawkins

Gordon & Sharon Johnson

Rae Berry

Cathy Grigsby

Robert & Pat Teaze

Virginia T. Evans

Harry Evans

Joseph J. & Claire L. Kaplan

Philip & Alice Crittenden

LTC Robert P. Harvey (RET) & Louise

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Violet V. Pease

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San Diego's only gallery devoted to contemporary American handblown glass

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NOVELTY GLASS, SCULPTURED GLASS
AND ART GLASS

Friday Evening

FEBRUARY 24th

WITH MUSIC, NIBBLES AND WINE

DONATION \$2.00

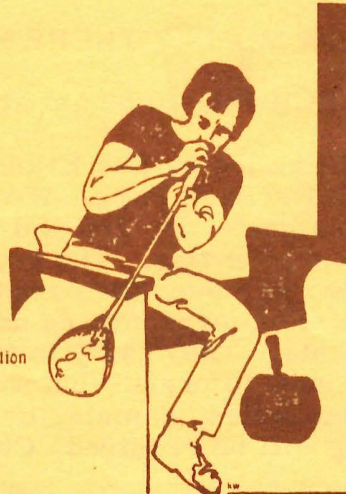
7-10 pm

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THE OLD MISSION HILLS MARKET 1631 WEST LEWIS ST.

FINER-MEAT FINER FOOD SOON TO BE
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WILL BE THE SETTING FOR A SUNDAY AFTERNOON
WINE AND CHEESE TASTING FEBRUARY 26 1-4 PM

REplete WITH THE GORMET WISDOM OF 'WINO'
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FOR FURTHER INFO. CALL 291-9811

LETTERS TO THE EDITOR

Dear Editor:

In reading the January, 1978 issue of Reflections, I was amazed to discover that the "disreputable person" referred to in Doc's Fix-It was not only knowledgeable on the subject of house restoration but was also an extremely entertaining writer. It couldn't help but occur to me that perhaps he had chosen the wrong field of endeavor and should give up the former to pursue the latter. Hopefully, he will fix our city heater first, however.

L. B.

Dear Newsletter Editor, dear Chief,
dear Cathy:

This is the first of many letters I intend to send your way, so take a deep breath. . . here I begin!

In my official capacity as Hospitality Chairman, I wish to extend a warm welcome to SOHO's newest and youngest dues paying member, Shaun Evan McCutcheon of Cardiff-by-the-Sea. His parents, Judy and Rick, have informed his grandparents (that's Joe, that's me) that Shaun weighed in at 9-1/2 lbs (mostly muscle) on Dec. 12th, screaming at the top of his lungs, 'I want to be a Tour Guide too'. To qualify for this position, he has assumed the responsibility of reorganizing the household with much gusto. . . loud and clear.

We gaze on this giant of a boy with the usual pride, wonder, amazement, and amusement. He is truly a joy to behold, with a yen to be held.

Claire Kaplan
NANA 2

To: Cathy Grigsby, Editor,
Reflections

I thought you might be interested in printing a review I wrote on Gebhard and Winters A Guide to Architecture in Los Angeles and Southern California in Reflections.

I am a new SOHO member. I am also interested in your volunteer duties.

I attended UC-Berkeley and studied under David Gebhard. I consider him the expert on California architecture-- regardless of period or style.

Sincerely,
Kathleen Kelley-Markham

To: Editor/Reflections

A Guide to Architecture in Los Angeles and Southern California is an appealing bright blue whale of a package' Co-authored by David Gebhard (professor of architectural history and director of the Art Galleries, UC Santa Barbara) and Robert Winter (professor of history, Occidental College) the guide offers a complete coverage of architecturally significant buildings in Southern California.

Here are the trails leading to the 1930's movie theaters, the Beaux Arts administration buildings, the period revivals, and the Cut-into Box. Here are the trail-blazing works of noted architects including Irving Gill, Charles and Henry Greene, Richard Neutra, R. M. Schindler and Frank Lloyd Wright.

The authors analyze, describe, poke and praise our past and present abodes in a refreshing style. The authors admit that the guide is their personal view and that many factors have affected their selections. The most pertinent factor was that the buildings should be easily visible from the street. Gebhard and Winter also weighed their selections toward post-1920's buildings.

The introduction is a superb account of the social and architectural histories of Southern California. The introduction is important reading for the historian, the preservationist and the novice. The photographs in the introductory section consist of various destroyed buildings throughout Southern California including the Libby House of Pasadena by the Greene Brothers, the Dodge House of Hollywood by Gill and the Richfield Building of Los Angeles by the firm of Morgan, Walls and Clements.

Los Angeles, Santa Barbara, Pasadena and San Diego are very well represented. Auto-oriented Los Angeles offers its remaining Streamline Modernes of the 1930's. The planned community of Santa Barbara flourishes in the Spanish Colonial Revival. Pasadena, the home of the Arts and Crafts movement in southern California, boasts of wonderful variations of the Craftsman style. Lastly, San Diego contains the finest selection of buildings by the visionary Irving Gill. Important contributions of smaller towns and cities or stopping places in the Southland are also noted.

The guide consists of over 700 pages. Its shape makes it easily adaptable for travel. The photographs should entice one! If so, there are maps galore to get you anywhere or everywhere. The glossary of styles clearly defines and describes all the styles one will undoubtedly encounter on your travels around the Southland.

A Guide to Architecture in Los Angeles and Southern California is published by Peregrine Smith and is available at numerous bookstores throughout the county.

--by Kathleen Kelley-Markham
(new SOHO member)



SOHO BRIEFS

Keith (Doc) Evans

SOHO Wins a Small One

On February 1st SOHO members Violet Beck and Doc Evans went to the City Council to oppose a high density project near the Villa Montezuma. Aided by a senior citizen from Clairemont and several Golden Hill activists, Mrs. Beck's rhetoric doomed the idea. Doc helped by finding an "error" in the building permit.

What's Been Happening Out There?

This newsletter used to carry reports on small scale restoration efforts. Now it would be a full time job cruising the streets--every block of "our" area looks like boom town 1886! If you know of someone doing a job above and beyond the call (orchid or onion) drop us a line. We'd like to recognize them--and we'll cry shame, if need be!

Carrizo Gorge in Spring Time

Few pages of San Diego history cover the time span and include the hardships which brought the rail lines to San Diego--usually completed just to be washed out. Today the San Diego and Arizona Eastern Railroad wants to abandon their line east, and several interesting proposals have

come forward for using the right of way. Why not drop down to the Serra and read up on this project? If you go for the strenuous, hike up the canyon from the desert during wildflower season. It's not your average home tour. One reason for ending passenger service in the early 50s may be found in an old clipping at the Serra--it was a hair-raising ride.

Mystery Buffs

In 1896 Dr. Cave, French dentist, built a home for \$15,000--the same year Capt. Quatermass built one for \$10,000. If you know the Quatermass-Wilde house you can appreciate why we'd like some better pictures of the Cave mansion. Why does a 1920s style Spanish court stand on the lot at 24th and G?

The Underground City

SOHO researcher and Historic Site Board member Pat Schaelchlin saw the TV segment about a stretch of 5th Avenue being buried when they put in the trolley lines. Where is it? Who knows--an owner who might let us peek? San Diego has nothing to compare to the catacombs of New York--as far as we know--but there are miles of tunnels carrying steam lines, phone cables and so on. Seemingly, if it was put in a basement it stayed. Graffiti, broken equipment, old papers and pictures--don't expect Bluebeard's treasure, but the dirt and vermine disturbed by a basement freak give one a special hushed awe of age. Caruso's signature on a privy wall, a 1920s pin-up girl, an old telephone board with early business names--these are the memories of a day in the dungeons.



DEAR SOHO READERS:

SOHO has been privileged to be headed by a colorful assortment of presidents--each dynamic and resourceful in his or her unique way, since its inception in 1969.

The installation of SOHO's new board members in September 1977, invited retrospection on how SOHO has evolved in eight years as well as speculation on its future growth. It seems timely to present a series of articles written by SOHO's past presidents reflecting on their own as well as SOHO's community involvement.

Cathy Grigsby

MEMORABILIA OF A PRESIDENT Carol A. Lindemulder, 1973-1974

I'm not sure why I was picked as SOHO's fourth President. I have neither dark hair nor a mustache. I don't in any way resemble Miles, Nick or Barry.

When I became President, SOHO was at a new crossroads. We had, through the leadership of our first three presidents, finally accomplished all our original commitments. Heritage Park was being administered by the Cultural Heritage Commission, and the Sherman Gilbert House stood proudly in place. The Santa Fe Depot was saved (for the time being), and the Historical Sites Board was moving ahead with a strong site designation program. Many older homes were now of interest to both buyers and tenants, and the Villa Montezuma was being restored. In fact, SOHO had suddenly run out of exciting imminent disasters to challenge the imagination of the preservationist.

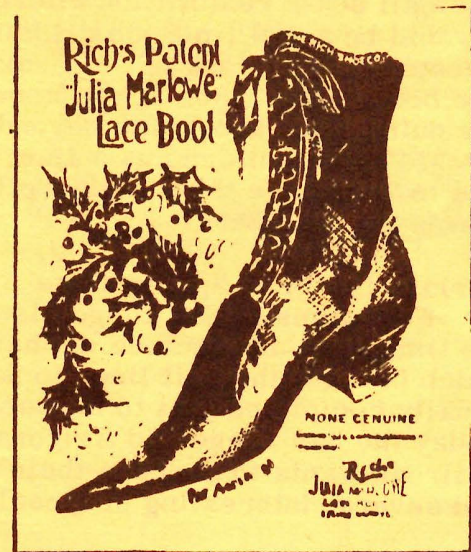
My task was clear, although to me somewhat overwhelming. First, I needed to rebuild interest in SOHO, both in the community and among our own members. And second, we needed a new and challenging project.

Every president has at least a few memories of great accomplishments while in office. My memories of that year include the night of Nov. 17, 1973, when SOHO held its "Block Party" in the deserted Land Title Building on the south side of Broadway (now Central Federal). It was my brainstorm, and almost my disaster.

On that rainy night 600 people packed themselves into a derelict-turned cabaret, to hear some fantastic jazz, a rock band, a guitarist and some great Dixieland. There was dancing, a gambling casino with handsome croupiers, and lovely, leggy girls selling script. The two bars were overflowing and the straw hat bartenders included some of San Diego's leading citizens. There was a lively antiques auction, and an incredible funky fashion show. All the Press were there, and a Who's Who in Redevelopment. And there were Admirals, artists, society and not, including a host of SOHO members and friends in the most amazing array of costumes I've ever seen.

When the Vice Squad showed up, and asked for our bar license, I discovered I didn't have it. So for two hours, unbeknownst to all the party, three officers were stalled in the foyer by some of SOHO's attorney-members, while I drove home in the pouring rain, frantically searched my house, and finally brought back the yellow slip that made it all legal. The event was fantastic and I was a wreck. But when the full page story broke next day, SOHO was again famous.

There were two other major events of that year which I remember with pride for SOHO. First, within a month of the Block Party, the SOHO Board and membership voted to take on the Christian House as a project. The other event was one of SOHO's most famous, our first full-scale two day Historic Tour of Uptown and more. It was an incredible, mind-boggling sell-out, due solely to the tireless efforts of Chairman Lynn Kaplan and her remarkable committee, including Terri Recht, Barbara Briggs, Claire Kaplan, Liz Matto, Pat Minnich and Donna Reagan.





What is most important to me, though, is the MAGIC that is SOHO. My year as President was only one of many years of memories I will treasure, memories of being unbearably excited, or devastatingly tired; of being very up or very down--covering more emotional feelings than I had known were possible. The best memories for me are of SOHO people. What are my thoughts about SOHO? What are these magic memories I carry with me? Let me share a few with you.

I remember arriving on Miles Parker's doorstep early one Saturday in 1969, with a cup of Winchell's coffee and some donuts, and exhausting the both of us with ideas about how he should save the Gilbert House (I wasn't yet ready to commit myself, so I thought). That was our first introduction to each other.

I remember Sue Macnofsky in full Victorian dress standing on the broken steps of the Gilbert House returning a vision of a bygone era. She was our first SOHO Vice President.

I remember wearing a hard-hat on 13th Street, armed with crowbar, where a group of us literally tore down a block of Victorian houses (now City College), saving doorknobs and decorations for our Victorian Bank while we dodged the bulldozers and moving vans.

I also remember first meeting Bruce Kamerling when SOHO moved him into the endangered, vandalized Villa Montezuma. (That's one of the qualifications of endurance for becoming president).

I remember Barbara Briggs serving punch, and serving punch, and serving punch, and . . .

And I remember Pat Teaze coming to every Council meeting and every Supervisors meeting, and just about every other meeting of any importance anywhere, and how glad I was she was there.

How can I convey the memory of driving a 13 passenger touring car filled with dignitaries through the heart of downtown San Diego at high noon? Miles was frantically trying to direct me while inventing a tour, and we both knew Nick was chuckling from his hospital bed because he was the only one who knew the tour narrative and driving route.

I certainly remember more midnight phone calls than I want to.

I remember meeting Donna Reagan long ago at our first Gilbert House Tea, a shy bystander. And I know the magic that is SOHO when I hear her give a 3 hour SOHO tour--cool, competent and enjoying it all.

My memories include knowing Sally Johns as someone I could turn to in an emergency.

And how could I forget attending my first preservation conference in San Francisco, discovering I was President of an organization known up and down the State?

I remember standing in Heritage Park watching them move the two halves of the Sherman Gilbert House into place, and seeing the front half tip forward, about 45 degrees, and feeling my heart stop.

I'll never forget Larry Ford coming up with dozens of brilliant ideas disguised as puns, and breaking up every Board meeting, no matter how serious.

Then I have a special memory of those five great jazz musicians, headed by Buddy Collette, who came to the BLOCK PARTY at my request, and ended up producing the live recording of that night, "Block Buster", and finding my name on the album cover. (SOHO has some, and they're collectors items!)



I remember my Board meeting in the old green Garrettson House, and Keith Evans pulling out a bottle of champagne to celebrate our taking on the Christian House.

I remember working frantic telephone shifts at the A-1 Answering Service, because we got so many Tour calls the Service refused to handle them without our pitching in to help.

I remember when things really got scary, Cia and I always shared a giggle right in the middle to relieve the tension while sharing a special moment.

Could anyone forget Bill Flounders staggering down the aisle of a speeding train balancing a tray of hot coffee cups, smiling at the SOHO tourists who were totally unaware they were close to being scalded? (Donna and I were hilarious watching from the back of the car quite unable to help at all).

I remember going to a posh cocktail party and getting up the nerve to convince 10 people to give me membership money on the spot, without even a receipt.

I remember Ed Scott, a special friend now gone, and all the wild adventures he and I got into over downtown redevelopment, and how much I owe to him for teaching me about my city.

I have warm memories of drinking wine on the street in broad daylight in front of the Sherman-Doig House with Harry Evans and Maggie Hawkins, as we celebrated the fact that SOHO had just gone into escrow on a derelict for Fifty Thousand with less than a tenth of that in the bank, and having no idea how we would accomplish saving the house. (That's now Ted Krause's beautiful restoration).

I remember Larry Barron coming to my aid in the dark basement of the Land Title Building at 4 a. m. as I was wrestling with a last party-comer who didn't want to leave.

I still remember the shock, while setting up a TV news story on the porch of the Christian House, to discover I was in it, live.

And I remember nervously committing myself to be a La Jolla Tour Guide and driving the route wedged on the floor boards of Nick's "woody", and then getting a foreign news correspondent on my bus.

I remember sharing with Matt Potter his first SOHO defeats, and later successes proud to be a friend.

And I still see in my mind a vision of Pat Minnich tossing those red locks while talking more people into doing some-

thing they didn't want to do than it took to write up their membership.

I remember Terri Recht riding the roof of the Gilbert House up the street.

I remember Ray Cadena getting us more houses than we were sure what could be done about them at the time.

I remember being afraid to do more things which I did while in SOHO than I had dared do in thirty years, and learning through SOHO that you can do anything if only you believe in what you are doing. That's SOHO's magic!

What I will always remember is how proud I am to have been, and still be a part of SOHO's history, and how proud I am of all of you. If you want to share the magic that is SOHO, get involved. You'll never forget it!

the SOHO Lady



DOC'S FIX-IT

On Dec. 24 I happened to read about a lady near 40th and Wabash who "couldn't have any Christmas lights" because the building inspector said he hadn't seen such wiring since 1935. She wanted a loan from you and me (The City) to modernize. Well, I did some wiring that morning and had some time, so I ran by. Didn't stop--no room to park beside the Cad. And there was new siding on the house (if this column lasts, you'll get my opinion of "decorator restorations").

Is old wiring bad wiring? From about 1911 to 1935 wiring was in the knob & tube style. (Earlier houses were often wired when built even though power wasn't available.) Two wires, one hot, one ground, both black, both being good copper, about #10 to #12, covered with lousy woven material, 2" to 18" apart, attached to the building by ceramic knobs, going through studs in ceramic tubes. Nothing wrong with it! You may legally add to it; could probably even install it new (but not cost competitively).

The problems come from several sources"

1. Because both wires are the same color, the amateur crosses them--makes a loop. The stories I could tell! To find the hot side, touch a test light (pig tail with bulb) from one side to ground--say a water pipe or a wire extended from the nearest water pipe. If it lights, you found hot; now keep it that way.

2. The wire wrapping falls off, especially when replacing a light switch. Spaghetti tube is available--just slip it over the bare wire. Wrapping with plastic tape is a poor second best.

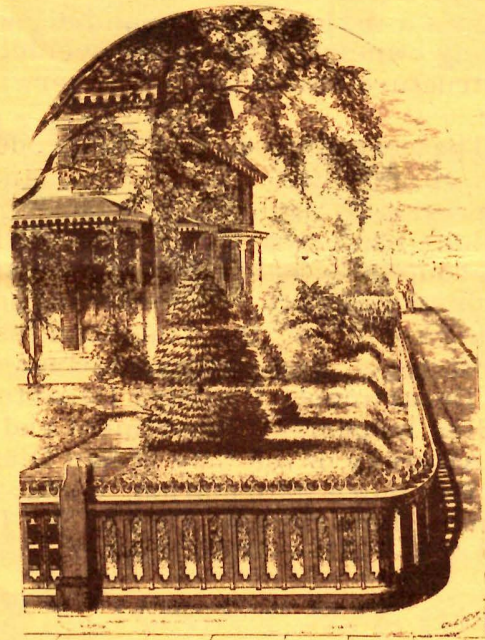
3. We attach an octopus with a toaster, a hot plate, and Heaven knows what else. Have a heart! In 1911 they didn't plan for all this--one outlet per room was plenty. There were giants in the earth--they even drilled holes by hand!

One solution to your house blinking when you open the refrigerator door (caution--the cause might be a loose entry panel screw or a loose wire nut) might be to add to the original. If you are doing a full restoration, go ahead and rewire while the plaster is off--the site board won't pull your plaque--but if you just want to live in Pooh cottage consider

adding A) a new entry panel (\$35-\$100, including labor). This gets rid of the fuses and gives room for more circuits by adding more circuit breakers, and B) one or more new circuits, say one carrying one new outlet per room--flush on the floor--and a separate circuit for the kitchen. Figure about \$50 plus \$10 per outlet (\$60 for one, \$70 for two). This assumes you get the permit and the electrician wears a disguise while he works on Saturday. A contractor wouldn't charge all that much more, but he might wish to sell more work than was needed.

Then plug the lights and light appliances in the old outlets; plug the refrigerator, the table saw, the electric heater into the new outlets. Electric room heaters are often over 1500 watts. Folks plug them into the typical 39-cent duplex receptacle. And the cord melts. 20 amp outlets run about \$4--#12 romex about \$25 for 250 feet. And electricity is a lot safer than candlelight.

Doc Evans



SOHO thanks Californians for Preservation Action Newsletter for the use of their two January 1978 articles:

PRECEDENT-MAKING CODE PASSED

On December 23, 1977, an amendment to The City of San Diego Municipal Code became effective. The amendment provides for greater flexibility in making improvements to designated historic structures. Entitled "Special Building Regulations Pertaining to Designated Historical Buildings," the regulations have been developed in the spirit of Senate Bill 927 which allows local jurisdiction to develop alternative building code regulations for designated historical structures.

The new code allows the City's Board of Appeals and Advisors to approve variances to the building code--providing "reasonably equivalent" levels of public safety are met--in order to preserve the integrity of a historic site. A major provision of the legislation is the deferment of the seismic safety requirements of the current codes. In the past, the overwhelming cost and problems of meeting earthquake standards precluded any attempts at preservation or even maintenance of structures. The New Code removes a major obstacle and allows a building owner to make improvements to the structure that might not otherwise be made.

The revised code was the product of years of meetings, discussions, and cooperation by a joint City Planning Commission, Historical Site Board Task Force. The group also included representatives of property owners, professional engineering societies, the American Institute of Architects, and representatives of the Fire Department, Planning Department, Building Inspection Department and the City Attorney of the City of San Diego.

For more information, contact the Planning Department, City of San Diego (714) 236-5793---Mike Stepner.

PRESERVATION FOR EVERYONE II. LOANS FOR LOW-INCOME HOMEOWNERS

As the new year begins the nation's lending institutions can look forward to increased scrutiny and criticism in the area of urban lending. On the one hand they will be accused of "redlining", discriminating against poor, elderly and minority residents of inner-city neighborhoods when they apply for loans to buy or improve their homes. When they do make loans in these neighborhoods they will be accused of accelerating the displacement of long established community residents by making loans to wealthier "urban home-steaders" returning from the suburbs and to real estate speculators. But 1978 also marked the beginning of what could be a significant effort by California lenders to stem the tide of urban decay while helping to minimize the social cost (displacement) brought on by reinvestment and revitalization.

On December 1st twelve San Diego savings and loan firms opened a jointly sponsored storefront loan counseling center in the heart of Southeast San Diego, a predominantly black, low-income and landlord dominated area (55% absentee ownership). The purpose of the center is to maximize homeownership opportunities for residents of the area.

Home buying and home improvement loans will be approved at the center using less stringent standards than those used to make loans elsewhere in the city. Once approved one of the 12 lenders will make the loan, accepting a somewhat higher degree of risk than normal.

Although the neighborhood loan center will "qualify" applicants with below standard approval criteria they will not make any bad loans according to Tom Carter, an officer of San Diego Federal Savings and Loan and chairman of the group that formed the Neighborhood Home Loan Counseling Service.

Under normal home-buying credit procedures, for instance, the house payment may not exceed 30 to 35 percent of the wage earner's total income. At the counseling center, however, loans will be approved at 40 percent.

The Neighborhood Home Loan Counseling Service located at the corner of 47th Avenue and Market Street (4671 Market) is one of the first of its kind in the country. The cost of operating the storefront office, about \$60,000 a year, will be borne by the twelve participating savings and loan firms: American California Federal, Central Federal, Chula Vista Federal First Federal, Glendale Federal, Great Western, Home Federal, Imperial Savings, Oceanside Federal, San Diego Federal and Home Savings. Each firm will also supply loan officers to the center on a rotating basis.

A special review board, composed of three savings and loan members and three at-large members chosen from the community, will handle any appeals of loan decisions. Should a loan applicant be dissatisfied with a decision of the review board, he or she will be encouraged to file a formal complaint with the State Commissioner of Savings and Loans or the Federal Home Loan Bank.

For additional information concerning this program contact Dan B. Perry, Jr., President of the Neighborhood Home Loan Counseling Service, 4671 Market Street, San Diego, CA 92102. (714) 263-9214.



**S. O. H. O.
MEMBERSHIP APPLICATION**

New _____ Renewal _____ Date _____

NAME _____

ADDRESS _____

CITY _____ ZIP _____

TELEPHONE (home) _____

(business) _____

REFERRED BY _____

ADD MY NAME TO YOUR VOLUNTEER LIST _____ I PREFER THE FOLLOWING

TYPES OF ACTIVITIES _____

Save Our Heritage Organisation
Box 3571

San Diego, California 92103

Membership categories:

| | |
|---------------------------|----------|
| — Founder | \$5,000 |
| — Benefactor | \$1,000 |
| — Corporate | \$ 500 |
| — Patron | \$ 100 |
| — Donor | \$ 50 |
| — Organization | \$ 25 |
| — Sustaining | \$ 25 |
| — Contributing | \$ 20 |
| — Family | \$ 12 |
| — Single | \$ 8 |
| — Donation Only | \$ _____ |

Your mailing label indicates the month and year in which you first became a member of SOHO. Your dues will be payable each year during the month shown on your label.

If a renewal is delinquent for more than three months your name will automatically be deleted from the mailing list.

If your newsletter is returned to us for lack of a forwarding address your name will also be deleted.

SOHO

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