



THE S.O.H.O. NEWSLETTER

REFLECTIONS

VOL. XI NO. 2

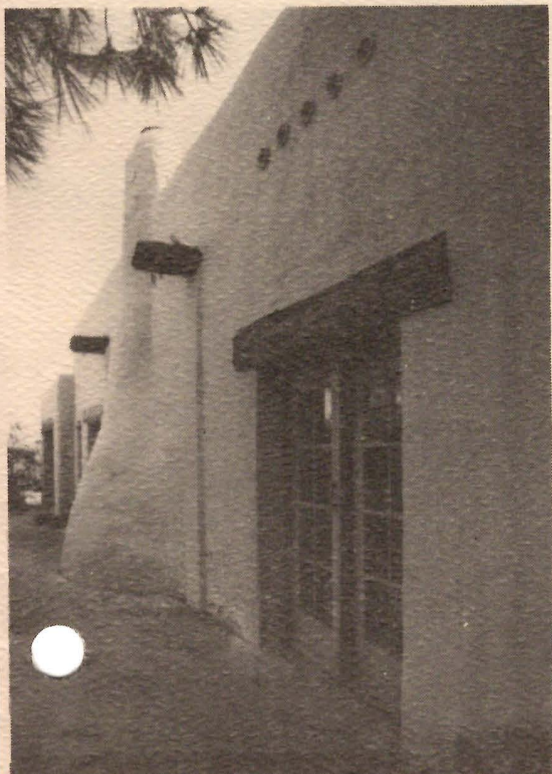
FEBRUARY 1979

P.O. BOX 3571 SAN DIEGO, CALIFORNIA 92103 (714) 232-1997



Front entrance of the Torrey Pines Lodge, adobe pueblo structure.

HISTORIC TORREY PINES LODGE ENDANGERED



Outside view showing adobe beehive fireplace, rear of Lodge.

Located at the top of Torrey Pines grade in what is now Torrey Pines State Reserve, about seven miles north of La Jolla, is the historic Torrey Pines Lodge. In the 20's, the Lodge operated as a restaurant whose cooking was legendary.

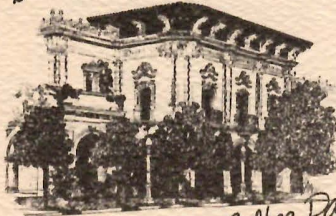
Margaret Allen, daughter of the first Torrey Pines custodian, Guy Fleming, remembers when Tanner Tour Line buses made the Lodge a regular stop. So did Sunday drivers from La Jolla who drove up for afternoon tea and delicious cakes. Gypsies sometimes camped on Torrey Pines Mesa and came at tea time to tell fortunes. Birds and lizards also passed through the open doors of the Lodge, but the guests always seemed to enjoy it.

Last summer, Torrey Pines State Reserve received recognition as a National Natural Landmark. This is a new landmark designation given to unique natural settings such as Torrey Pines. In keeping with this new status and the concept of returning the land to its "natural features and condition", the fate of the Torrey Pines Lodge has now become unsure.

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NEWS BRIEFS

Electric Building



Balboa Park

ELECTRIC ISSUE!

Due to the foresight of the San Diego City Council, the Federal Government allocated \$4,979,000.00 for the rebuilding of the Electric Building (formerly the home of the Aerospace Museum). Fortunately the grant was made prior to the tragic fire in February 1978 which destroyed the structure. The removal of samples of ornamentation was accomplished so the rebuilt structure will be an exact replica. Because of the disaster the site has been cleared for some time and ready for rebuilding.

Save Our Heritage Organisation is wondering when work will commence. SOHO strongly urges that the city proceed with all possible haste toward the reconstruction of the building.

Because the Electric Building plays such an important part in the architecturally historic complex along El Prado in Balboa Park, SOHO feels a responsibility in the immediate rebuilding of the structure.

SOHO respectfully requests an approximate date for the beginning of the reconstruction.



SOHO
Newsletter
REFLECTIONS



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Carole Collier Frick
298-2237

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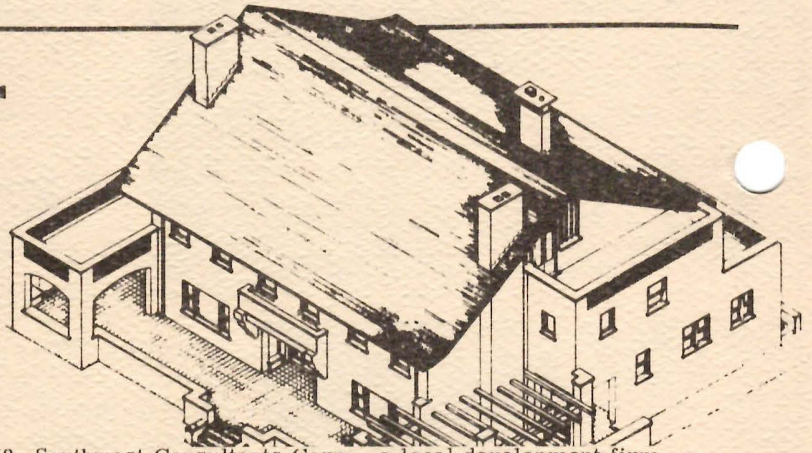
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The SOHO Newsletter is published monthly. Letters to the Editor are welcomed. Articles and/or photographs of interest to SOHO members and friends are most enthusiastically encouraged!



Klauber House part III



On December 4, 1978, Southwest Consultants Corp., a local development firm, opened escrow to purchase the Klauber house from La Jolla Financial. The terms of the sale are not publicly known, but the purchase price is somewhere between \$310,000 and \$556,000.

Southwest Consultants proposes to build a 10-story condominium building, conforming to the R-4 zone, on the Klauber house site, but Uptown Community Planners requested that the City Council initiate a zone change hearing which would bring the Klauber house site and two other parcels on Sixth Avenue in conformance with the Uptown Plan. (The San Diego historic site status, given to the Klauber house in 1971, is an overlay on the existing zone.) If the underlying zone permits a higher density than a historic site's development, economics forces the destruction of that site. The City Council has specifically limited the study to rezoning from R-4C to R-4, but in a letter to the City Council, the City Planning Commission, has said that they would consider rezoning the Klauber house and would consider rezonings from R4, down to R1-5. They also recommended denying any demolition permits until the rezoning hearings are completed.

SOHO, and Friends of Gill, with a grant from the National Trust for Historic Preservation, contracted an appraisal/feasibility study of the Klauber house. The study gives a dollar value of \$400,000 based on an adaptive re-use of the house as an office building. This use would be allowed under a conditional use permit.

There has been opposition to moving the house from its site, even though there have been some rumors about Southwest Consultants spending money to move it. Moving endangered historic structures is not the best solution. The site as well as the neighborhood should be preserved.

A David and Goliath Story:

PRIVATE CITIZEN SUES COASTAL COMMISSION FOR PUBLIC RIGHT OF ACCESS



The Superior Court action of "Tony Ciani versus the State and Regional Coastal Commission" was that of a private citizen suing the Commission for not adequately protecting the La Jolla Cove area against disruptive new building.

At the center of the dispute was a substantial addition to be made to the historic Hopi House, built by Requa and Mead as a guest cottage to the Irving Gill-designed house of Wheeler J. Bailey. The house is at the point of Princess Street in La Jolla on a promontory overlooking the San Diego-La Jolla Underwater Park.

The La Jolla Cove area has long been reknowned as "the Riviera of the West Coast." It is designated by the State of California as a "highly scenic area." It is viewed by visitors from throughout the world. Perhaps not so well known is that the area has been mapped for the archaeological artifacts of an ancient Indian culture and that the area's rich marine and bird life have been placed under the protection of the San Diego-La Jolla Underwater Park and Scripps Ecological Reserve.

Ciani's contention was that the new addition to the Hopi House would mean that beach access--both scenic and recreational--would be blocked, archaeological findings would be lost, birdlife (the ecological reserve is immediately adjacent) would be disturbed, and the architectural integrity of the compound (as a unit with the Gill house) would be degraded. (This last point was brought before the Coastal Commission by the State Historic Preservation Office.)

He maintained that the Coastal Commission's basic goal, as outlined in its charter preamble, is to "protect, maintain, and where feasible, enhance and restore the overall quality of the coastal zone environment and its natural and manmade resources."

The decision of Superior Court Judge Joseph T. Gallagher was to "remand the project back to the Coastal Commission for them to make specific findings on public access and recreation." The court referred to a specific statute of the 1976 Coastal Act that "develop-

ment in highly scenic areas shall be subordinate to the character of its setting."

As Ciani explained it, the Coastal Commission in decision making made errors and should have to hear the project over. Ciani had won his case, but on only one point, "visual amenities," out of his 11 or 12 causes of action including historical significance and educational and scientific questions.

Filed in September of 1978, the case was not decided until early January 1979. Meanwhile, the building project, which started in late September, has been on going. Ciani said that this is because as a private citizen he would have had to file a \$20,000 bond to initiate a restraining order. No such bond need be filed by the Coastal Commission.

Ciani explained that by the time of its review, although the case has technically been won, it is possible that the Commission could be prejudiced by the extent of the project. "It is doubtful that a building, once in existence, will be removed," he said, "although special conditions and 'easements in compensation' are not unusual." "Any archaeological finds are already lost," Ciani said, "since there was no control before construction. Any discoveries would have been subterranean. Neither the State or Regional Coastal Commission heard an appeal, and they did not contact the State Historic Preservation Commission."

The Ciani case should set a precedent in that the Coastal Commission staff will be required to make specific findings where they have not before. However, preservationists cannot afford to sit on their laurels. According to a January 17 article of the Los Angeles Times, the Coastal Commission is in jeopardy because of what the legislature calls lack of public concern. Although the 1976 Coastal Act was adopted by the legislature as a result of public referendum, the act may not be renewed.

--Eleanor Ratner Bolen

REPORTERS
WANTED

If you would like to take part in making SOHO's news and making SOHO's newsletter great, please contact the editor at 298-2237, or drop a note to Carole Frick, 2822 5th Ave, San Diego, 92101. A rewarding experience is guaranteed!

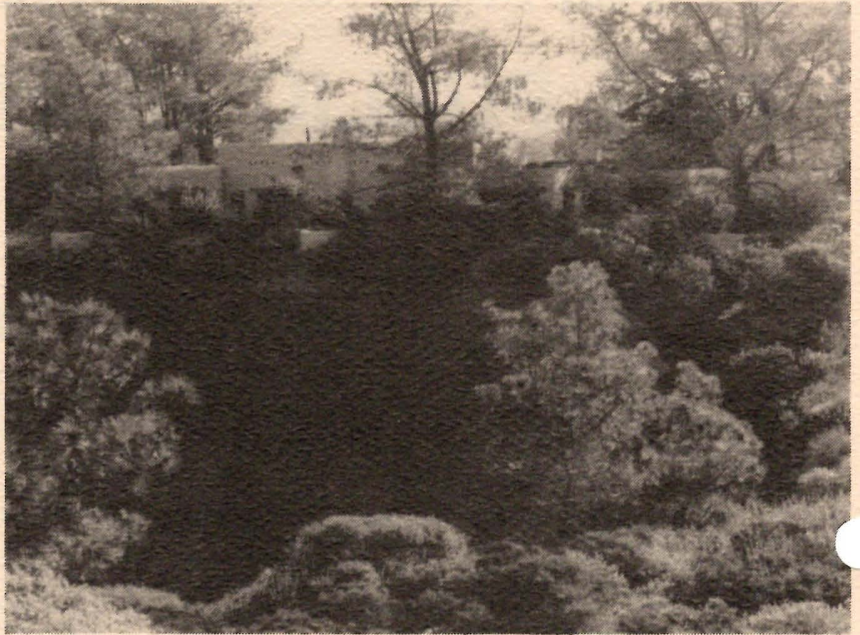
A BIG WELCOME TO ALL
OUR NEW MEMBERS!!

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Mr. & Mrs. Noel L. Bourda
Mary Jane Parkinson
Estelle J. Richard




TORREY PINES

All photographs by
Med Beauregard



View of Lodge from the road to the North. Note extreme erosion behind the Lodge, where Ellen Browning Scripps remembered playing as a child.




DESIGNERS SHOWCASE 1979 - EMPTY HOUSE PARTY

The San Diego Historical Society and the American Society of Interior Designers, San Diego Chapter, announce plans for the sixth annual Designers Showcase and you can be one of the fortunate ones to see this palatial, ocean-view home "before." The "Richards-Dupee/Burnham-Van Ness House" with its 20,600 square feet of elegance is the largest home in Coronado. Not only does this house feature 27 rooms including a ball room, and billiard room, but several of the rooms have ceilings overlaid with 24 karat gold.

Originally designed in 1902 by architects W. S. Hebbard and Irving J. Gill for Bartlett Richards, perhaps the estate's most colorful owner was Walter H. Dupee. Mr. Dupee, a successful Chicago businessman, purchased the property in 1913 and made Coronado his permanent residence. An owner of thoroughbred polo ponies and a string of race horses in Tia Juana, Mr. Dupee is credited with having done a great deal toward creating enthusiasm for the sport of polo on the Pacific Coast. The house is presently owned by Dr. and Mrs. Morton H. Pastor.

Here is your chance to see this magnificent home before it is redesigned for a memorable evening on March 2nd. Join us from 6:30 to 10:30 for music, wine, cheese, and various taste-tempting treats. Admission is \$4.00 per person payable at the door.

We hope to see you at 1015 Ocean Boulevard, Coronado for a once-in-a-lifetime preview!



LODGE



The interior of the Lodge, showing open-beam ceiling, beehive fireplace, and red tile floors.

Built in 1923 by the architectural firm of Requa and Jackson, given to the State along with the parkland by Ellen Browning Scripps, and now serving as a ranger headquarters and museum, the Lodge is in danger of demolition.

Tony Ciani, head of SOHO's La Jolla Sub-Committee, has learned that a demolition order has been signed within the last month or so. In Sacramento, State Park and Recreation Director Russell Cahill when contacted, asserted that the Lodge will not be torn down, and that he considers it "a cultural resource for the State", but the signed demolition order still exists.

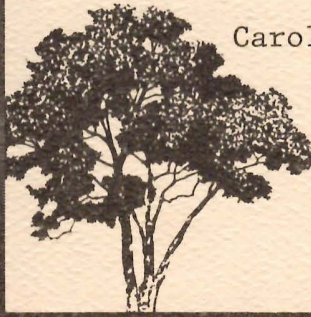
Architect Samuel Hamill, once a partner in the firm of Requa and Jackson, now retired, holds some of the original drawings of the adobe pueblo structure. Hamill deems the Lodge to be in highly satisfactory condition and needing only minor repairs.

The adobe structure is particularly well-sited, tucked into the southern side of a knoll high atop the Reserve, and is almost not even visible from the road as one approaches it from the north.

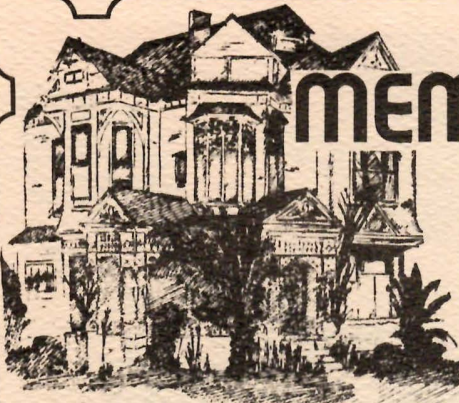


Although Cahill has stated that the Torrey Pines Lodge is not in immediate danger, SOHO is greatly concerned about the fate of this unique example of historic and charming indigenous architecture.

Carole Collier Frick



View of Lodge from the rear, showing beehive fireplace protrusion. 5



MEMBERSHIP FORM

Please complete and return this membership form to:
Save Our Heritage Organisation
Post Office Box 3571
San Diego, California 92103

SOHO depends upon membership dues, contributions, and fund raising activities to support our restoration/preservation expenses. Members receive the monthly SOHO Newsletter and invitations to special events. Gift memberships are available and we will send the recipient a card in your name announcing the gift. Memberships and donations are tax deductible. Please join us!

Membership Categories

- Benefactor \$1,000.
- Patron \$100.
- Corporate \$50.
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- Family \$12.
- Single \$3.
- Donation \$ _____

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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.



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