



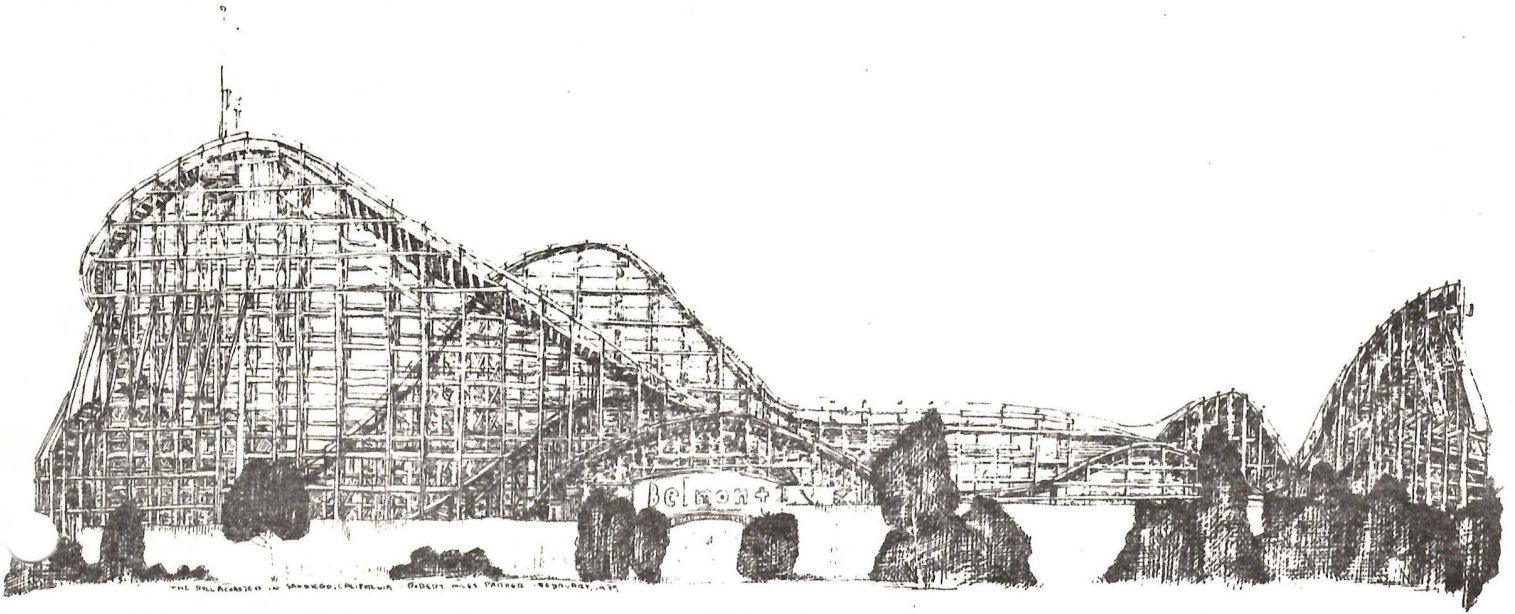
THE S.O.H.O. NEWSLETTER

# RELECTIONS

OCTOBER, 1981

P. O. BOX 3571 SAN DIEGO, CALIFORNIA 92103

Vol. XIII No. X



*Remove not the ancient landmark which thy fathers have set. - Proverbs 22:28*

## Roller Coaster Group Formed

By Michael Sullivan

The Belmont Roller Coaster will be the subject for discussion at the October 7th meeting of the Public Facilities and Recreation Committee. The Save the Coaster Committee is to appear before the PF&R Committee regarding the proposal to take charge of the national, state, and local historic site.

The coaster was built in 1924 by sugar merchant John D. Spreckles and is presently owned by Mr. Bill Evans. Mr. Evans has graciously asked this non-profit organization to see to its preservation. At this writing, the non-profit corporation called Save The Coaster Committee consists only of board members and officers and is anxiously looking for all concerned citizens who would like to see this sculpture remain against the sunsets in Mission Beach.

Plans to remove the wooden fencing from under and around the coaster and replace it with chain-link fencing to protect the coaster from any further vandalism are to be discussed at the October 7th meeting. The Coaster, although private property, is sitting on city owned land which is leased by Mr. Evans from the city for a nominal fee each year. What the city's responsibility will be in this project is still unclear and could be an important factor in the speed at which these first key steps take place.

Carol Lindemulder is the president of this new organization and if you are interested in helping preserve this wonderful sculpture, please call our SOHO office, Carol, or myself for more information.

# OCTOBER CALENDAR

Tuesday, October 6  
1:30 p.m.

Historical Site Board  
4th Floor Conference Room  
City Administration Building

Tuesday, October 6  
2:00 p.m.

Port Commission  
3165 Pacific Highway

Monday, October 12  
7:30 p.m.

Uptown Planners  
Central Federal Savings  
610 Washington (296-2577)

Tuesday, October 13  
Noon

San Diego Historical Society  
Villa Montezuma, 1925 K Street  
(239-2211)

## **REFLECTIONS**

Nancy Roberts  
*Editor*

### SOHO OFFICERS 1981-1982

Michael Sullivan  
*President*

Cathy Grigsby  
*Executive Vice President*

Matt Potter  
*Vice President of  
Governmental Affairs*

Bruce Herms  
*Vice President of Education*

Kathy Cogen  
*Secretary*

Sally Johns  
*Treasurer*

### SOHO BOARD OF DIRECTORS

Pat Schaelchlin  
Mary Dell Worthington  
Carol Lindemulder

Carole Frick

Jan Kitchel

Sally Johns

Clare Crane

Michael Sullivan

Matt Potter

Kathy Cogen

Pat Skidmore

Cathy Grigsby

Bruce Herms

P.O. Box 3571

San Diego, CA 92103

(714) 297-9327

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!

## From The Boardroom

The SOHO Board of Directors met on September 1, 1981. The membership and Treasurer's report were given first.

The August meeting minutes were approved. It was reported that membership information will be on the back of the Heritage Park flyer.

Pat Schaelchlin gave a report on the Rowing Club. The building needs to get to the point of keeping on the National Register. The lease with the Chart House should be signed in one week.

There was a suggestion from the mail that SOHO information be at the Visitor's Center in Mission Bay.

A report was given on the Roller Coaster and it was moved and seconded that the Board support and endorse a new group to save the roller coaster.

It was moved and seconded that Miles Parker go to the National Preservation Conference in New Orleans as SOHO's representative.

Chuck Hellerick reported on a constitutional change regarding the charitable purposes clause. The change was moved, seconded and carried.

Bruce Herms reported on board members attending the stage show *Dr. Jekyll and Mr. Hyde at the Old Town Opera House*. It was moved and seconded that the tour committee look into theater going events.

# The Last Carol's Corner

By Carol Lindemulder

It is not possible to go out of office without a final THANK YOU to all our members for two more years of the "MAGIC" of SOHO, the magic that is wonderful people helping each other preserve San Diego's heritage. Each Past President carries away memories of those particular people who were always there, in some special way, and I must acknowledge many of you for whom I have a special regard.

Ted Krauss and Chuck Hellerick, our CPA and our attorney, respectively, virtually keep SOHO running. One keeps us out of trouble with the IRS, while the other gets us into new IRS problems like facade easements. Without these two creative guys, SOHO would accomplish a whole lot less in preservation.

Michael Sullivan reminds me that I am no longer the same age as when we first founded SOHO, for he was our first Teenage Chairman, now our new President. If our July 4th event was any indication, Michael will lead SOHO to all new horizons.

Claire Kaplan and Alice Crittenden are at the very heart of SOHO magic; organizing, doing, talking members into working, getting memberships and donations, and generally doing 90% of all the work.

Our Senlis Cottage volunteers all deserve a big hand for a superb job, and I must especially thank Betty Smith, who not only trains volunteers, but has the best record for beating tourists out of a buck, keeping our donation box busy.

Newsletter editors and tour chairpersons are n a special class by themselves. They are nosey, investigative and imaginative people, who find out generally everything the rest of us ought to know, either about preservation happenings or about historic buildings. Without these go-getters SOHO could not get the message out to the general public. My special tribute to Carole Frick, Kathy Cogen, Cathy Grigsby, Jan Kitchell and Bruce Herms, along with Mary Joralmon and Harry Evans for memorable SOHO tours. To all of you who have served as tour guides whom I did not list I also owe a debt of gratitude, and the same applies to our many tour hostesses.

My Board of Directors were wonderful, and patient with me, and many of them will be taking on new more difficult jobs this year.

Lastly, I must mention those people whom I feel have become special friends through SOHO, and in parting may I say I love you all: Miles Parker, Larry Ford, Bruce Kamerling, Barry and Mary Dell Worthington, Sally Johns, Cia and Larry Baron, Pat Schaelchlin, Matt Potter, Harry and Virginia Evans, Clare Crane, Joe Jones, Nick Fintzelberg, and really a whole lot more of you.

## Correction

The poets scheduled to read November 8 for the "Poetry and Music Series at the Jesse Shepard House, the Villa Montezuma," has been changed to Sunday, November 1.

The Peregrin Duo will perform November 8.

## CCDC Meeting Changed

The regular meeting of the Centre City Development Corporation scheduled for Friday, October 2, 1981 is cancelled. The next meeting of the Board of Directors of the Corporation will be Friday, October 16, 1981, at 9:00 a.m. in Suite 601, 121 Broadway, San Diego. All items scheduled for the October 2 meeting will be considered on October 16.

## Fall Workshop

The Congress of History and the San Diego Historical Society will sponsor a workshop on Friday and Saturday, October 30 and 31, 1981 at the new Museum of San Diego History in Balboa Park. For information and application forms, contact Hugh Burnett at 239-2413.

## 14th Annual Institute of History

Start preparing your papers now for the 14th Annual Institute of History to be held on Saturday, April 3, 1982. This competition is sponsored by the San Diego Historical Society. The deadline for the submission of papers is February 12, 1982. There will be a new category this year: community histories. Contact Sylvia Arden at 297-3258 for further information.

# CCDC AND THE LYCEUM THEATER

By Michael Sullivan

At the CCDC meeting on Friday, September 25, the Corporation put out contracts on five of downtown San Diego's finest buildings. Intent on the immediate destruction of architecture downtown, the Earnest Hahn Corporation will begin this massacre in only a few short days.

The buildings which shall be destroyed to create yet another parking garage are the Bradley Building, the Plaza Theater, the Cabrillo Theater, the Lyceum Theater, and the Community Arts Building (also known as the Knights of Pythias Hall). Other structures shall also be removed in this clean sweep of Horton Plaza, a total of twelve. The Bradley Building's facade and that of the Cabrillo Theater are to be examined by the Hahn Corporation for possible use in the design of the shopping center. However, if this cannot be done in thirty days, they too shall be executed.

CCDC also announced the signing of an agreement between the San Diego Repertory Theater and the Hahn Corporation. This agreement shall allow the San Diego Rep the exclusive right to negotiate with the Hahn Corporation for space and fixtures only. However, no contractual obligation has been received from the Hahn Corporation. Legally, if the financial atmosphere is declared unfavorable by the Hahn Corporation they can take the four million dollars they have given to they city and simply walk away free of any financial liability, having destroyed the Nationally Historic Lyceum Theater. The San Diego Repertory Theater has proven that quality performances in a unique atmosphere makes good theater in downtown work. Having just closed the second longest running play in San Diego history with *WORKING*, they will present two more productions in the Lyceum before it is scheduled for demolition in January of 1982.

SOHO members are urged to contact their City Council representatives to express their regrets that the Lyceum Theater has not been incorporated into the downtown Horton Redevelopment Project.

## Letter to the Editor:

(The following letter was received at Senlis Cottage unsigned on August 26, 1981)

To Whom It May Concern:

Would you be aware of a Long Beach based land purchasing agency that is in the process of purchasing all land between 3500-3700 blocks between 5th and 6th Avenues in Hillcrest? This will put 40 elderly people out of their present rentals, those who are now on HUD, etc., plus destroying a 75 year old hotel that once served the Butterfield Line, plus a beautiful old yellow house at 6th and Pennsylvania. Why are condos for the exclusive so necessary? Signed, HELP.



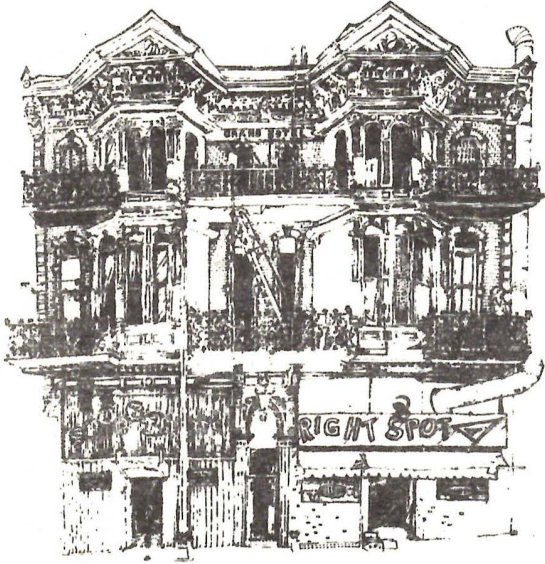
## RECIPE FOR THE PERFECT VOLUNTEER

Cream together one part spare time with the desire to help others. Add slowly a series of indoctrination and orientation courses. Add a dash of enthusiasm, courage, and originality for flavor. Combine thoroughly, steadily beating in many hours of service. Add large quantities of well-sifted patience with equal amounts of the milk of human kindness. Pour into a warm heart, bake well in the pan of experience. When done, top with the 3 D's, DISCIPLINE, DRILL, DEPENDABILITY. Serve in generous portions.

*Volunteers are always needed, please call 297-9327 for further information.*

# Horton Hotel Sings A Song

By Robert Miles Parker



*(Excerpted from "Images of American Architecture", by Roberts Miles Parker, Lancaster-Miller Publishers, Berkeley California, October, 1981.*

*The Horton Hotel sings a song. Some people, if they hear it at all, hear a song of the past--a melody of times gone by. But if you really listen, you hear a timeless song; horses clopping on dirt streets have been replaced by the roar and sputter of buses. Cowboys with their six-shooters have become policemen riding herd on transients and pimps in flashy glitter. This is the song of San Diego, old and new. San Diego, unique raw city, fresh and wiggly, stretching and bending in the silver morning fog, twisting to catch the late afternoon sunshine. To me, the Horton Hotel is a symbol of San Diego, and it should live here forever.*

## LIBRARY NEWS

By Karen Sharpe  
SOHO Librarian

Now that school has begun again and most vacationers have returned home, it might be time to consider experiencing a part of America's architectural heritage. In all areas of the United States there are many historical buildings which has been restored and are now used as inns and hotels for travelers. In our library we have four books which can aid the traveler as well as the architectural/historical researcher who wishes to experience some of America's past.

COUNTRY INNS OF AMERICA by Peter Andrews and George Allen is the series to which each of our books

belongs: CALIFORNIA (0059); NEW YORK AND MID-ATLANTIC (0058); LOWER NEW ENGLAND (0057); and UPPER NEW ENGLAND (0056).

The authors provide information on a total of nearly 200 inns: a description of the geographical area in which an inn is located; pertinent historical notes about the inn itself, its inhabitants and local customs; color and black and white photographs of both the exterior and interior, directions to the inns; and cost and accommodations information.

Not only do these books provide information about country inns for travelers, but they are also a very valuable tool for the researcher of our architectural heritage. When you stop by the office, look for the books on the library shelves by their numbers (0056-0059).

## Preservation Tax Incentives

The historic preservation tax incentives in the Economic Recovery Tax Act of 1981 provides substantial incentives for property owners to certify and rehabilitate their historic structures. In addition to the substitution of a three tiered investment tax credit (ITC) in conjunction with straight-line depreciation over fifteen years, the new tax program includes several important changes to assure quality rehabilitations:

The ITC is only allowable if there has been a "substantial rehabilitation" of a building. This means that the rehabilitation expenditures must exceed the taxpayer's adjusted basis in the property.

In computing the amount to be depreciated, the ITC must be subtracted from the total rehabilitation costs. Only a certified rehabilitation of a historic structure qualifies to depreciate the full amount of rehabilitation expenditures.

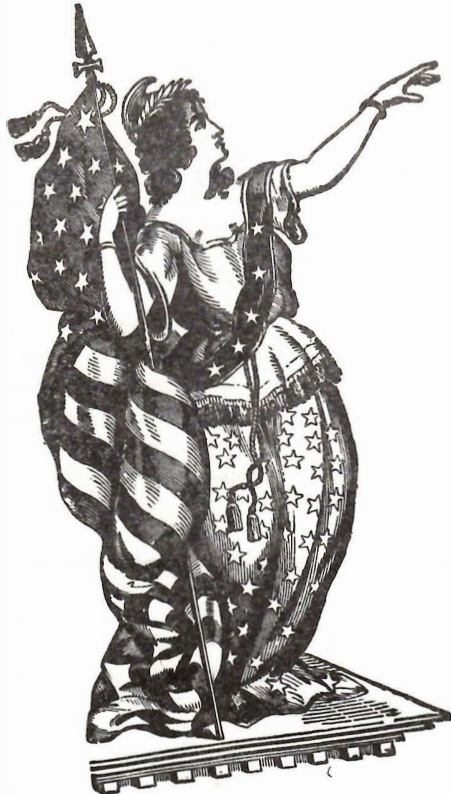
A building located in a Registered Historic District must be certified to qualify for the ITC. If it is not of historic significance to a district, it can be certified as such and qualify for the lesser tax credits.

While the new tax law provides significant inducements for property owners to rehabilitate their historic buildings, it also should translate into higher quality rehabilitations, especially in historic districts.

A summary of the Preservation Tax Incentives in the economic Recovery Tax Act of 1981 is at our office, Senliss Cottage in Heritage Park, or from the National Trust for Historic Preservation, 1785 Massachusetts Avenue N.W., Washington, D.C. 20036.

# SOHO Lady Presented At General Election Meeting

President Carol Lindemulder presented the traditional SOHO Lady to Sidney Joe Jones at the General Election Meeting held September 20 at the Lyceum Theater. Carol stated that, "Joe is respected by all and always says yes when asked to help." Joe has been a Board member for several years, and active and excellent tour guide and this year took SOHO's most unappreciated job, head of the Nominating Committee.



President Lindemulder also presented the first time SOHO President's Award to the following people: Pat Schaelchlin for preservation of the San Diego Rowing Club; Matt Potter for his preservation achievements in downtown San Diego redevelopment; and John Henderson, architect for outstanding contributions to preservation of San Diego's history, locally and statewide. All three individuals have taken on time and time again preservation projects which are sometimes unpopular, or bring out unpopular issues. All three share in common a complete dedication to historic preservation of San Diego's historic structures and follow through with courage and action, no matter the popularity of the issues. President Lindemulder stated, "we should all have such dedication to preservation."

After President Lindemulder made the presentations, the election was held with the following results:

President Michael Sullivan

Executive Vice President  
V.P. of Governmental Affairs  
Vice President of Education  
Secretary  
Treasurer

Cathy Grigsby  
Matt Potter  
Bruce Herms  
Kathy Cogen  
Sally Johns

The following members were elected for a one year term on the Board of Directors:

Pat Schaelchlin  
Mary Dell Worthington  
Carol Lindemulder  
Carole Frick

Jan Kitchel  
Sally Johns  
Joe Jones

The following were elected for two year terms on the Board of Directors:

Clare Crane  
Michael Sullivan  
Matt Potter  
Kathy Cogen

Pat Skidmore  
Cathy Grigsby  
Bruce Herms

The following were elected as alternates for the Board of Directors:

Mary Jolman  
Christine Faulkner

Ron Campnell

Dan Pearson concluded the program with an excellent presentation on how the Horton Hotel will be dismantled and moved to its new location.

## Space Available In Burton House

Two vacancies are available in the Burton House in Heritage Park. Three year leases are available and the spaces are suitable for crafts and/or art studios and shops. For further information, contact Ruth Padgett at 298-8845.

# Welcome New Members

*Theresa A. Clements  
Crain, Galvin, & Cover, Architects  
Irving Ratner & Family  
Ms. Andree D. Vail (family)  
J.A. Spratt/C.A. Baker  
Mr. & Mrs. Pierre L. Cunningham  
Susan Simmen  
Ron & Marlene Buckley*

## Women in Architecture Presents Adele Naude Santos

The San Diego organization of Women in Architecture invites SOHO members to attend a special program on October 7 when they present Professor Adele Naude Santos, Chairperson of the School of Architecture at the University of Pennsylvania.

The professor will give a slide show and talk of her work from two continents, including the adaptive reuse of an old leather warehouse in Boston into four three-level apartments with studios.

The talk will be Wednesday, October 7 at 7:30 p.m. at La Jolla High School. There will be an admission charge of \$6.00.

## Donations From September

**For**  
Temple Beth Israel Restoration

**From**  
David Zinkoff

*In Memory Of Barbara Zeenkov*

*Donations To SOHO:*

**From**  
Mrs. Rush L. Canon  
Martha Jean Walker  
Mr. & Mrs. R. J. Salutric  
Juliet Ellery  
Mr. & Mrs. B. Rosen  
Ron & Marlene Buckley

# Return to Redlands Planned

Those who enjoyed the first bus trip to Redlands last October will like the second tour this year on Sunday December 6th even better because this time we will be able to inspect five interiors of houses. This is by arrangement with the Redlands Y.W.C.A. which uses the occasion as an annual fundraiser.

The price per member will be approximately \$25 with cost to non-members somewhat higher. The price includes lunch and admission into the homes. Harry Evans, tour coordinator is looking forward to the 2nd Annual Redlands Tour and hopes to see many SOHO members on the bus to Victoriana. For further information contact Harry Evans at 222-5898.

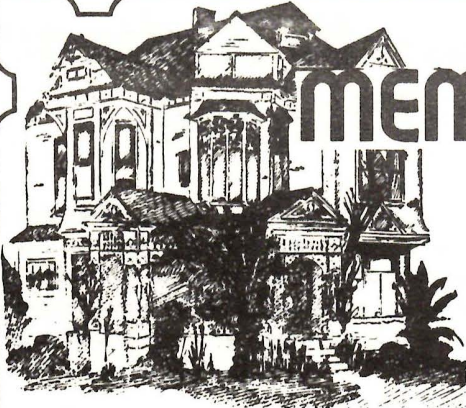
## NEWS BRIEFS

The San Diego Historical Site Board will discuss the following items at the October 6 meeting: Request for Historical Site designation of 210 Maple Street, request for Historical Site Board input regarding proposed development/alterations of the Casa de Lopez, Historical Site No. 21, Mark's Rehabilitation Program, Historical Site Board Brochure, and the National Trust Conference. The

The meeting will be held at 1:30 p.m. at the City Administration Building, 4th floor Conference Room.

**Trimble's Salary:** According to the September 10, 1981 issue of the *Reader*, Redevelopment director Jerry Trimble takes home a fatter paycheck than any city-paid employee except City Manager Ray Blair. Board members of Trimble's Centre City Development Corporation recently voted him a twenty-five percent raise to \$72,737 annually.

The *Reader* states that this year CCDC will spend \$8000 to lease and fuel its 1980 Oldsmobile Cutlass. The car is sometimes used by other CCDC executives, but is Trimble's to drive to and from work. He has four weeks of vacation per year after just four years on the job. He also has use of VISA, Hertz, American Express, United Airlines and Union 76 credit cards as well as a telephone credit card number.



# 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!

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

Zip Code \_\_\_\_\_ Phone \_\_\_\_\_

Add my name to your Volunteer List \_\_\_\_\_  
I prefer the following types of activities: \_\_\_\_\_

#### MEMBERSHIP CATEGORIES

- Benefactor . . . . . \$1,000.
- Patron . . . . . \$100.
- Corporate . . . . . \$50.
- Professional . . . . . \$25.
- Family . . . . . \$15.
- Single . . . . . \$10.
- Donation . . . . . \$ \_\_\_\_\_

#### 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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