



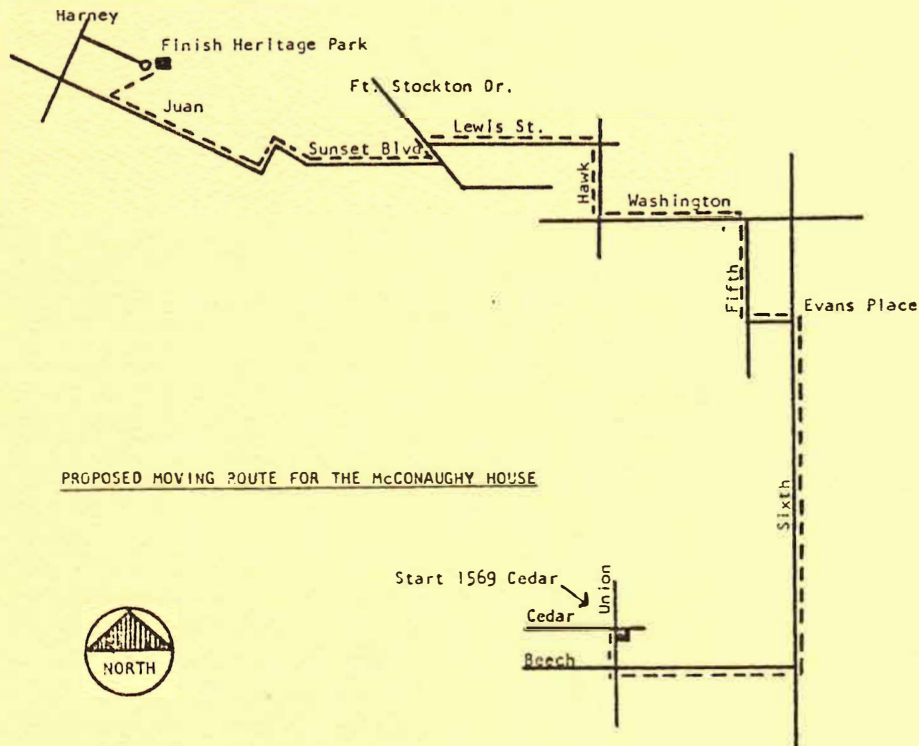
# THE S.O.H.O. NEWSLETTER

# REFLECTIONS

VOL. XIII NO. 2

FEB. 1981

P.O. BOX 3571 SAN DIEGO, CALIFORNIA 92103



## THE McCONAUGHY HOUSE IS ON THE MOVE

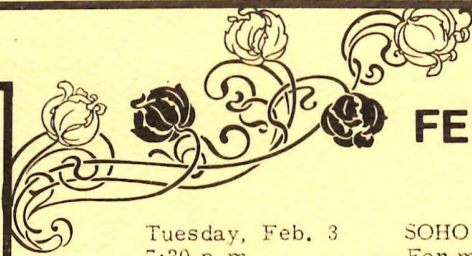
When the Gold Rush hit California in the 1880's, enterprising San Diegans joined the boom! Among these risk-takers was John McConaughy, who fielded the stage coach line between San Diego and Julian. During this same era, Mr. McConaughy built his home (1887), and it reflected the vigorous new upper-middle class prosperity of the city's growing Middle Town. A couple of years later, the home was kindly deeded to the Methodist Church which converted it to a hospital for the elderly. Interestingly enough, public funds were under consideration for hospitals at the time and the newspapers rattled with the controversy!

Time passed and the McConaughy house was upzoned and squeezed to ten efficiency apartments complete with sinks and kitchens. As use wore on, the house, like so many of the buildings in downtown areas, fell into disrepair, and blistered into a flea-ridden eyesore, little more than a firetrap.

But in 1978, some new owners took a good look at the house and what they saw was real potential. Putting down a new roof, a new foundation and everything else in between, the partners Bamberg and Dunn turned the McConaughy house into successful offices, a vintage building and a local monument certified by the Historical Site Board.

The happy ending doesn't end there. When California homebuilder, Shappell Industries, courted the partners for the land on which the house stood, they took quick steps to ensure the safety of the house and secured a new location for it in Heritage Park where it will be used for the law firm, Bamberg, Abbott and James.

Today SOHO welcomes this new addition to the Park and invites its members for a real house warming! The house is scheduled to move February 5th along the exhibited route.



# FEBRUARY

THE DATE ABOVE YOUR NAME AND ADDRESS STICKER ON YOUR NEWSLETTER TELL YOU WHEN TO RENEW YOUR MEMBERSHIP.

Tuesday, Feb. 3  
7:30 p. m.

SOHO BOARD MEETING  
For more information call 295-6133  
(Now held the 1st Tuesday each month)

Tuesday, Feb. 3  
1 p. m.

HISTORICAL SITE BOARD, City of San Diego, 5th Floor Conference Room City Adminis. Bldg. (1st Tues. ea. month)

Monday, Feb. 9  
7:30 p. m.

UPTOWN PLANNERS  
Central Federal Savings, 610 W. Washington. For more info. call 296-2577

Tuesday, Feb. 10  
7:00 p. m.

HERITAGE PARK MERCHANTS' ASSOCIATION, Heritage Park Rest.

Thursday, Feb. 12  
9:30 a. m.

VOLUNTEER MEETING, Gaslamp Quarter Assoc. Its office 652 Fifth Ave. For more information call 233-5227

Tuesday, Feb. 17  
12 Noon

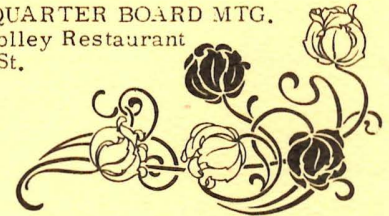
SAN DIEGO HISTORICAL SOCIETY  
Villa Montezuma

Thursday, Feb. 19  
through Saturday,  
Feb. 21

ARCHAEOLOGY & LOCAL GOVERNMENT CONFERENCE, Ventura, CA  
For more information write:  
State of California, Office of Historic Preservation, PO Box 2390, Sacramento, CA 95811

Wednesday, Feb. 25  
3 p. m.

GASLAMP QUARTER BOARD MTG., Gaslamp Trolley Restaurant 329 Market St.



## SOHO Newsletter REFLECTIONS

Editor  
Kathy Cogen

Photographer  
Med Beauregard

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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 BOARD ROOM

Arrangements for the tour to Victorian houses in National City were presented. Further logistics for publicity and tour transportation were discussed. The "Kitchen Tour" tentatively scheduled for March was postponed until later this Spring.

The Board moved to confirm three architectural facade easements which it has recently been granted. Legal documents providing for this action were reviewed.

A spokesperson representing a coalition organized for placing the convention center on the ballot made a presentation to the Board and related these efforts to historic preservation.

During the Treasurer's report, the Board handled the means for paying a contractor who had performed work on the completion of Senlis Cottage.

# PRESERVATION TAX ANGLES

## RESTORE MORE THAN OLD BUILDINGS

### RECENT PUBLICATIONS ON TAX INCENTIVES

Rehabilitating an old structure can reward you with valuable tax benefits as well as your own piece of history. To qualify as "historic" the Secretary of the Interior must certify the structure to the IRS. This is usually done by a special survey. (See Brandes article.) A successful survey results in placing an individual structure or a whole district of buildings on the National Register of Historic Places. The benefits typically apply to certified historic buildings used for a trade or business. This means income is generated, as in the case of office buildings, hotels, rental housing, bridges, lighthouses, or even ships and other vessels that are permanently anchored.

Tax benefits consist of amortizing capital expenditures for rehabilitation over a 60 month period. Generally to figure this deduction, you take the remaining amortizable basis and divide it by the number of months. More simply stated, this means writing off the costs of fixing up the building over 5 years. Such costs might include site survey fees, legal expenses, real estate commissions, architectural and engineering fees, legal expenses, insurance premiums, developer's fees and construction related costs. While construction related costs might be for modernization, for example, updating the plumbing or providing access for handicapped persons, these costs may apply only to work done on the historic structure itself. The point is--you can't build yourself a new historic building. Originally the costs had to fall within the period of June 14, 1976 and June 15, 1981 to qualify for this amortization. But now this period is reportedly due to change and be extended through January 1, 1984.

For more information on these tax benefits and others, call the IRS at 236-1700. The persons there will be happy to send you specific materials written on the subject or set up an appointment to answer any questions.



### CONGRESS PASSES THREE MAJOR PRESERVATION BILLS

Three major preservation bills passed Congress during the lame-duck session, including the National Historic Preservation Act Amendments of 1980 and a three-year extension of tax incentives for rehabilitation.

Congress also appropriated \$32.5 million for the federal historic preservation program, and extended through January 1, 1984, tax benefits for restoration of historic commercial structures and disincentives for their demolition (H. R. 6975, section one).

The incentives and disincentives, authorized originally under the Tax Reform Act of 1976, provide tax benefits for commercial buildings listed in the National Register that are rehabilitated according to U.S. Department of the Interior guidelines. Property owners who demolish National Register properties are subject to tax penalties under the act.

In a related tax measure, section 6 of H. R. 6975 now allows a tax deduction for the gift of a restriction of development (or "easement") given in perpetuity to a charitable organization for "conservation purposes." These purposes include the preservation of "historically important" land and certified historic structures.

--excerpted from The Preservation News

Tax Incentives for Historic Preservation, Gregory E. Andrews, ed. A guide to using the new preservation tax advantages, 232 pp., illus, appens. (No. 3084) \$12.95

Economic Benefits of Preserving Old Buildings (No. C59) \$7.35

How to Complete National Register Forms U.S. Dept. of the Interior. 1980. 75 pp. b/w photos, illus., maps, index. \$3.75 (paper)

These books may be attained through:  
Preservation Shops, National Trust for Historic Preservation  
1600 H St., N.W., Washington, D.C. 20006  
(Please allow \$1.50 for shipping & handling, plus California sales tax)

Additional books excerpted from the "Bibliography for Neighborhood Leaders, 1980 Edition," published by the National Trust's Neighborhood Office. Bulk copies may be ordered for 10 cents a copy, minimum order \$4. For more information write Neighborhood Office, National Trust. Make checks payable to the National Trust.

Neighborhoods: A Self-Help Sampler. (Washington, D.C.: U.S. Department of Housing and Urban Development, Office of Neighborhoods, Voluntary Associations and Consumer Protection, 1979). 161 pp. Excellent handbook combining descriptions of actual projects in rehab, economic development, commercial revitalization, etc. with step-by-step instructions on how to do them. Includes appendixes on neighborhood-oriented federal programs, resource organizations and a bibliography. Worthwhile investment. \$5.50. Stock No. 023-000-005-59-0.

Community Development Block Grants: A Strategy For Neighborhood Groups. Margaret J. Stone with Barbara L. Brown. (Berkeley, Calif.: National Economic Development and Law Center, 1978). Excellent resource describing techniques for developing plans, preparing applications, monitoring the program and using other tools such as A-95 review. Available from NEDLC, 2150 Shattuck Ave., Berkeley, Calif. 94704 \$7.50 (\$3.50 for groups eligible for legal services assistance).



CONTRIBUTIONS OF ITEMS TO SOHO  
WHICH ARE MADE AVAILABLE FOR  
SALE AT SENLIS COTTAGE MAY BE  
COMPENSATED WITH TAX DEDUCTIBLE  
CASH RECEIPTS.

## U. S. D. 's DR. BRANDES SPEAKS OUT ON SURVEYS

One of the problems that the larger community of San Diego is faced with whenever there is an opportunity for development or redevelopment is that major question--What are the cultural resources within that district or even that particular block? The general answer is that we don't know. A cultural resource can be an architectural building or an archeological site. We've got quite a few deposits of plesitocene whale or shark sites in some of the canyons of San Diego. It can include anything considered of significance to the community spirit.

First of all we don't know what we have. Unfortunately there are several major problems. Secondly, we have no body of written knowledge about San Diego which is very good that helps us to pick out these sites. Third, we don't have people who are trained to be able to do the kinds of surveys that would meet federal, state, and local guidelines. Too often individual communities and neighborhoods will draw up listings of things which they believe to be important often accompanied by lists by addresses and local folklore not substantiated. That kind of information, while it's nice to have, is totally unacceptable in meeting federal, state, and local guidelines.

There are systems, however, which are working. Those systems are funded by the federal government, generally where matching funds are given out through the state historic preservation officer (actually a federal employee). One of the particular grants that he has available each year is to do surveys of cultural resources. (San Diego first became involved about 4 years ago.) The first of those was a terribly difficult and highly complex study of the property and buildings within the Gaslamp Quarter of the 16 block area downtown. A number of people were employed full time to do that study. Since then, we have completed studies of Middle Town and what we regard as Uptown which would be everything east of Laurel Street to the Park and up just following the freeway circling around to about 17th St. Those surveys are just about done. They have been put on computer discs so that we can retrieve information and so that they, of course, can be printed. The photographs accompanying each site and the map showing each building location are included as a part of that. We now have grants given to us to undertake the studies of Presidio Hills, Banker's Hill, and the Mission Hills area. Those will be starting within the next 30 days.

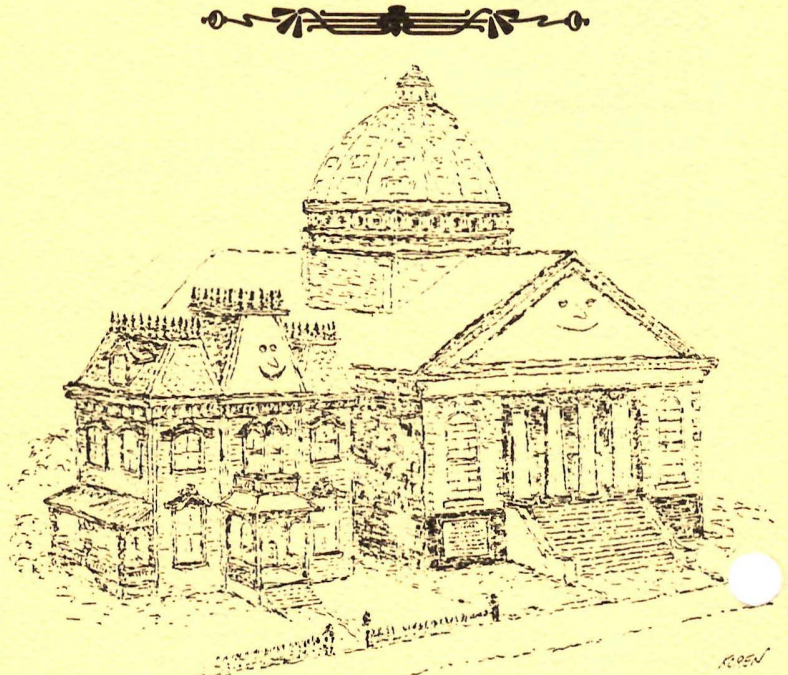
There are proposals in from different parts of San Diego, including Ocean Beach and the city of La Mesa, to do a similar survey. No money has been granted yet. In Golden Hills, the City Planning Department's Planned District program--before it can be approved--must have an historical and cultural resources survey. So that one's in the mill. Also, it must be funded.

There are a number of other areas in San Diego that ought to be surveyed: Mission Beach, the La Playa/Roseville Area, Talmadge Park, certain parts of North Park. There are any number of areas in San Diego that should be surveyed. In fact, the entire city of San Diego should be surveyed in some form. It's a long-range program but it isn't formidable. The problem is that there are three or four forms which are required at all levels using the same information but not the same forms. So any individual who proceeds to take on such a survey must be acquainted with what the laws require.

We begin with what we call wind-shield survey. We drive through listing prospective sites first. We then go back. We do a more careful look at the particular sites. We record what we see. We describe the building from an architectural standpoint. We take photographs of that and provide a little sketch map so that anyone who wants to go find that particular building can do so on the basis of the map. We then begin a title search which must be done through the recorder's office. The guidelines call for finding out the assessment roll number, the name of the current property owner and any other data that would help in the event that someone needed that information for tax purposes or the declaration of an historic landmark. Once names are acquired in the title search, we do an historical search at the different libraries. We use public libraries, city directories, and newspapers because we have to determine the name of the architect, the name of the building contractor, the date the building was constructed and other details about that building. It is not at all a simple process.

Once these surveys are completed and printed, they are then reviewed by a committee of volunteers from the community who looks at them and makes recommendations. When that is satisfied, these are then printed and copies are given to the public library, to institutions that might have a need for these, and the Historical Site Board which determines specific historical buildings on the local register. Then this information might be used to determine eligibility for the National Register.

All of this is done with public money, but the property owner has the distinct advantage of having the information available to him in case he or she wishes to apply for historic status. There are then tremendous tax breaks which they may qualify for. The crux of what I am saying is that there are many areas in San Diego that need to be surveyed. But a few things are critical. (1) The individuals involved must learn the location of the monies available and how to apply for those monies. (2) They have to know how to do an historical and cultural resources survey correctly.



"What did they give you--National Landmark or Historical Monument?"

CONTINUED IN THE NEXT COLUMN.....

## An Untimely Passing

TRIBUTE TO DON WORTMAN

DON WORTMAN, noted theater producer and director, will be missed by many San Diegans. His untimely death came while one of his productions was playing in the Gaslamp Quarter, and theatergoers to whom he has brought pleasure for many years in our town have lost a great talent.

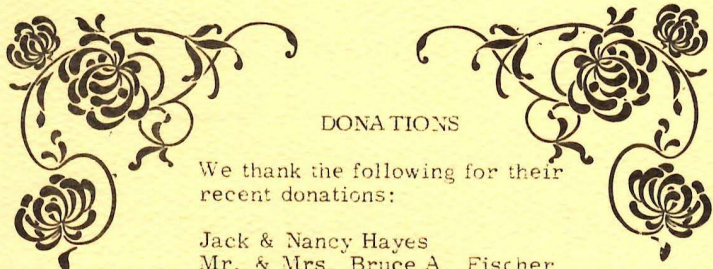
Don Wortman was singularly responsible for giving the Lyceum Theater new life, . . . by his redesign of its interior, as well as his succession of productions which kept the Theater humming during the long battle to save it from the wrecking ball of Redevelopment. His was the hand which put together the dinner theater concept so successfully in San Diego, starting with the Broadway Dinner Theater, then on to the Belview Dinner Theater, and finally the happy marriage of the Backstage Restaurant and Lyceum Theater. He has also been involved in productions in other parts of our county.

It was Don Wortman's vision of live theater in downtown, which brought forth the issue of the need for entertainment available to San Diegans downtown as well as for conventioners in a redevelopment project singularly without planning for such activities. Even more to his credit was his belief in the abilities of local talent, and he helped many young San Diegans get their first live performance experience right here at home, preparing them for future roles.

Don Wortman believed in our city, revitalized, making use of our own local talent, giving the public real theater experience in historic settings which provide the ambiance many other major cities like New York, San Francisco and Chicago have achieved. He was a true preservationist of people as well as buildings, and he lived his beliefs for the benefit of all San Diegans.

San Diego will truly miss him, and so will SOHO.

--Carol Lindemulder



### DONATIONS

We thank the following for their recent donations:

Jack & Nancy Hayes  
Mr. & Mrs. Bruce A. Fischer  
The Mifflin Ward Family  
Mr. & Mrs. P. M. Klauber

### NEW MEMBERS

Eileen M. Cross  
Lynn Markin  
James & Valerie Mellusi  
Constance Turner  
Norma J. Beck  
Helen G. Howe  
Beverly McEntee  
Ronald H. Campnell  
Olive Stafford  
Yvonne M. Hartman  
Donald & Mary Van Epps  
Gene & Frances Powers  
Conna Cundiff

# NEWS BRIEFS

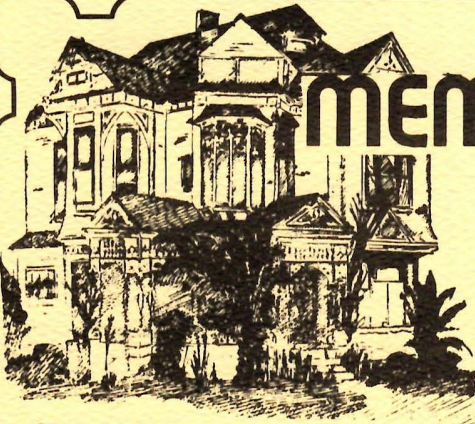
Negotiations are on-going to replace the pipe organ in the Recital Room of the Glorietta Bay Inn, the former John D. Spreckels Mansion, across the street from the Hotel Del Coronado. According to R. H. Peck, manager of the Glorietta Bay Inn, the original organ, which was removed in 1969, has been found in a Pacific Beach warehouse. The initial asking price may make the purchase of the original organ impractical. In that case, an equal quality pipe organ will be installed. . . . . The Historical Sites Board is developing a list of architectural and historical consultants. . . . . The Board is considering revision to the current Historical Sites Board ordinance demolition provision. . . . . CCDC put out a list of significant buildings downtown. Consultants, Charles Hall Page and Associates report 12 such buildings in this area. . . . . The Rules Committee which has the function of establishing policy, will be considering the appointment of Patrick J. Crowley to serve as a member of the Historical Sites Board. He will be replacing Donald Reeves, who recently resigned. . . . . The City Planning Department has submitted a grant of application to the National Endowment for the Arts to investigate the structural condition of the Balboa Theatre and to hire a consultant to evaluate whether or not it is feasible to revert the structure to legitimate theatre operations. . . . . Phase II of the Gaslamp Quarter began December 10. This work is to include sidewalk and street improvements and is slated for completion May 15. . . . . Feb. 12 is the Planning Commission's final workshop on the Golden Hill Planned District Ordinance. Last month the commission heard the Transfer of Development Rights (TDR) concept (which essentially involves swapping density) in order to protect structures with historical significance; as well as a Density Bonus Plan for preserving the planned district. Legal technicalities for the TDR are to be worked out at a future date at which time the Planned District Ordinance will be amended. . . . . At Heritage Park, Caswell Massey, the country's old chemist and perfumer (est. 1752) will be setting up shop in the Sherman-Gilbert House at the beginning of February.

## Volunteer Chairman Named

CLAIRE KAPLAN, long our tireless Hostess and Hospitality Chairman, will be taking on new responsibilities as SOHO's VOLUNTEER CHAIRMAN. She will be setting up and coordinating volunteer activities for all SOHO projects. Claire is currently working in our Senlis Cottage on Mondays, and we encourage you to stop in and see her there. She will also be happy to talk with you by phone, at 286-8836, her home number.

Meanwhile, SOHO would be delighted to have a new volunteer take over the job of Hostess/Hospitality Chairman. Other volunteer opportunities include Office staffing, Refreshment Committee, Tours, Art work. Please let SOHO and Claire hear from you.

**NOTICE:** Anyone interested in part-time employment should go to the Bushyhead House, "Gifts for Men", in Heritage Park where they are currently taking applications. See Gladys Folkman.



# 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.
- Professional . . . . . \$25.
- Family . . . . . \$15.
- Single . . . . . \$10.
- Donation . . . . . \$ \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_

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

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

### 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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