



THE S.O.H.O. NEWSLETTER

REFLECTIONS

VOL. XIII NO. 4

APRIL 1981

P.O. BOX 3571 SAN DIEGO, CALIFORNIA 92103



LONG-WATERMAN RESIDENCE (1889). An outstanding example of Queen Anne Shingle style still occupied at 2408 First Street.

1st Ave. Walking Tour

Highlights of the tour will be many and varied. We will tour the Long-Waterman residence, take a rare glimpse inside Miles Parker's house, and stroll through San Diego's Little Italy.

This four hour walk will encompass some of San Diego's finest Victorians, still standing on their original sites.

The tour will be offered on both the morning and afternoon of May 17th, in honor of National Preservation Week. The cost will be \$5.00 for members and \$6.00 for non-members of SOHO. The walk will cover two and a half miles over a moderately hilly area.

There will be a half hour stop in Little Italy for refreshments (not included in tour cost). Tickets for the May tour may be purchased at the Senlis Cottage or through the mail, care of SOHO, Box 3751, San Diego, California 92103.

TOUR SCHEDULED MAY 17TH

Starting on 1st Avenue, the participants in SOHO's Uptown-Middletown walking tour will have the pleasure of viewing some of San Diego's most diverse architecture.

The area is a mix of Victorian, Art Deco, Craftsman, Moderne, and parking lot standard. Many of the houses now in Heritage Park were removed from this area to make way for urban development.

- Jan Kitchel

DONATIONS

Gary & Pam Elster
Joseph Pollak
Mr. & Mrs. George Murphy
Ed & Vei Landi
Mary Callison, and from
Joe & Claire Kaplan in honor
of their new granddaughter,
Elise D. McCutcheon

SOHO Newsletter REFLECTIONS

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Photographer
Med Beauregard

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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!



april



March 29- April 1

"Strengthening the Local Preservation Process" -
6th Annual California Historic Preservation
Conference, Riverside, California
(call (714) 787-4493 or 787-5401 for information)

Tuesday, April 7
7:30 p.m.

SOHO Board Meeting call 295-6188 for information
Joe Jones, 6109 Jackson Drive, La Mesa

Tuesday, April 7
1 p.m.

Historical Site Board, City of San Diego,
5th floor conference room. City Ad. Bldg.

Monday, April 13
7:30 p.m.

Uptown Planners at Central Federal Savings
610 W. Washington, call 296-2577

Tuesday, April 21
12 Noon

San Diego Historical Society
Villa Montezuma

Wednesday, April 22
3 p.m.

Gaslamp Quarter Association Meeting
call 233-5227

April 25- May 1

Group Tours for Designer's Showcase
call 239-2211 for reservations



FROM THE BOARD ROOM

On a dark and rainy March 5th, the SOHO Board met at Mary Dell Worthington's home in La Mesa.

Michael Sullivan reported on his exhaustive efforts with the City Council. The Council, it appears, is in favor of establishing a preservation policy as long as said policy offends no one.

Jan Kitchel reported on the upcoming walking tour on May 17th.

Bruce Herms is putting together a theater tour to see Evita; while Harry Evans will repeat his successful Redlands tour, coordinating it with the annual December open-house.

It was reported that more volunteers are needed at the Senlis Cottage.

There was no further business, so the Board adjourned, retrieving umbrellas and swimming out to cars.

- Jan Kitchel

facade



2204 Cliff Street; "Cliff House," builder
George Hawley 1909

Mr. Hawley's original home was built across the street from Cliff House, on Panorama Drive on the edge of the Mission Cliff Gardens, developed by John D. Spreckels. His home is still standing, designed by Irving Gill, at 4744 Panorama Drive. These homes were developed to take advantage of the trolley line which came from downtown to the Mission Cliff Gardens, a day's outing for San Diegans of a Sunday afternoon. (The recently destroyed Trolley Barn was just down the street.)

The Cliff House reflects many Irving Gill details, but may also be a design of George Hebbard, who originally worked with Gill before going on his own. Many interior and exterior details reflect the same style as those details found in the Klauber House (now gone). Interesting window framing, roof detail, porch overhang and windows are all still intact.

Mr. Hawley built Cliff House for Mr. A. E. Roberts, originally from London, and the house reflects some "Tudor" influence in the steeply pitched roof. After several changes of ownership the James Harvey Tucker family bought the home, and their daughter, Carobeth (Laird) became a famous author and historian.



DONATION OF FACADE EASEMENT FOR HISTORIC PRESERVATION PURPOSES

An easement is a limited right, granted by the owner of real property (land and buildings) to use all or a part of the property for a specific purpose. Most of us are familiar with traditional easements such as easements for a driveway, public utility lines, water lines and sewer lines across one neighbor's property to serve another's property. Such easements generally give the benefited party the right to use a portion of the owner's property for a specified purpose. These purposes and the scope of easements have been extended over the years to cover less obvious purposes, such as the granting of easements to maintain signs on the exterior wall of a building and open space easements on land. The unique aspect of open space easements is that they generally do not involve active, physical uses of the property, but rather involve the restriction or relinquishment of the owner's right to develop or modify his or her property, i.e. conservation of the property.

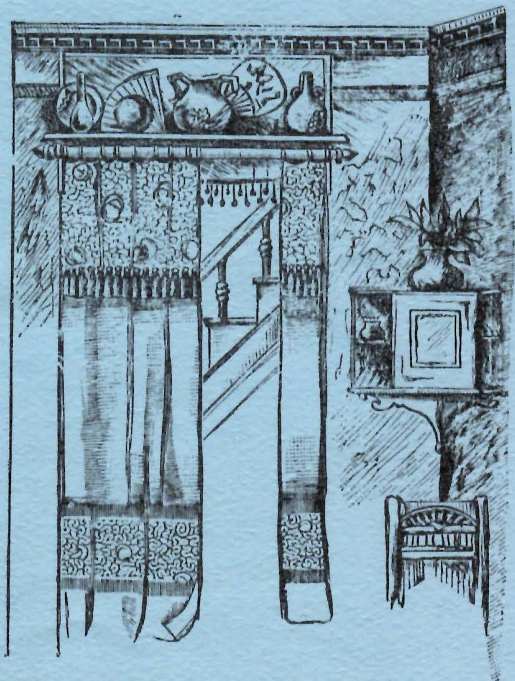
Facade easements are a natural outgrowth of the latter types of easements. A facade easement is a grant by the owner of a building of control over modifications, alterations or any other changes to the exterior appearance of the building. The facade easement may also extend to the interior appearance of the building if the owner desires. The result is the control over the interior and exterior architecture and appearance of a building may be passed on to another party. If that party is an historic preservation organization such as SOHO, the owner and SOHO may achieve a common goal of preserving the architectural and historic significance of the structure and the owner's grant of the easement may constitute a gift to a non-profit charitable institution qualifying for a charitable tax deduction under Internal Revenue Code Section 170. Thus the facade easement is a significant historic preservation tool.

In late 1980, SOHO received donations of its first facade easements for structures located at 1116 Loma Avenue, Coronado, and 2204 Cliff Street, San Diego. Both the structures and the proposed easements were carefully considered by SOHO before accepting the donations to determine that the donations were consistent with SOHO's goals of historic preservation. These easements benefited SOHO by insuring that the facades of two architecturally historic buildings cannot be legally altered or demolished without SOHO's prior approval, while the cost of maintenance is still borne by the owners. This is a cost effective way of increasing SOHO's inventory of preserved buildings. The owners of the buildings may be eligible to receive a charitable tax deduction (which will help with restoration expenses) and have the comfort of knowing that they have made a valuable gift to the community that will preserve a part of the history of San Diego and, in particular, will preserve their building in the future if the ownership changes.

The tax benefit to the owner may be substantial, depending on the circumstances. The general test applied in determining the value of the donation is the difference between the fair market value of the property before the granting of the easement and the fair market value after the grant. The qualification for such a charitable contribution deduction and the granting of a facade easement involve significant legal rights in the complex and rapidly changing fields of tax and preservation law. Owners contemplating the donation of an easement should consult their tax advisers or lawyers about the current status of allowable deduction for such a gift.

Most importantly, interested owners should know that the availability of the tax benefits of the charitable contribution of conservation and preservation easements was redefined by Congress through new legislation (see Internal Revenue Code §170 (h)) effective December 17, 1980 both expanding and restricting the qualifying property and easements.

-This article is written by San Diego attorney, Mr. Charles Hellerick. Mr. Hellerick handled the facade easement transfers on behalf of the Save Our Heritage Organization.



GOLDEN HILL IN COLOR

CAROL LINDEMULDER has an exhibition of recent works at the Villa Montezuma Museum, 1925 "K" Street. The exhibition will run through May 24th. In a recent statement, Ms. Lindemulder (SOHO's 1980-1981 president) expresses the direction of her new show:

"Golden Hill in Color is my second neighborhood series about San Diego. As artist, interior designer, and preservationist, I am especially interested in the overall patterns, lines and colors of this, my city. The first series, Mission Hills in Color, presented publicly in 1978, emphasized the soft quality of color and light in that area of San Diego.

The Golden Hill/Sherman Heights area represented in this show is distinct unto itself. The colors are strong and clear the shadows against wide streets of sunlight, dark in contrast. This area has more variety of shape and line, texture and attitude, than probably any other part of San Diego. The arid climate is revealed here. Houses are old and Victorian in style or new and stucco-boxed; warped and ruined, or lushly restored.

The people, and their surroundings, encompass all colors possible. The youth of the neighborhood have superimposed their own colors and patterns over all the rest in graffiti, mural art, and hot cars.

To capture the feel of Golden Hill, the drawings were done in sharp contrasts, bold colors, flat textures. The versatility of the felt pen on watercolor and drawing papers makes it the appropriate medium for this show."

NEWS BRIEFS

The Heritage Park Merchants' Association will be having meetings the third Thursday each month at 9:30 A.M. at the Heritage Park Restaurant..... The Historical Sites Board gave tentative approval for plans for the design and rebuilding of the House of Charm, located in Balboa Park.....Currently, the Sites Board is formulating ideas regarding the treatment of the Chinese buildings in the Marina Project development area..... In addition it is looking for funding to do a historical survey in the Golden Hills area. Tentative approval for IDR's in the Golden Hill Planned District Area is an option to be possibly made available to property owners in order to preserve significant historic structures..... The Sites Board is making preparations for the annual preservation awards to be held during National Preservation Week, May 10 - 16..... In the Gaslamp Quarter the Keating Building has been singled out by the Gaslamp Quarter Association for an award of restoration excellence... ..At the 6th Annual California Historic Preservation Conference, Ron Buckley, of the Historic Sites Board is to be a featured speaker..... All SOHO members are reminded to check the date on their name and address sticker to see when to renew membership.

NEW MEMBERS

Dolores L. Barker Gary & Pam Elster
Mrs. James S. Brown Ms. Josephine Justis
Mrs. W.T. Mawhiney Pamela Fields Bacon
Margaret Bouton Richard S. Young
Ann C. Mortland

If you haven't been down at Heritage Park to see our new office and library, then you should make an effort. The restoration work is beautiful, and our many visitors comment on the beautiful wallpaper, restored woodwork & floor, the furnishings, pictures and the charm of the two rooms. We who keep the office open find it a very cozy place in beautiful open-space, and we are privileged to have this opportunity. We have met people from every continent in the world, from all over Canada and the U.S., and we enjoy the conversations with them. We find many are interested in preservation and restoration and they tell us of their projects and they are interested in ours.

A hearty thankyou to those many members who worked so long and diligently in making this office and library possible.

From the Senlis Office Staff



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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