



THE S.O.H.O. NEWSLETTER

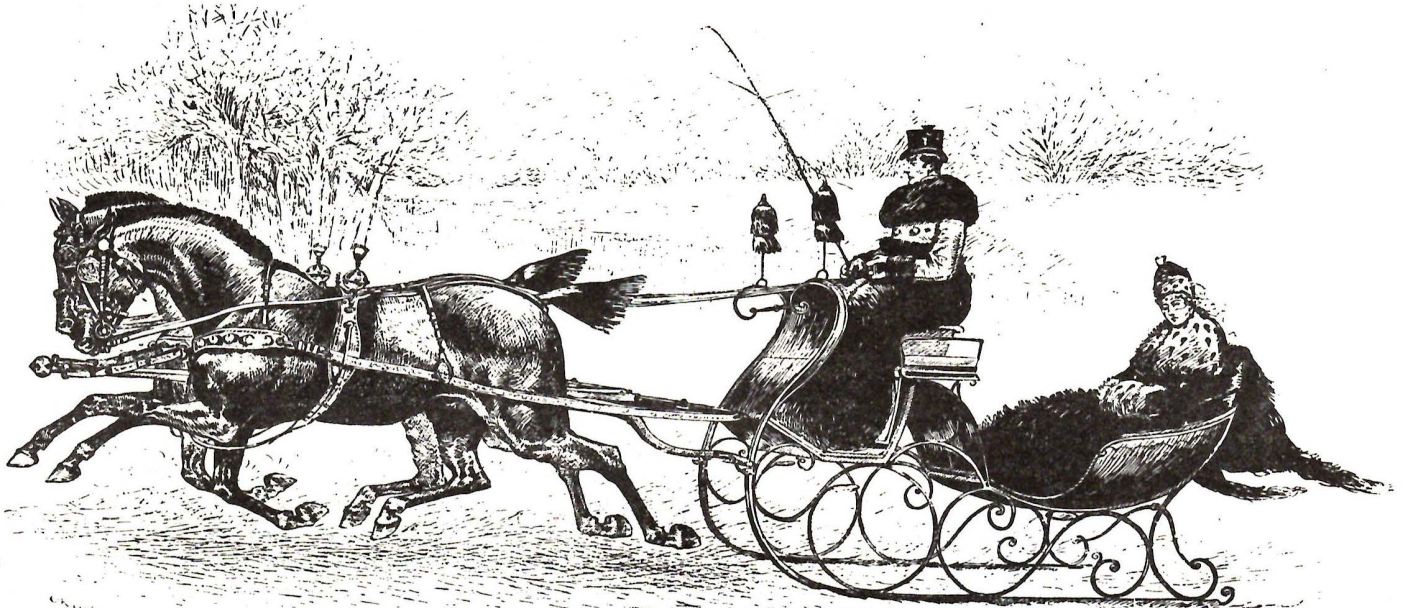
REFLECTIONS

DECEMBER 1982

VOL. XIV NO. XII

P.O. BOX 3571

SAN DIEGO, CALIFORNIA 92103



"Hurry, or we'll be late for the SOHO Christmas Party!"

THE PLEASURE OF YOUR COMPANY is requested at SOHO's Annual Christmas Party on Sunday, December 19, 1982 at 7:30 p.m. Ingrid and Robert Coffin have graciously offered their beautiful home in Kensington, at 4321 Alder Drive, as the setting for our holiday get-together. The house was built in the 1920's as a vacation home for the president of Mexico, and is Southwest Spanish Revival style.

Meet and greet SOHO's new president, Cathy (Nada) Grigsby, and our past presidents: Miles Parker, Nicholas Fintzelberg, Barry Worthington, Carol Lindemulder, Bill Cartwright, Bruce Kamerling, Marc Tarasuck, Pat Schaelchlin, and Michael Sullivan.

Bells will ring out loud and clear, every hour on the hour, to announce the drawing of door prizes. There will also be a gift exchange with each guest bringing a present (under \$2.00 and marked for a man or woman). As always, please bring a plate of goodies to share.

The Date: December 19... The Day: Sunday... The Time: 7:30 p.m.

We'll see you then! Gwen McFarland and Claire Kaplan, Party Planners

Christmas Downtown

The Central City Association has agreed to co-sponsor a downtown Christmas program, "Christmas in the City," in conjunction with the Gaslamp Quarter Council and other downtown organizations. The program will be held Saturday, December 18, 1982, and will include a parade, holiay sidewalk sales, and stree entertainment.

Tentatively, the parade would originate at Front and Broadway, travel east on Broadway, turn right (south) on Fifth Avenue and end at the south end of Fifth Avenue. Santa Claus will be included in the parade, and afterwards, be available to children of all ages for "consultation" and picture taking. For additional information, call 233-5227 during normal business hours.

DONATIONS

*Gloria Eddy
Dudley Graham
Althea Cochrane
Beverly Hunter
Dorothy Stamper
Carol Corolla
Harriet Eves
Mrs. William Betts, Jr.
Adrienne Kessler
Mrs. F.G. Lindemulder
Mrs. Rush Canon
Ron & Marlene Buckley
Mr. & Mrs. Will Rudd*

If you, or anyone you know, is employed by Security Pacific National Bank, you may be interested to know that the bank will match any donation made to SOHO made by an employee. Pass the word! Remember, donations make great Christmas and Hanukkah gifts.

How Protected Are Our Landmarks?

Besides tax benefits, does listing on the National Register of Historic Places mean anything at all in terms of protection for landmarks?

Very little, according to the preservation lawyers attending a conference on reusing old buildings, held in Baltimore by the Conservation Foundation and the National Trust for Historic Preservation in September.

CF attorney Christopher Duerksen said that, leaving the tax benefits aside, "Register designation and 10¢ will buy you a cup of coffee." (Mr. Duerksen bought his last cup in 1970.) "It offers no real protections," he added, "and those (it does offer) are triggered only when federal projects are involved."

Since the elimination of the former ban against taking accelerated deductions on new buildings that replace landmarks, the only negative tax consequence to Register designation is the prohibition against deducting demolition costs as business expenses. "And that's only a fly in the ointment if a developer's project is economically viable at all," Mr. Duerksen commented.

The real power to protect landmarks resides at the local level with the 900-odd preservation commissions now in existence, according to Duerksen. These have life and death power over landmarks. They can delay (which may mean to kill, given today's interest rates) proposed developments or veto demolition plans outright. So it may be wasted effort for preservationists to secure National Register listing for an area if that area is **not** also protected by a local ordinance.

Mr. Duerksen and other lawyers present at the conference stressed that the Section 106 review process mandated by the National Historic Preservation Act for landmarks affected by federally-assisted projects is procedural rather than substantive. That is, "106" calls for certain steps but for no particular outcome.

Yet even those steps were abridged in the recent case of New York's historic Morosco Theater, prompting San Francisco attorney Antonio Rossmann to ask: "Are we being honest with our constituency by claiming to have a historic preservation act in the United States when it is not only ineffective, but even offensive when the hour of crisis occurs?" Mr. Rossmann thinks the Advisory Council on Historic Preservation caved in to White House political pressure in the Morosco case.

"You're suggesting that if (the "106" process) isn't 100% effective, we shouldn't have it," responded John Fowler, ACHP's general counsel. Mr. Fowler noted that out of the 2,500 projects the Council sees each year, only a half-dozen result in a final state of conflict. Most are resolved through the review process.

Footnote: The Advisory Council's regulations have now made the hit list of Vice-President Bush's Task Force on Regulatory Relief.

REFLECTIONS

Nancy Roberts		<i>Editor</i>
	SOHO OFFICERS 1982-1983	
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P.O. Box 3571
San Diego, CA 92103
(619) 297-9327

The SOHO newsletter, *Reflections*, is published monthly.

Parks Want Auction

The county Department of Parks and Recreation wants to clean out its storage garage of old National Geographic magazines, claw-footed bathtubs, an ox yoke, and hundreds of other odds and ends collected over the past dozen or so years.

Bob Copper, department director hopes to get the Board of Supervisors' approval to conduct a public auction of the donated items December 4th in Heritage Park. "It would be like a big county garage sale," Copper said. He also said the money made from the auction will enable his department to buy "curatorial supplies" to preserve items of real value, such as historical documents.

Among the items being stored and a waiting sale are German Bibles, a Japanese silk parachute, a mechanical butter churn, an antique sewing machine, glass picture frames, and chairs.

Reprise: The Pt. Loma Tour

These are the chairpersons who put it all together:

Event Chairman	Bruce Herms
Coordinator	Claire Kaplan
Campus Coordination	Jim Bond
	Robert Miller
	Dr. Duane Little
	Sally Johns
Treasurer	Sally Johns
Reservations	Bill Bolen
Publicity	Eleanor Bolen
Bus Tour	Cathy Grigsby
Docents	Mary Dell Worthington
	Mary Joralmon
Walk Tour	Bruce Herms
Refreshments	Nettie Scarry
Art Work	Jean Herms
Graphics	Nancy Roberts
Photography	Michael Sullivan
	Nancy Roberts
Facilitator	Alice Crittenden

SOHO gratefully acknowledges the time and effort the chairpersons contributed to make this tour a success.

Poetry At The Villa

Poetry readings by talented poets from both the local area and other parts of the nation are held the *second* Sunday of the month at 2:00 p.m. in the Music Room of the Villa Montezuma, the Jesse Shepard House. A reception for the poets follows each reading.

The readings are sponsored by the San Diego Historical Society. They are free and open to the public; however, seating is limited, so early arrival is advised.

The poetry schedule for December 1982 through March 1983 is as follows:

December 12	Vern Maxim, Al Zolynas
January 9	Lance Jencks
February 13	Dick Barnes
March 10	Joan Levine, Patrick Ojeda

The Villa Montezuma is located at 1925 K Street. It is open to the public Tuesday through Friday and Sunday, 1:00 p.m. - 4:30 p.m. Admission is free, but donations are suggested. For further information, call 239-2211.

WANTED: Volunteers

Are you retired with lots of spare time? Are you unemployed and looking for something to do; or perhaps you are a student who would like to do some volunteer work in your major. SOHO can use you! We need a good Correspondent Secretary. All you need is a typewriter and a few hours a month to help the President with answering the many inquiries that come to SOHO.

We also need a Librarian. The Librarian is responsible for keeping all the books and periodicals in order at the SOHO office. The Librarian also receives any literature on new publications that may be of interest to SOHO's members. The library reference system has been set up by our former Librarian Karen Sharpe, who did an excellent job of getting the library organized.

Remember, these volunteer positions only take a few hours out of your time per month, and volunteer work is acceptable on resumes as work experience. Give the office a call at 297-9327 if you are interested or would like more information.







Rehab Guides: Tough Ones

Complaints about the Interior Department's *intpretation* of rehabilitation guides for historic buildings are sprouting up all over as developers carry out tax act projects. Since compliance with the guides is a prerequisite for the 25% rehab tax credit, Big Money is often at stake.

"I'm just about ready to forego letting one of my buildings on the National Register," Robert L. Triplett, president of the Construction Development and Realty Corp. in Tulsa, said. The building in question is the historic Bank of America building in Fresno, which Mr. Triplett's company is renovating. Mr. Triplett wants to install tinted-glass windows because he believes they will cut cooling costs by as much as 40% annually. "When you're in a cooling cycle six to seven months of the year, you've got to have some help," he says. But he's been told that such window treatment violates Interior Department guidelines.

Since Mr. Triplett's building is en route to, but not yet on, the National Register of Historic Places, he still has the option of forfeiting the extra 5% and taking the 20% rehab credit permitted on 40-year old buildings. (Once a building is certified, it's the 25% credit and compliance with the guides or nothing; the owner can't simply fall back and take the lesser credit.)

Mr. Triplett considers himself a preservation-minded developer and thinks Interior's guidelines are excellent, on the whole. And he emphasizes that the National Park Service officials who interpret the guides have been reasonable and understanding on most issues. But he also thinks that better compromises must be made on such matters as preservation purity versus energy conservation: "You can't be totally lopsided in favor of preservation and still cost yourself a fortune in operating costs."

"I think developers are going to get smart," he adds. "They'll leave the windows as they are, and after the building is certified, they'll turn around and put coating on them. Then you're going to have an ugly looking site. And as I read the regs, there will be nothing the Park Service can do about that."

Footnote: The NPS office in San Francisco says it has approved only one out of 50 or so requests to use tinted glass windows. This and other emerging issues will be discussed at a workshop for Park Service officials next month in Washington.

News Briefs:

According to National Park Service officials, less than 5% of all rehabilitation projects seeking Interior Department certification for tax act purposes are disapproved.



City Budget Time Again

The San Diego City Council invited all citizens to express their views and make recommendations for the City's Fiscal Year 1984 Budget at a public hearing on November 23. If you were unable to attend the meeting, you may submit written recommendations or suggestions to the Financial Management Director, City of San Diego, 202 C Street, San Diego, 92101.

The City Council is seeking the views of San Diego citizens and community organizations to help set citywide goals and establish priorities for municipal services. The invitation is based on a Council Policy to increase citizen involvement in the early stages of the City's budgeting process."

More public hearings will be held before the Council adopts the final budget in July, 1983.

News Briefs

Lois Wittner, from Tiffany's Restaurant in Heritage Park, has been elected Board member of Old San Diego Chamber of Commerce.

The Lyceum Theater is gone, but its theater chairs will have a new life in the auditorium of the new Museum of San Diego History. San Diego Historical Society's President Dr. Richard Bowers generously purchased 410 seats for the Historical Society.

There will be a Victorian Yuletide Tea sponsored by the Friends of the Villa Montezuma on Saturday and Monday, December 11 and 13 from 2-4 p.m. Take a break from the 20th century and enjoy specially made Victorian teacakes and breads. The Friends of the Villa will greet you at the door in Victorian costume and serve you as you relax in the sitting room of the Villa Montezuma, Jesse Shepard House. The entire house will be decorated for an old-fashioned yuletide, and everyone is invited to enjoy the afternoon.

Reservations for the tea are \$5 per person and must be sent (or delivered) to the Villa Montezuma, 1925 K Street, San Diego, 92102 by **December 7**. Please specify which day you will attend. For more information call 239-2211.

Welcome New Members

*Genevieve Macy
Katharine Rosenberry
Tim & Mimi Riley
Roy Miller
Irene Peugh
Mrs. T.R. Eller
Mrs. Jack McGhee
A. W. Clark
Dr. Joan Smith
Larry & Mary Parker*

Roanoke Knows How To Do It--Or Why Didn't E. Hahn Do It This Way?

Reservationists and developers from Virginia and nearby gathered in Roanoke in September of this year to discuss downtown revitalization. The conference, cosponsored by the city and several business and civic groups, was part of Roanoke's centennial observance and featured the city's ambitious revitalization plan for its old downtown. The plan calls for extensive rehab and reuse of the late 19th and early 20th century structures in and around the old market square. Some notes of interest:

- *Roanoke went an extra mile* to encourage citizen participation in the development of its downtown plan. In addition to creating the usual advisory and steering committees, the city planning team staged a telethon. Viewers called the t.v. studio with suggestions, and, using a scale model of downtown, the planning staff illustrated and recommended changes on camera. Other callers could immediately comment on the suggestions. The design team also set up a storefront office downtown and encouraged residents to drop by and discuss plans. City officials credit the unusual degree of citizen participation with voter approval of a \$15.5 million bond issue when bonds elsewhere were being voted down.

- *The city plans to lease its first fire station* and city market building to a limited partnership. The developers will renovate the buildings--the fire station for a luxury restaurant, the market building for food and specialty shops--and claim the 25% tax credits. Roanoke expects to derive a long-term stream of income from lease payments and additional real estate and sales taxes.

- *Roanoke found a solution* for reusing a block of turn-of-the-century commercial buildings now vacant and virtually unusable because of their long and narrow configuration. The backs of the buildings will be cut off, and the buildings will be tied to a new multi-level parking garage and transit terminal. This will give access to commercial space from both ends of the renovated buildings. As owner and developer, the city will get income from commercial leases.

**HAPPY
HOLIDAYS!**

Historical Society Hosts Concert Series

Sunday afternoon concerts are presented the *first* Sunday of each month at 3:00 p.m. by the San Diego Historical Society. The concerts, which are open to the public at no charge, are held alternately at the Villa Montezuma, the Serra Museum in Presidio Park. The concerts are scheduled as follows:

December 4 San Diego Chamber Brass Players
Balboa Park*

January 2 Karen Victor Oboe Recital

Serra Museum
February 6 Myrl Hendershott Ensemble
Villa Montezuma

March 3 Tom & Jeannine Barkley (guitar)
Serra Museum

April 6 Marc Dresser Duo
Villa Montezuma

***The December concert will be held in the Casa de Balboa as part of the annual Christmas On The Prado celebration in Balboa Park.**





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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