



THE S.O.H.O. NEWSLETTER

# REFLECTIONS

VOL. XIV

NO. II

FEBRUARY 1982

P. O. BOX 3571

SAN DIEGO, CALIFORNIA 92103

## GENERAL MEETING



**FEBRUARY 14, 1982**

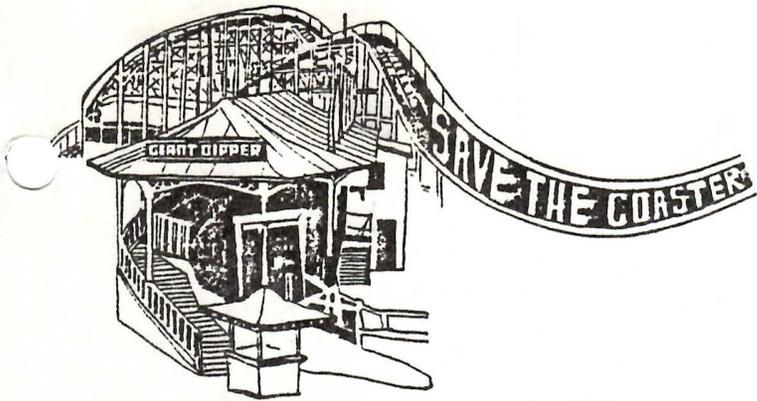
**On Sunday, February 14, 1982 at 1:00 p.m.,** SOHO will converge on the Aerospace Museum in Balboa Park for our General Membership Meeting. The auditorium will provide the arena and admission to the meeting will be free by mentioning to the toll taker you are a SOHO member there for the meeting.

A **slide show** of historic homes in San Diego and the "**Belmont Roller Coaster Movie**" by Tim Cole will be shown. A show you won't want to miss!

The agenda will also include the highlights of the tours for 1982, upcoming events, and the SOHO Annual Membership Drive. There will also be a vote on a by-laws amendment.

**This event will prove to be the highlight of February, so bring your Valentine and some friends and enjoy the news of preservation in San Diego!**





## News From The *Earthquake*

By Michael Sullivan

Thanks to the wizardary of the famous Mission Beach/Gaslamp Quarter moustache owner, **Norm Starr**, the old wooden fence surrounding the coaster which once shrouded drunks and drug dealers, came crashing down.

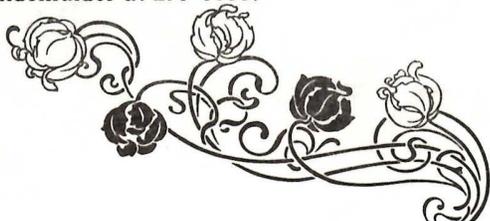
Norm coordinated the effort with San Diego Fence Company for the Save The Coaster Committee. With chain link fencing 360 degrees, the northern end of the rollercoaster is open to the intersection of West Missin Bay Drive and Mission Boulevard. The symetry of Mr.'s Church and Pryor's architectural brilliance is now in full view. The fencing also reclaimed some land just to the west of the coaster to facilitate restoration and rehabilitation.

The Save The Coaster Committee went before the public Public Facilities and Recreation Committee of the City Council on January 20. The presentation was designed to awe the councilors by showing a consolidated effort toward restoration. A film produced by **Tim Cole** was truly the highlight. Showing the coaster at sunset and providing a "thrill a minute" ride on the Earthquake, it prompted Mike Gotch to remark, "that film was better produced than some of my campaign ads."

The Committee brought realism to the chambers by providing a car from the coaster for special effects and a model of the Earthquake by Tim Cole was also presented.

The presentation by **Carol Lindemulder** and the committee was a complete success. The PF&R Committee unanimously approved Councilor Struiksma's motion to allow the Save The Coaster Committee to negotiate a lease for the property and begin restoration.

Buy your tickets now!! The *Earthquake* is alive once again in Mission Beach. For more information call Carol Lindemulder at 295-6188.



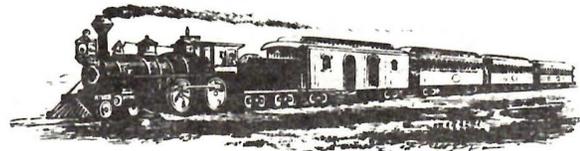
# FATE OF SANTA FE DEPOT

By Michael Sullivan

Scheduled for decision on Monday, January 11, 1982, the city council was unable to move because of lack of a mayor. Rescheduled to Tuesday, January 12th the item came upon the docket at the early hour of 4:00 p.m. Once again, it was the honorable Pete Wilson who was unable to remain in chambers long enough for public testimony and again the Santa Fe Depot's fate was postponed another week to January 18. Hoping this would be the final decision (I should have known better); although everyone on the Council was present for this meeting, no definite resolution was reached.

The mayor insisted there was absolutely no need to worry about Santa Fe Industry's intentions. They had said they would paint the depot and clean up the parking lot.

Councilor Lucy Killea, however, remembers, as we do, 1971 when Santa Fe Industries looked at the depot with bulldozers in their eyes. Written assurances became the almost unanimous cry from all councilors except Bill Cleator and the mayor.



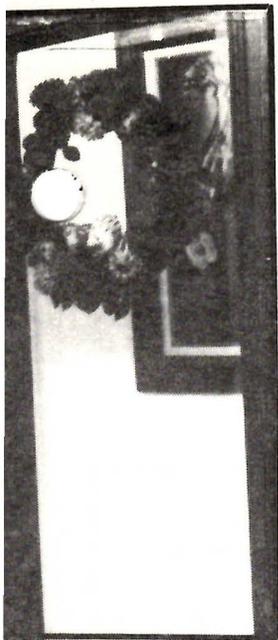
I must admit surprize to you all when councilors Williams, Gotch, Killea, Murphy, Mitchell and Struiksma all called for some written guarantees from Sant Fe Industries before they would be willing to forego the almost \$8 million in grants from CalTrans and MTBD.

The mayor assured that an owner participation agreement with Santa Fe Industries would be sufficient, however, that agreement would take at least 3 months, maybe 6 months, far beyond the deadline for excepting the CalTrans/MTBD grants.

The council compromised with a motion to have CCDC extract from Santa Fe some written assurances by February 8, 1982 of their intentions. The letter is to include an assurance of the cosmetic clean-up mentioned in the press conference by Santa Fe Industry's President John Schmidt, the plans for the depot's uses in the future, and the complete structural rehabilitation.

If Santa Fe Industries does not comply with these demands, the Council shall except the grants.





## 1981 SOHO CHRISTMAS PARTY

Thanks to the warm hospitality of Jamie and Joan Easley and the well-organized efforts of the Christmas Party Committee, the 1981 Christmas Party was a success! Special thanks go to Cathy Grigsby and her committee, Charlie Bernard for his fine photographs, and, of course, Santa Claus!

Thank you everyone for a festive holiday get-together!

Pictured from left to right are: Cia Barron looks on as Santa gives immediate past-president Carol Lindemulder her gift; Santa makes his entrance; Our gracious hosts Jamie and Joan Easley; Jan Kitchel, Virginia Evans, Santa, and Harry Evans; Santa (with kitty), Nancy Roberts, and Cathy Grigsby; Executive Vice President & Christmas Party Committee Chairperson Cathy Grigsby and Board member Mary Dell Worthington; Carol Lindemulder shows off her gift, a crystal wine decanter; Claire Kaplan and Neddy Scary help dish up the goodies; and the party begins to assemble for a robust round of Christmas carols.



# Saving Landmarks Through Easements

(Reprinted from *Urban Conservation Report*)

A year ago, the owners of Philadelphia's Land-Title Building, a downtown, turn-of-the-century office tower, donated a facade easement to the Philadelphia Historic Preservation Corporation. This saved the landmark's distinctive facade from any future desecration, while entitling Land-Title's owners to a charitable deduction--estimated at 10 percent of the property's \$10 million value.

Next Monday, the same property owners will donate another easement to PHPC on an even more valuable landmark purchased with the proceeds of their sale of the Land-Title. The landmark is Alden Park Manor, a complex of seven large apartment buildings, all listed on the National Register of Historic Places, ensconced in the middle of 30 acres of landscaped gardens in Philadelphia's Germantown section.

The value of the easement on Alden Park is expected to be around 35 percent of the property's fair market value--a confidential matter by considerably higher than Land Title's \$10 million. If everything goes as planned, Alden Park's owners will take a deduction on the easement this year--before the tax on investment income drops from 70 to 50 percent--and sell the property next year to apartment tenants now forming a cooperative.

How does this all work?

Easements limit what owners may do to their property. They may, for example, ban alterations to a building's distinctive facade, limit changes in the interior, or as in the case of Alden Park, prevent the cutting down of large old trees.

By limiting ordinary property rights, easements reduce a property's value. It is this reduction--the difference between the property's value before and after restrictions--that constitutes the donation, and thus the value of the charitable contribution that IRS allows to be deducted.

To qualify for charitable deductions under Section 170(f) of the Internal Revenue Code, property on which easements are donated must be listed on the National Register. (They can't simply be "Register-eligible") No more than 50 percent of one's income may be deducted in any one year, but the unused portion of the contribution may be carried forward for up to five years. The easement must be given to a nonprofit or public agency "in perpetuity"--forever. That means future owners must adhere to its conditions. The properties need not be "depreciable"--i.e., income-producing.

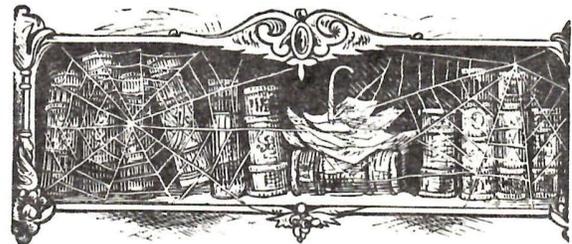
According to Craig Blakely, who runs PHPC's easement program, easements work best in downtown commercial areas. That's because pressures to build to the "highest and best use" increase the value of foregone development rights, and thus the value of donations. Easements on downtown

commercial properties in Philadelphia have averaged about 10 percent of the properties' fair market value, Blakely says. In downtown Manhattan or San Francisco, they would be considerably more.

(SOHO recently obtained its fourth facade easement. See the January *Reflections* issue for details. The Department of the Interior, National Park Service, Technical Preservation Services Division published a *Directory of Historic Preservation Easement Organizations* in September 1981. SOHO is among the organizations listed. The directory is available in the SOHO library.

## SOHO Founder's Book Published

Robert Miles Parker, Founder of SOHO has announced the recent publication of his book, *American Architectural Images*. The book contains drawings of historic sites throughout the entire United States. Published by Lancaster-Miller out of Berkeley, it is available through the Mumford-Parker Gallery, 1929 Front Street, San Diego, 92101. The author has generously donated a signed copy of his book to the SOHO library located in Senlis Cottage.



## SOHO Member Publishes Book

Karen Johl, SOHO member, has recently published a book of photographs of Victorian homes in San Diego. The book will be released in March and is titled *Timeless Treasures*.

Past SOHO President, Pat Schaelchlin has written the introduction. The black and white photographs are of homes in San Diego from 1880 to 1900. The inspiration came from Carol Orwell's *Gift to The Street* and will be featured in the March issue of *San Diego Home and Garden Magazine*.

# Certificate of Amendment of Articles of Incorporation

Dear Member:

With changes in the tax laws this past year it has become necessary for SOHO to amend our by-laws. These changes are needed to comply specifically with these new laws, and to replace similar clauses which are already part of our by-laws. These changes have become necessary primarily because of our lease with the County of San Diego for the Senlis Cottage. These changes guarantees SOHO's assets belong to the public, and shall remain, in our untimely demise, with organizations with similar goals.

Your help is necessary to adopt these changes. The new tax laws also require the amendments be decided on by a quorum of our membership. Hence, it is necessary for me to ask your assistance in obtaining a large turn out in this vote by reading the amendments and attending the General Membership Meeting on February 14 to cast your vote.

Sincerely, Michael Sullivan, President

At a meeting of the Board of Directors of the corporation, duly held at San Diego, California on December 8, 1981, the following resolutions were adopted:

RESOLVED: That Article SEVENTH of the articles of incorporation is amended to read as follows:

"This corporation shall not have any corporate stock and is not organized, nor shall it be operated for pecuniary gain or profit. This corporation is organized solely for nonprofit purposes, does not contemplate the distribution of gains, profits or dividends to members thereof, and no member shall receive any profits, dividends or other gains, nor shall any profits, dividends or gains be distributed to any member. No member of this corporation shall be personally liable for any part of its debts, obligations, or liabilities, nor shall any assessments be levied upon any member."

RESOLVED: That Article EIGHTH of the articles of incorporation is amended to read as follows:

"The property, assets, profits and net income of this corporation are irrevocably dedicated to charitable and educational purposes and no part of the profits or net income of this corporation shall ever inure to the benefit of any director, officer, or member thereof or to the benefit of any private shareholder or individual. Upon the dissolution or winding up of this corporation, its assets remaining after payment of, or provision for payment of, all debts and liabilities of this corporation shall be distributed to a nonprofit fund, foundation or corporation, which is organized and operated exclusively for charitable and

educational purposes similar to those of this corporation and which has established its tax exempt status under Section 23701d of the Revenue and Taxation Code and/or Section 501(c) (3) of the Internal Revenue Code. If this corporation holds any assets on trust, such assets shall be disposed of in such manner as may be directed by decree of the superior court of the county in which this corporation's principal office is located, upon petition therefor by the Attorney General or by any person concerned in the liquidation."

## Dues Reminder

In order for SOHO to remain a viable and well-operated organization it is essential to have full support from our members. We appreciate it when you can pay your dues on time, and as a friendly reminder the month your membership expires is listed on your address label on the Reflections newsletter. SOHO thanks all its supportive members and volunteers for all their time and help for the preservation effort. Be sure to keep an eye out for more details on the upcoming membership drive for your opportunity to win prizes for recruitment of new members!

### Japanese statesman Takeshi Ito regarding Sacramento Capitol building restoration:

*"Rather than build a new building you've reconstructed an old one . . . a symbol of California. It's important to continue the treasures of the past into the future. This refurbishing has been done to make this building earthquake proof. The result is not only sound, but profound."*

## Two-Day Seminar Downtown

Gaslamp Quarter attorney Jim Schneider is organizing a two-day conference February 25 at the Lyceum Theater to review tax, investment and management aspects of "turning old towns into new towns." Out-of-town speakers will concentrate on details need by would-be developers who would pay for the high-powered advice.

Not as steep was the speech made by Danah Fahman, chairwoman of the mayor's Livable Places Committee, to the Central City Association on Monday, January 25. The lunch at Hotel San Diego featured a slide show, "Art Bright, City Lights," shown at the Arts Edge conference held last year in Pittsburgh. The message from Fayman was that people-oriented activities--not just more office space--are needed to attract people back to downtown. CCA hopes to get retired businessman George Scott, formerly of Walker-Scott department stores, to lead the campaign to populate Centre City with a multitude of events to attract visitors.

# Restoration Seminars Being Planned

By Bruce Herms

SOHO is many things to many people, but the main thing we are about is PRESERVATION and RESTORATION. Many of our members and would-be members not only join our efforts to save buildings and structures of community-wide historical interest, but are also owners and residents of historically significant structures.

There are others of us who not only admire those living in some grand old Victorian, or a "Gill", or a "Requa"--what many of us fail to recognize is that there are still many grand old buildings available in the community waiting for some caring person to restore them. What stops most people is a lack of knowledge. How do you go about restoring a Victorian or Craftsman? How can you be sure you are doing it right?

It is true, we in SOHO are always happy to see some notable building saved from the wrecking ball; but how sad it is to see a new owner unwittingly plaster over the siding on a Victorian or add a tile mansard roof to a pure Gill cube. Often the owners are not callous cultural vandals so much as they are uninformed. Some are even unaware that in their effort to "modernize" their building, they are actually destroying not only its historical value but its monetary value as well.

There is a need not only to create an awareness of the importance of saving significant structures, but the procedures that one can use to do the job properly. We applaud those persons who can hire the services of professional restoration experts in the community, but we also applaud those enterprising souls who are willing and able to do it themselves.

Many persons are looking for help and guidance in their restoration efforts. There is a real need for persons of like interests to get together to share ideas and successful techniques. And, yes, there is even something to be learned from our mistakes.

In the coming months, SOHO plans to provide a forum for the exchange of ideas. We foresee a series of seminars where experts and amateurs can come together to share and learn. Some proposed topics include:

*Why restore an old house?*

*What are the various architectural styles in the San Diego area?*

*Is my house significant and I don't know it?*

*What to look for in a fixer-upper.*

*What are the financial aspects of restoration? Can I get financial help?*

*What is the best way to restore exteriors and interiors?*

*When should I get professional help, and where can I get it?*

These are but a few ideas. If you have any additional ideas or if you would like to participate in such a forum either as a spectator or group leader, we would appreciate hearing from you. Please call Michael Sullivan at 282-5001 or Bruce Herms at 420-4366. We will be discussing this further at the general membership meeting on February 14. See you there!



## SOHO Reintroduces Its Neighborhood Walks

By Bruce Herms

In response to popular request, SOHO will once again offer a series of daytime neighborhood walks. This is another free complimentary service offered to SOHO members. The purpose of this series is to acquaint members with the many historically significant homes and neighborhoods in the San Diego area. Emphasis will be placed on architecture with appropriate touches about the history, people and events associated with the neighborhood.

**FEBRUARY 13, 1982 (Sat) 10 a.m.**

The first walk is scheduled for 10:00 a.m., Saturday, February 13, 1982 in National City's "Nob Hill" area. Meet at Bates Nut Farm in National City at 24th Street, just east of Interstate 5 (across the street from the trolley station). Our route will duplicate in part, the route of the old N.C.&O. Railroad and several Victorians including the Col. William Dickinson's former mansion.

**MARCH 13, 1982 (Sat) 10 a.m.**

Our second walk will be held in downtown San Diego, starting from the Community Concourse, Ship Fountain, at Third Avenue and B Street at 10:00 a.m. Emphasis will be placed on looking at several buildings scheduled for demolition or whose fate is still unknown. This is a good opportunity to observe the changing face of downtown.

Both walks are casually paced and over mostly level ground. Bring a shade hat and comfortable walking shoes. In the event of rain, the walk will be rescheduled. For further information, call Bruce Herms at 420-4366.

# Soledad Franco's Wins Award

Soledad Franco Restaurant at Columbia and B has been honored with a merit award in commercial renovation in the first Builder's Choice Awards sponsored by the National Association of Home Builders' Builder magazine, in conjunction with Better Homes and Gardens magazine.

The structure, designed by San Diego architect Paul Thoryk, was converted from the 1890 San Diego Steam Laundry building located in Old Columbia Square.



## SOHO Bus Tours In February and March

By Bruce Herms

SOHO begins its exciting 1982 bus tour schedule with two special out-of-town tours to view Victorians and historical happenings up the coast.

### **SAN LUIS OBISPO VICTORIANS, February 27-28**

A budget two-day overnight weekend tour is scheduled to visit five Victorians as part of San Luis Obispo's annual "Heritage Home Tour." The SOHO tour coach will leave Saturday morning, February 27 at 7:00 a.m. from the Fashion Valley parking lot near Buffums. A second pick up will be made at Lomas Santa Fe, "Plaza of the Flags" near Solana Beach. The tour will stop for two hours in Ventura at 11:00 a.m. for lunch (on your own) with time to visit the new Ventura County's Historical Museum and archaeological digs adjacent to the Mission San Buneaventura.

Continuing up the coast, the tour will make a one hour stop in the Danish community of Solvang, then arriving at our motel in San Luis Obispo that evening. Saturday evening and Sunday morning you are on your own to explore this California Mission town with its wide array of architectural styles from Mission to Art Deco. The Victorian tour will be Sunday afternoon from 1 p.m. to 4 p.m. You will be able to tour the inside of these Victorians. Time will be provided for dinner in San Luis Obispo (on your own).

The tour is expected to return to San Diego about 11:30 p.m. Sunday evening, February 28. Cost of the two day tour is \$48 per person for SOHO members and \$58 per person for non-members. Cost includes bus, guide, motel, and home tour, but does not include any meals, taxes, tips, and other expenses.

### **OJAI-SANTA PAULA-SIMI VALLEY, March 27**

For those of you who remember Southern California the way it was before WWII, here is a one day trip down memory lane to visit a nostalgic part of California. Ojai has some interesting linkage with San Diego by virtue of the prominent architectural presence of San Diego's Richard Requa, (designer of the former Old Globe Theater) in that delightful art oriented community.

Our SOHO tour coach will leave Saturday morning, March 27, 1982 at 7:00 a.m. from the Fashion Valley parking lot near Buffums. A second pick up will be made at Lomas Santa Fe, "Plaza of the Flags" near Solana Beach. Our first stop will be at Strathearn Historical Park in Simi Valley where we will visit a unique ranch house, bridging the Spanish and Victorian era of California: The "Strathearn Victorian" attached to the "Pico/ de la Guerra Adobe" on its original site. We will also see the original Simi Library building and one of the two remaining prefabricated wood frame Simi Colony cottages which were recently moved onto the site of this famous early California rancho, followed by a box lunch at this stop.

After lunch the tour will continue to the beautiful Ojai Valley via the historical community of Santa Paula. A walking tour will be conducted in downtown Ojai with additional time for visting the new Ojai Historical Museum and exploring Ojai's many interesting shops (optional dinner on your own). Our coach will leave Ojai at 5 p.m. returning to San Diego about 9 p.m. Cost of the tour is \$26 per person for SOHO members, and \$36 for non-members. Cost includes coach, guide, and box lunch but does not include breakfast, dinner or other personal expenses.

Please make your checks payable to SOHO. Make separate checks for each tour and note on each check whether it is for the "February" or "March" tour. Send checks together with a self-addressed, stamped envelope **BEFORE** the deadline date. Checks must be received by SOHO at least 10 days before the tour departs (February 17 for the February tour and March 17 for the March tour). Tickets are limited to the capacity of one bus only and will be sold on a first come first served basis. Seating is limited, so don't hesitate.

More super SOHO tours are being planned for the coming months with interest, quality, economy, and you our members in mind. For further information on these tours call our office at 297-9327 or Bruce Herms at 420-4366.

## Donations

*Mr. & Mrs. Don Dickenson*

*Mrs. Frank Alessio*

*Mr. & Mrs. Joseph Pollack*

*Mr. & Mrs. P.M. Klauber*

*Thank you!*



# 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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