

THE S.O.H.O. NEWSLETTER

REFLECTIONS



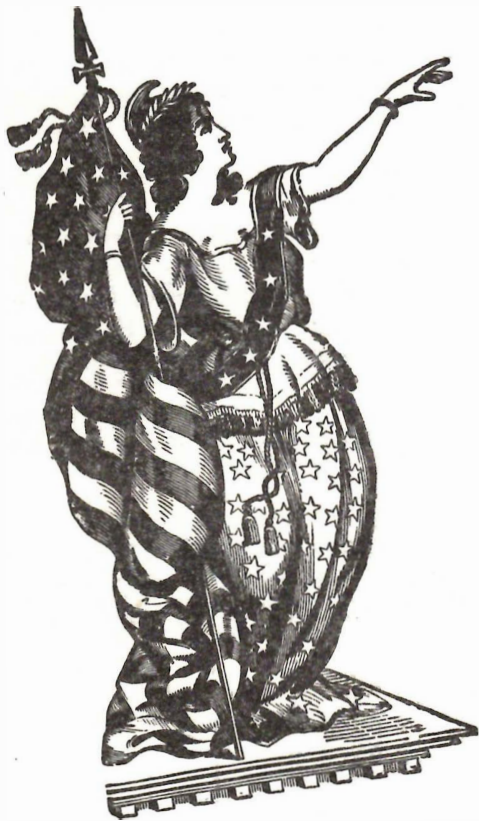
VOL. XIV NO. III

MARCH 1982

P. O. BOX 3571

SAN DIEGO, CALIFORNIA 92103

MEMBERSHIP DRIVE



The Save Our Heritage Organisation's annual Membership Drive is off and running with a pair of tickets on the now "world famous" SOHO train tour as Grand Prize.

Members are encouraged to enlist absolutely everyone they know.

SOHO's goals for preservation of Victorian and other significant architecture is greatly enhanced by a large membership.

We are a non-profit organization and all donations are tax deductible.

SOHO provides a vocal presence in our city toward preservation while also providing educational, recreational and historical events. Tour for members vary from neighborhood walking tours to bus and train tours to California's historic areas. All are low budget and organized to provide more than the ticket price's worth of fun and education.

Here's your chance for a free ride on SOHO's train tour scheduled for April 24 (see details inside) to Los Angeles. The member who signs up the most new members will receive two tickets. Enlist your new members and be sure your name is included as sponsor on the application to insure due credit is given to you.

The drive ends April 17, when the winner will be notified. Applications are available on the back of the *Reflections* newsletter and at SOHO Cottage (Senlis) in Heritage Park.

Historic Homes Have Comfortable Lived-In Look

By Bruce Herms

What does Captain Stickey and the Easter Bunny have to do with restoration and preservation? If you were one of the twenty bedazzled walkers on SOHO's neighborhood walk of National City's Nob Hill on Saturday February 13, you probably already know the answer to that question.

Delightful and unexpected things have a way of happening to SOHO walkers. Our neighborhood walks normally do not include visits inside the buildings along our walk routes, but sometimes we are pleasantly surprised to find the home owners along the route warmly extending their hospitality to share with us the beauty and ambience of their homes and gardens. Sharing is one of the good things that happens in the human experience. And, sharing ones interests and values with another person or group of persons who are truly interested and appreciative is perhaps one of the most uplifting experiences we can achieve.

SOHO members were especially fortunate to share that experience during our National City walk, as we were invited in by a gracious Mrs. Ambrey to view what I consider one of the most magnificent private Victorian residences remaining in San Diego County; the Dickenson-Alonso-Ambrey Mansion. This residence is so special that I will have more to say about it in our April newsletter.

Behind Mrs. Ambrey's residence is another mansion, also built by another pioneer "mover and shaker" in the San Diego Land and Town Company, David Horton (no relation to "Alonso"). It was here that the SOHO members were swept away on the imagination of Arthur Jokell friend and associate of Captain Stickey and designer of far-out space ships. With breathtaking exuberance, Mr. Jokell described the whirlwind wedding between Captain Stickey and his girl friend "The Easter Bunny" to take place on Valentine's Day (tomorrow) on the grounds of the Horton estate; complete with arrival by helicopter and departure by space ship. While explaining all of these mind-boggling plans to us, Mr. Jokell led us on an impromptu but grand tour of the mansion which was very much getting ready for the big happening. Yes, we even saw Captain Stickey in his incognito Clark Kent attire.

If all of this somehow seems unreal, keep your eyes peeled on "Real People" ... it will be there in living color.

As a professor of design at Cal Poly Pomona, Mr. Jokell envisions the past, present and future as time compressed where there is no alienation between the designs of the future and the designs of the past. National City especially intrigues him because of its existing links to the past with persons presently living there. How this viewpoint translates into action by Mr. Jokell remains to be seen. But we hope that he will remain sensitive to the integrity of the past in his interpretation of the future. We certainly appreciate his hospitality and interest in the Horton mansion.

As they say in show business, "that was a hard act to follow." Fortunately, another neighbor, Mr. Dickenson, provided us with a gentle landing from this trip into the time world. Mr. Dickenson lives in a two-story "Streamline Modern Home (c 1940)" across the street from the Horton mansion. His house is one that Joe Jones and I have much admired and it is a style which is rapidly disappearing. Mr. Dickenson invited us to enjoy his pleasant gardens, beautifully arranged and lovingly cared for. In the warmth of the midday sun it was like a cool oasis and a reminder that landscaping and gardening are important aspects of home preservation.

Our final treat was a tour through the interior of the Floyd House on Highland Avenue. Many of us were worried last year on the SOHO bus tour when we saw the condition of the home at that time. Fortunately, the home has been taken under the loving care of _____ and his family. Now the exterior proudly stands forth in Victorian splendor. Remodeling the interior is a family undertaking and it was exhilarating to see the enthusiasm and interest all of the family had in the project.

Not on the tour, but an extra bonus offered by Sherry Bloom was an opportunity to examine the Gorham House, a Victorian family home in nearby San Diego. Several of us really enjoyed it.

In sifting through the events after the tour one of the things that impressed me the most was the fact that, to be sure, each of these homes is historically significant, and all of these homes are architectural jewels, both internally and externally. But, to me, what really impressed me was the fact that THEY WERE BEING LIVED IN. They were not museums. Most of us are impressed (maybe intimidated is a better word) by a spread in "House Beautiful." Everything spic and span, almost to the point of "don't you dare touch anything!" By contrast, it is a treat to be allowed by these impromptu hosts, an opportunity to share their homes and, in a sense, a moment in their lives.

As we are permitted to examine, say, an open can of paint, see a model spaceship under construction on the living room table, a sink full of dishes, you almost feel like you are a member of the family. And when you leave you have a feeling not only that the home has a comfortable lived-in look, but you yourself feel comfortable. That is the magic of a real home. Thanks to all of you home owners out there for sharing with us.

WELCOME NEW MEMBERS

*Carol Heepke
Jeannette Branin
Mrs. Mary E. Pearson
Loch David Crane
Preston & Ethel Berlau & Sons
Diana Mathers
Susan K. Mitchell*

SOHO TRAIN TOUR PLANNED FOR APRIL 24

By Bruce Herms

Your **SOHO Train Tour Committee** is hard at it again, working out the details for another visit to our big sister to the north, "Nuestra Senora la Reina de Los Angeles," L.A. for short.

This year's theme is "**The Four Eras of Los Angeles.**" Last year, Los Angeles celebrated its bicentennial. Although SOHO was unable to join in that period of celebration, it is appropriate to recognize the rich historic heritage of the third largest city in the United States and the largest city on the west coast of both North and South America.

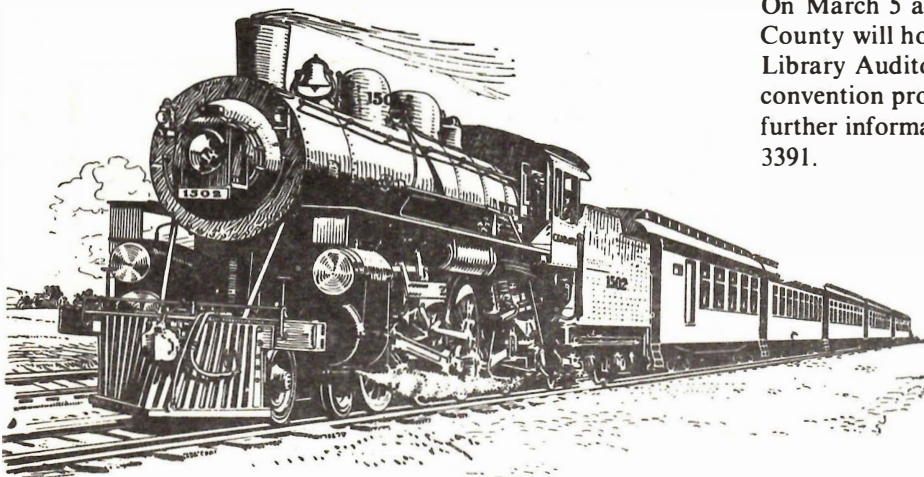
It is always risky and somewhat presumptuous to try to simplify and fit history into arbitrary categories, especially Los Angeles that has undergone a varied and complex period of change from Pueblo to cosmopolitan city.

Our arbitrary four eras cover: (1) The Spanish-Mexican era, (2) the Victorian era, (3) the pre-World War II era, and (4) the post World War II era.

Our tour will include visits to the Avila Adobe, the oldest remaining residence in L.A. (1818); the Bradbury Building; one of the most elegant Victorian office buildings in the USA (1893); the Palm Court of the Alexandria Hotel (1906) and John Partman's futuristic Bonaventure Hotel (1976); all of this and much more!

The tour price will be \$31 for SOHO members and \$36 for non-members for this one day tour, including round trip train fare, guides and refreshments on the train (meals on your own).

Be sure to reserve early. This tour always fills up fast! Make checks payable to SOHO. Mark checks "April Train Tour."



MONTHLY NEIGHBORHOOD WALKS

MARCH 13, 1982 (Sat.) 10 a.m.
DOWNTOWN SAN DIEGO

If you were at the general meeting on February 14, you saw the ornate Orpheum Building disintegrate before your eyes, through the magic of time lapse photography. We will visit this and other sites of buildings, old and new, for an update on downtown San Diego. Meet at the Community Concourse Ship Fountain at Third Avenue and B Street.

APRIL 10, 1982 (Sat) 10 a.m.
BRICKROW NATIONAL CITY

We enjoyed National City's Nob Hill so much that we decided to leap across town to enjoy more of Victorian National City. This time we will meet on Brick Row in front of the Frank Kimball House on "A" Street at Plaza Boulevard.

Both walks are casually paced over mostly level ground. The lengths of the walks vary between 2 and 3 miles and last between 2 and 3 hours. This can be an opportunity to check out the luncheon menus of various nearby restaurants. Please 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.

Congress of History Holds 18th Annual Convention

On March 5 and 6 the Congress of History of San Diego County will hold its Convention at the Chula Vista Public Library Auditorium. There will be an awards banquet and convention program. Registration is \$9.00 at the door. For further information, contact Elizabeth Montgomery at 444-3391.

SHANGRI LA REVISITED

SOHO BUS TOURS

Ojai - Santa Paula - Simi Valley

March 27, 1982 (Saturday)

By Bruce Herms

"I met Lloyd Wright several years ago. He designed our house, you know." Otto Heino paused as his eyes look up from his potter's wheel to scan the Ojai Valley from the vantage point of his studio/home. The home, built of native materials, favored by both Frank Lloyd Wright and his son Lloyd, featured beautifully landscaped growings showing the oriental influence, also favored by the Wrights.

Vivika and Otto Heino are renowned ceramists who will be helping SOHO members during their visit to Ojai on **Saturday, March 27 1982.**

This area is rich in both historic lore and architecture. Nearby the Heino home is a 1907 Craftsman home designed by Julia Morgan, who also designed Hearst's Castle in San Simeon. Of greatest interest to San Diegans will be downtown Ojai, designed by San Diego's own Richard Neutra in 1916 and a milestone as one of California's first planned city centers.

The Taj Majal apartments is another exotic surprise, until one recalls that the Ojai Valley was the actual setting for Shangri La in the Ronald Coleman version of "The Lost Horizon." Many more interesting tidbits await the SOHO members on their journey into the past as they travel through Simi Valley and Santa Paula in this forthcoming tour. Who knows, with luck we may even see a bountiful supply of wild flowers along the way.

The tour includes a visit to the Strathearn Victorian Ranch House attached to the Pico/de la Guerra Adobe in Simi Valley.

PLEASE NOTE: Because of restrictions on eating in Strathearn Heritage Park in Simi, we have had to cancel our original plans to serve a box lunch. Instead, a lunch stop will be made near several restaurants where individuals can make their own luncheon arrangements.

The tour price has been reduced accordingly: SOHO members \$25; non-members \$35. Refunds will be sent to persons having already mailed their checks. The tour is scheduled to leave from Fashion Valley east of Robinson's at 7:00 a.m., returning at about 9:00 p.m. that evening. We are looking forward to seeing you!

Sorry, no children under 12 and no pets allowed.

Also, smoking is restricted in the coach and buildings.

Site Board News Briefs

On Wednesday, February 24 the following items were discussed at the San Diego Historical Site Board:

Request that the Motor Hardware and Equipment Co. Building at 1125-1147 Columbia Street be designated Historical Site No. 161; request for Board approval of an exterior stairway on the Museum of Man in Balboa Park; an update on the Balboa Park Master Plan revision and the historical status of structures located at the Naval Hospital and proposed to be turned over to the City; request for approval of a color palette for the Balboa Theater; request for Board approval of renovation of the Santa Fe Depot; grading of the following historic sites: H.E. Watts House, Backesto Block, Hubbell Building, Marston Building, McGurck Block, I.O.O.F. Building, Keating Building, Nesmith-Greely Building, Louis Bank of Commerce and the Yuma Building.

Tour Reservation Form

To: SOHO, P.O. Box 3571, San Diego, CA 92103

Yes, I want to go on the SOHO "Ojai-Santa Paula-Simi Valley Tour" on Saturday, March 27, 1982.

Enclosed is my check for the following person(s):

Name: _____

Address: _____

Phone No. _____

SOHO Member (\$25)

Non-Member (\$35)

Total Persons: _____

Total Amount Due: _____

Please make checks payable to SOHO. Deadline for checks is March 19, 1982 at the SOHO office.

Please pick me up at: Fashion Valley

Lomas Santa Fe

Preservation Conference Slated In Pasadena

Rarely shown, notable examples of fine 20th century American west coast architecture by such architects as Frank Lloyd Wright and Greene and Greene will be featured as part of the Fourth Annual Conference on historic preservation of the Historic House Association of America, to be held in Pasadena, California, March 17-21.

Other architectural examples, spanning several centuries in the history of American architecture, from the ever-so-important Arts and Crafts Movement, the Spanish architecture of California, the California missions and the elegantly, elaborate Victorian era to the Spanish Colonial Revival period will also be thoroughly examined on the daily professional guided tours.

The decorative arts of each respective architectural period will be highlighted in each of these unique Southern California houses--including some of the most beautiful woodcrafted interiors and furniture known in North America.

An entire day of the conference will be devoted to informative participation workshop sessions conducted by artisans demonstrating their crafts. Eight sessions will be conducted in the Heritage Square region of Pasadena, a developed haven for endangered Victorian landmark structures, on woodcarving, stained and leaded glass, wood turning and lathe work, paint stripping, surface preparation and painting, plaster restoratin and brick and mortar techniques. Two Case-Study workshops will also be held on location at two magnificent structures by Greene and Greene where the detailed restoration process will be discussed.

Preservation lectures and discussion sessions on changing tax laws affecting historic properties, historic wallpapers, health hazards in the historic houses and alternative methods of financing historic houses, will be conducted by highly respected and well-known preservationists.

The Historic House Association of America, the national non-profit organization designed to assist the private historic home owner, is based in Washington, D.C. Set up in 1978 by the National Trust for Historic Preservation, the organization now boasts 1500 members nationwide. The association keeps its members abreast of developments in the preservation field and supplies information involving restoration methods.

Donations

Betty Fraser
Mrs. Annette B. Stevenson
THANK YOU!

National Trust Announces Major Cutbacks

Washington D.C., January 18, 1982 -- Responding to anticipated Administration attempts to eliminate future preservation funding and a reduction in its fiscal year 1982 matching grant from the Department of Interior, Michael L. Ainslie, president of the National Trust for Historic Preservation, announced today that its Board of Trustees has cut its current programs by \$1 million.

Two properties of the National Trust, Lyndhurst in Tarrytown, N.Y. and Cliveden in Philadelphia, are being closed to daily visitors. The federal cutback will mean a reduction of 21 full-time staff, a significant decrease in membership development efforts, and a curtailment of support to historic preservation education programs at elementary and high schools, colleges, and universities. The two National Trust properties in Washington, D.C., Decatur House and Woodrow Wilson House, are being closed to daily visitors until March. The National Trust's library, an important source of information and assistance is under review and might also be closed to the public.

In a related move, the Board of Trustees took action to retain historic preservation as a national priority and to oppose further cuts in the Federal budget for historic preservation and housing and urban development programs which support preservation goals. At a December 17, 1981 meeting Secretary of the Interior James G. Watt told Trust management there would be zero funding for the National Trust and the states' historic preservation programs which support the National Register of Historic Places. Citing the Trust's responsibility to provide strong leadership for the historic preservation movement during this critical period, the Board approved an aggressive campaign against current preservation policies of the Administration, particularly the Department of Interior.

"The public's interest in our historic heritage is being hurt by these cuts, not just the National Trust," said Mr. Ainslie. "For over 30 years, the National Trust has been working to protect America's heritage, its historic properties, neighborhoods, cities, and rural communities and to involve all segments of American society in this effort. At a time when preservation has proven itself to be a practical solution to problems of unemployment, poor housing, energy conservation, blighted and depressed inner-cities and small towns, and given the potential for using the new rehabilitation tax incentives, these cuts are especially painful. The Trust's ability to inform and involve the private sector is being seriously compromised; the National Register of Historic Places' nomination and tax certification processes are being seriously threatened by cutting off funds to the states. When historic buildings are lost, our communities and our future are that much poorer," M. Ainslie continued.

Afternoon 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 p.m. in the Music Room of the Villa Montezuma. A reception with the poets follows each reading.

The readings are sponsored by the San Diego Historical Society, are free and open to the public, however, seating is limited, so early arrival is advised. The poetry series coordinator is Patti O'Donnell. The following are scheduled:

March 14	Ted Burke, Patti O'Donnell
April 18*	Karen Lawrence, Al Zolynas
May 9	Michael Davidson, Ron Silliman
June 13	Lomas de Oro Chicano Poets

*Due to the Easter holiday on April 11, the reading will take place on the third Sunday in April instead of the second.

The Villa Montezuma, the Jesse Shepard House, is a restored Victorian house-museum located at 1925 K Street. It is open to the public Tuesday through Friday and Sunday from 1 to 4 p.m. Admission is free, but donations are suggested. For further information, call 239-2211.

Phase III of Gaslamp Quarter Underway

Phase III construction of Gaslamp Quarter street improvements has begun. The improvements, designed by Bruce Dammann of PBD Architects, include widened 1880 style brick sidewalks, ornate-period "gaslamps", benches, trees and planters.

All of Fifth Avenue's improvements, from Harbor Drive to Broadway, will be completed during this phase. Completion date has been set for late summer 1982. The block between Market Street and Island Street (in front of Royal Pie Bakery and the Gaslamp Quarter Theater on Fourth Avenue) is also in Phase III. In order to avoid traffic and weather problems during construction, only one side of a street will be done at a time. Cleaning and maintenance of these improvements are paid for by an assessment district, which allocates costs to property owners within the Gaslamp Quarter.

Phase IV improvements, which will concentrate on Fourth Avenue and primarily east/west cross-streets are in the final planning stages.

Banker's Hill Canyon

(Reprinted from Citizens Coordinate for Century 3
February, 1982 issue newsletter)

Several residents of the Banker's Hill area in uptown San Diego came to C-3 recently with their concerns about development in the canyon at the end of Spruce Street. The area is one of San Diego's older neighborhoods with several houses by noted San Diego architects.

A year or so ago, a 9 unit condominium was planned using Planned Residential Development (PRD) procedures. It was designed in a Mediterranean style to blend into the neighborhood. Many of the neighbors and the Uptown Planners approved the plan.

Recently, the plans were changed drastically to create a much larger box-like structure of 8 condominiums, the largest of which would be 3000 square feet, plus a swimming pool and tennis courts located down in the canyon. Residents believe the current design would totally dominate the canyon, taking away its natural beauty, destroying scenic views, and setting a precedent for other large condominiums in the area.

Residents were especially concerned that, although the PRD changes were massive, the residents were not notified except by a newspaper legal notice. The Uptown Planners rapidly considered the new plan and raised some reservations. The City of San Diego Planning Department, however, approved the new project without any reservations, and the Planning Commission gave their go-ahead.

After study, C-3 recommended to the city that the project be returned to the Planning Department for reprocessing or revision. We requested that the reprocessing address failure of the project to satisfy PRD requirements for the preservation of open space values and the enhancement of neighborhood character.

Recently, the concerned residents appealed the Planning Commission's decision. The appeal was rejected, however, when the developer offered to eliminate the tennis courts from the project. The residents believe that this elimination does not mitigate the effects of the other changes from the original design. The next step is to raise the issue with the City Council, and ultimately go to the courts. The issue raises several questions about how changes to already approved PRD's should be handled.





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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