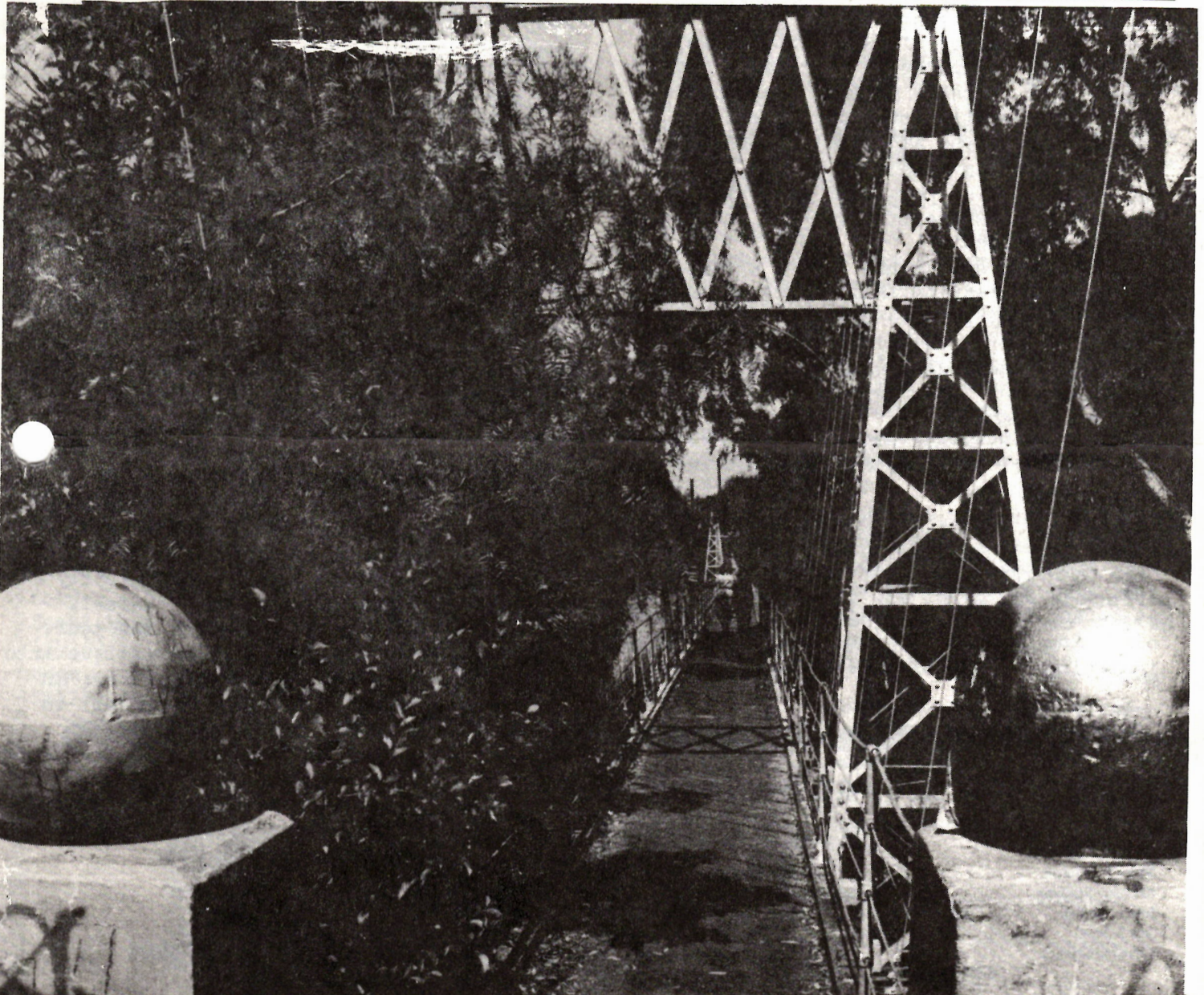





REFLECTIONS

THE S·O·H·O NEWSLETTER

OCTOBER 1983 VOL. XV NO. IX



 THE SPRUCE STREET SUSPENSION BRIDGE (1912) is one of two crossings over deep palm- and eucalyptus-filled canyons in SOHO's FOOTBRIDGES TO FORTUNE Home Tour, October 22. This and other photos by Karen Johl.

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NOTICE OF PROPOSED AMENDMENT
OF ARTICLES OF INCORPORATION
OF SAVE OUR HERITAGE ORGANISATION (SOHO)

For the purpose of clarifying SOHO's status as a tax exempt charitable organization under the State Revenue and Tax Code, the following amendments to the Articles of Incorporation shall be submitted to the next general meeting:

As and for a new subsection (c), the following shall be proposed:

* "The property of this corporation is irrevocably dedicated to charitable and educational purposes meeting the requirements for exemption provided by section 214 of the Revenue and Taxat on Code."

As and for an amendment to the old subsection (c) of paragraph (1), same shall be changed to subsection (d) and amended to read as proposed:

* "No part of the net income or assets of this organisation shall inure to the benefit of any private persons."

As and for an amendment to the Eighth paragraph, the following insertion shall be proposed after "purposes" in the fifth line of said paragraph:

* "...meeting the requirements for exemption provided by section 214 of the Revenue and Taxation Code."

If approved by two-thirds of SOHO members in attendance at the next SOHO general meeting, the Articles of Incorporation, as amended, will be submitted to the appropriate state and county officials for property tax exemption purposes on the leasehold interest in Senlis Cottage at Heritage Park.

--Marie Burke Lia, Attorney

'Footbridges to Fortune' Tour

SOHO's tour of Banker's Hill is just around the bend and it promises to be one of the best ever. Titled "Footbridges to Fortune," it has been put together with tender loving care by a group of dedicated SOHO members, who cannot be praised enough.

First, let's hear a round of appaluse for ELEANOR & BILL BOLEN, Co-chairpersons for the tour. They have been working on this event all year and have devoted all their time to working out the most minute details.

The instructions from the top are as follows: Checks (for \$12.50) are to be mailed to SOHO Home Tour, PO Box 3571, San Diego, CA 92103, BEFORE OCTOBER 14. Please list your preference for time selected for the tour (9-12 or 1-4pm). **NO TICKETS WILL BE MAILED:** your name will be placed on a master list.

Take off is from SIXTH AND REDWOOD IN BALPARK PARK. You can't miss the spot: we'll have 1910 band organ there, playing its little heart out. Please be there 15MINUTES BEFORE the group departs on the Walking Tour.

Midway through the walk there will be a long pause (rest stop) for a garden party at the beautiful Fox House on Brant Street. This is included in the price of the tour. Featured at the party will be an Antique Auto Display, an Art Show and Country Store, an Old-fashioned Hot Dog Vendor, a concert in the a.m. by the City Guard Band, another concert by the Sun Harbor Chorus in the afternoon, and free refreshments.

All this has been the work of two terrific people, our Chairpersons BILL AND ELEANOR. Their hardworking assistants are:

Tour guides: BRUCE HERMS

Docents: MARIE BURKE-LIA

Host/Hostess: CATIE SOMERS

Program Design: JUDY McCUTCHEON

Finance: DAVID GOLDBERG

Membership: NANCY ROBERTS

Country Store Operator: CLARE KAPLAN

Security: GLADYS & CARL LUHMAN

Refreshments: NETTIE SCARRY

Party Coordinator: CRAIG SILGJORD

Without these SOHO workers and their great committees, this affair couldn't have gotten off the ground. With them, it's going to be a sensational day. DON'T MISS THIS TOUR!

REFLECTIONS

Loch David Crane (619) 222-2849 Editor

SOHO OFFICERS

| | |
|------------------|--|
| Cathy Grigsby | President |
| Mary Joralmon | Executive Vice President |
| Michael Sullivan | Vice President of Governmental Affairs |
| Bruce Herms | Vice President of Education |
| Jan Kitchel | Secretary |
| David Goldberg | Treasurer |

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| Pat Schaelchlin (alt) | Bill Bolen (alt) |

P.O. Box 3571
San Diego, CA 92103
(619) 297-9327

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

Banker's Hill

by Eleanor Bolen

Picture a place cooled by ocean breezes on the hottest days, where the view down to San Diego Bay and the Coronado Islands is breathtaking, where picknickers are in walking distance of Balboa Park, and where grey foxes are plentiful in tree-lined canyons. These features give an idea why Banker's Hill was so popular with the community leaders at the turn of the century, and why the area remains popular today.

With each block holding houses built by major architects and lived in by historic figures, no large feat of imagination is needed to suggest that the area deserves to be named an historic district. Such talk has been bandied about in the City Planning Department and the Historic Site Board for years.

A danger exists that the adopted community plan for Banker's Hill calls for in-fill (high-density housing) without the protection which would follow the adoption of a historic district plan.

All the reasons that made the area develop originally still apply: proximity to downtown, access to public transportation (once the fourth avenue trolley), and community services. While affordable housing is a worthy goal, the "loyal opposition" must be heard to keep a balance for historic preservation. Where expansion of commercial downtown interests threatened Victorian structures in the 1960's and 70's, the construction of condominiums and apartment complexes is forcing out "Early Modern" buildings of the 1980's.

The destruction of the Melville Kaluber house at Sixth and Redwood was an early warning signal. SOHO had been using private funds to move threatened Victorian structures from their original sites. Economics quickly put an end to that strategy. A time for new methods was at hand. Public education—as in historic tours—is the only practical way of saving buildings these days.

The site of the Melville Kaluber House is an example of what happens when historic preservation loses. Other examples are plentiful in the Banker's Hill neighborhood.

At the south end of Front street, near the Spruce Street intersection, an early modern house was torn down for condos. The neighbors conducted a campaign for saving the canyon, and were able to downgrade the plans from 10 units to just 4. The view was preserved—from the Spruce Street Bridge—but not from the end of the street. The owner of historic site 118, just across the street, is ANGRY. She had grown up in her house, had worked to place it on the historic register, along with the Spruce Street Bridge, and now can no longer enjoy it because her view is blocked by someone's cantilevered bathroom.

The Ernest White House, historic site 169, was purchased by lawyers. Although the Historic Site Board came out in favor of an adaptive use of an historic structure, the neighbors campaigned against a commercial interest in their neighborhood. The City Council supported the neighbors. A family has been spotted living in the house, but the issue still remains—educating the public to accept zoning variances to save worthwhile structures. The houses could just as easily have been razed for a high rise.

Until 1972, the Coulter House, built in 1916, had a garden that was planted by Kate Sessions and which occupied two full city blocks. The former owners gave in to economic pressures (including land taxes) and sold the garden for an apartment building that now totally blocks the view from the house.

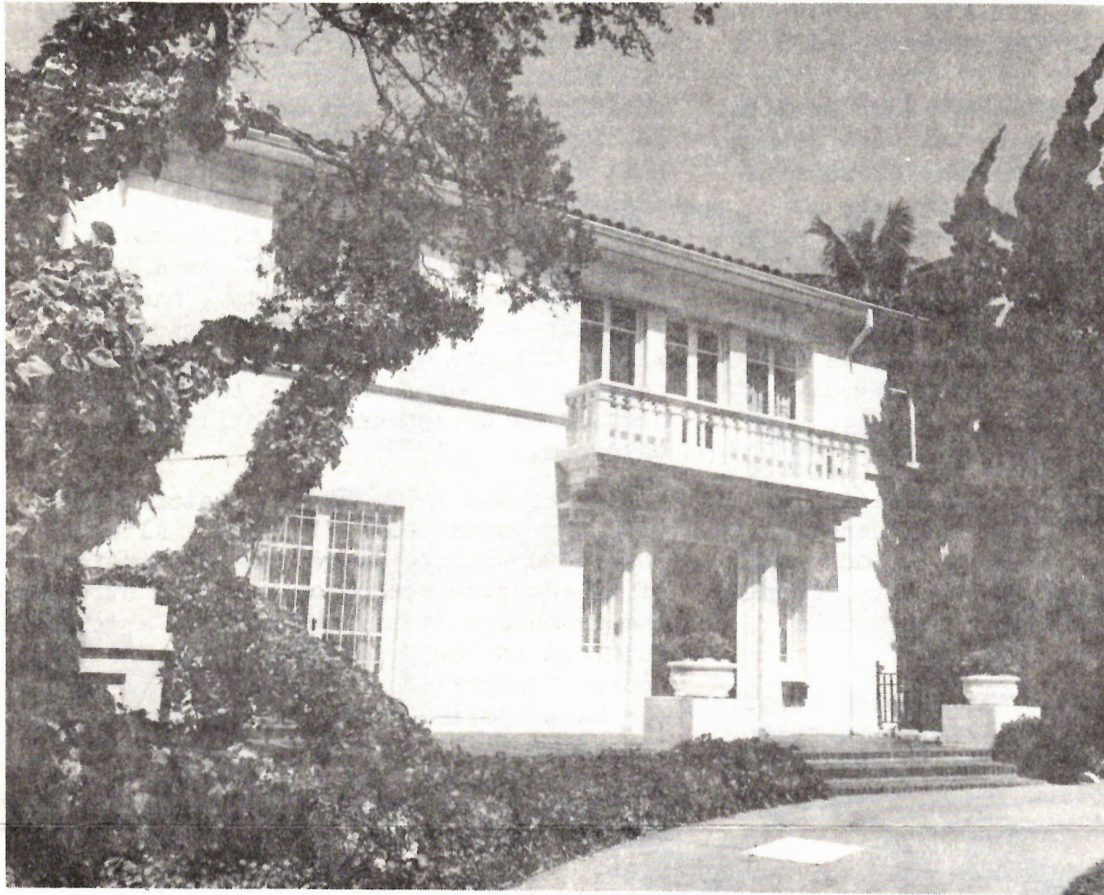
So far, recession has discouraged developers, and the big projects are not selling well. The current slowdown, however, can not last. More and more significant structures are being lost as multistoried monoliths replace single-family dwellings.

—Eleanor Bolen

HELP WANTED!

October home tour! Positions still available. Call Bill or Eleanor Bolen, 268-3847. Looking for the following:

- Strong back
- Mechanical skill (some assembly involved)
- Good managers
- Ticket sales



A WOMAN'S TOUCH—The and Gardens were designed by Wood Waterman, a client of architect Irving G. which are the latest area, will be open to "Footbridges to Fortu

SPLENDID RESTORATION—house in a quiet neighborhood history, including being Diego Street Journal (ground newspaper), the for Krishna Conscious decorated brigadier-general Corps. You may be a history too, on the 22



You may wish to learn more about the restoration in our upcoming Open House and Rehabilitation Workshop to start 19 October, at the Cottage in Heritage Park.

We will be having a special visit for our open house sessions. Instructors include a restorationist of the other fine Victorians (choosing a contractor: MARY JORALMON, AISD (contractures, and furnishing).

Due to limited enrollment, PREREGISTRATION IS REQUIRED for the sessions. Cost: \$30. For information and registration, contact the Open House Workshop, 1116 5th Street, or call (619) 435-6100.

MANSION FEATURED ON HOME TOUR Residence was built in 1915 by Winslow Sr., a world-famous architect supervised buildings in San Diego's 1915-16 Panama Exposition. The mansion is one of the finest from that period, and will be featured on the Home Tour October 22nd.

CRAFTSMAN HOUSE DISPLAYED O'Neall Residence is a fine Craftsman-style home designed by Emmor Brook Weaver for O'Neall. O'Neall was Mayor of San Diego in 1915 while living in the residence. The house will be open for viewing on October 22nd. Photos kindly taken by



Captain Ackerman House
designed in 1912 by Hazel
Wood and later protege
of Frank Lloyd Wright. The lush gardens,
in the Banker's Hill
neighborhood, are a highlight for
participants in the
"Home Tour."

This Craftsman-style
neighborhood had a colorful
history. It was home to the San
Diego a controversial under-
ground International Society
of Architects, and a highly
popular general in the Marine
art of its colorful
October Home Tour.

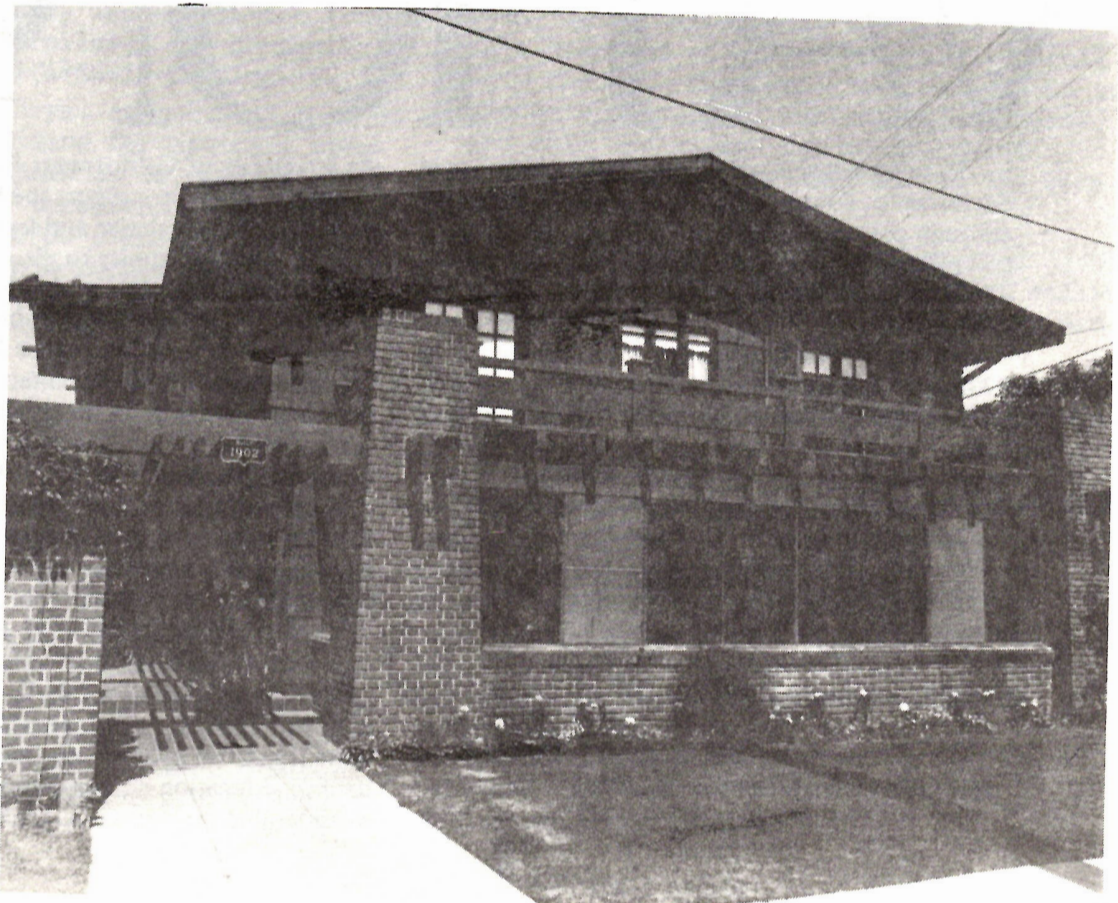


Learn the art of restor-
-THREE R's WORKSHOP.
- Restoration, Renovation,
- Workshops series is going
- 7:30pm, at Senlis
- Park.

Some exciting homes to
visit include RURIK KALLAS
Villa Montezuma and
MARK TARASUCK, AIA
(interior architect), and
interior colors, fix-
(up).

Attendance and popularity,
HIRED for the six
members, \$20 members.
contribution to Mary Joral-
St., Coronado CA.

HOME TOUR--The Coulter
House, designed in 1916 by Carleton
Beals, a renowned architect who
designed the Balboa Park for San
Diego-California Exposition.
This is one of the finest residences
designed in SOHO's
neighborhood. Photos: Karen Johl.



HOME TOUR--The Charles F.
Coulter House is one of the finest
designed by architect
Carleton Beals in this century.
It was designed in San Diego from 1914 to
1916. It will
be a highlight of the Home Tour.
Photos: Karen Johl.

Californians for Preservation Action is a statewide, non-profit organization founded for the purpose of increasing public awareness of the importance of conserving our architectural, historical and cultural heritage and to ensuring that this support

is transformed into effective political action.

CPA is the only organization in California which represents preservation concerns before the state legislative and regulatory bodies on a continuing basis.

During the past year, Californians for Preservation Action sponsored legislation creating a Task Force which will recommend needed changes in state historic resource policies.

Legislative and regulatory attempts to weaken or eliminate laws which have been major tools to advance preservation goals in California are increasing. The continued existence of the State Historic Preservation Office is uncertain. In 1984, CPA will undertake a major lobbying effort to

PRE SER VATION

enact the proposals of the Task Force. At the federal level, the fight for federal funding of state preservation activities must be repeated.



To carry out this work, we employ lobbyists in Sacramento, coordinate a national lobbying effort through preservation Action in Washington, D.C. and participate in the preparation of preservation-related bills. We also represent you in the following ways:

- We assist in the coordination of the State Historic Preservation Conference. Working with the State Historic Preservation Office, National Trust, California Preservation Foundation and the local, host organization, members of CPA's Board serve on the coordinating committee for this yearly event.

- We distribute a quarterly newsletter "California Preservation", highlighting articles which cover local as well as statewide news.

- We publish legislative alerts on major items of legislation requiring support and action from our membership.

- We will publish a *Preservation Workbook* which will be a how-to handbook for local organizations, in 1983.

As a member of Californians for Preservation Action, your dues will help support these activities. You will also:

- receive the newsletter and legislative alerts;
- have the opportunity to directly participate in lobbying at the state and federal level;
- attend the annual membership meeting;
- be sure to request assistance from Board members who are available to make presentations or to provide "expert testimony" on local issues having statewide impacts.

Board of Directors

The 12-member Board of Directors of Californians for Preservation Action is made up of individuals who come from previous experience in local organizations. They are in touch with the needs of local organizations and the grassroots preservation movements and bring this knowledge to bear on lobbying and legislative efforts. They are, through their professions, knowledgeable in the fields of State legislative procedures, law, city planning, finance, education and architectural history. Their considerable expertise is available to members.

HAVE YOU HEARD?

by Claire Kaplan

San Diego was a town of just 40,000 residents at the turn of the century when it staged the 1915-16 Panama-California Exposition, making it the smallest community to have ever staged a World's Fair. It had more than its share of wealthy and daring citizens at that time. What better place for architect Irving Gill to begin a new movement in architecture? Well heeled residents put their complete faith in Gill, embarking on a voyage into the unknown.

Banker's Hill, which borders the west side of Balboa Park, also has more than its share of houses designed by Gill and his many proteges. His offices produced a whole generation of Southern California architects.

The "Footbridges to Fortune" walking tour of Banker's hill on Saturday, October 22, starts at the former site of the Melville Klauber house, crosses two pedestrian bridges into the area, and winds past many structures by Irving Gill and other major San Diego architects.

Open houses on the tour include the Charles Fox House (1908) by Gill's early partner William Sterling Hebbard; the Charles F. O'Neal House (1912) by Gill's protege Emmor Brooke Weaver; and the Captain Albert Ackerman Garden (1912) by Gill's only female protege, Hazel Wood Waterman. The Coulter Residence (1916) by Carleton Winslow, Sr. will also be open. This house represents the decline in Gill's popularity in San Diego due to the

influence of Spanish-Colonial architecture shown both in this house and at the 1915-16 Panama-California Exposition. Renovation projects will be recognized with open houses at the Mertzmann-Winans house (1908), an example of a completed renovation project, and at the Randy Prine house (1920), which is in the process of being restored.

The tour begins where Kate Sessions had a nursery. She promised to plant 100 trees a year to develop Balboa Park in lieu of rent. However the park began to develop so rapidly that she was ousted from the grounds before her lease expired. Her next location was in Mission Hills, the first commercial enterprise in the area. She convinced John D. Spreckels to extend his trolley car line to her new nursery.

The trolley was the reason that William Sterling Hebbard came to San Diego in 1889. San Diego's cable car system only lasted a couple of years before it was replaced with regular street cars. The tour passes the site of the trolley powerhouse. Developers have had a difficult time drilling through the concrete slab left from the trolley turntable. The pedestrian bridges in the area were built to give residents on the west side of the canyon easier access to the street car line.

The neighborhood holds many other stories --like the banker's wife who closed herself in her attic for years and never used the rest of the house; the foxes who often visit the Fox House; the balcony that was modeled after a North African harem. Many tales will be told during the three-mile walking tour.

I would like my voice heard in Sacramento.

Enclosed is my check for:

| | | |
|--------------------|----------|--------------------------|
| Individual | \$15.00 | <input type="checkbox"/> |
| Family | \$20.00 | <input type="checkbox"/> |
| Sponsor | \$25.00 | <input type="checkbox"/> |
| Contributor | \$50.00 | <input type="checkbox"/> |
| Sustaining | \$100.00 | <input type="checkbox"/> |
| Senior and Student | \$7.50 | <input type="checkbox"/> |

My organization would like to become a member.

Enclosed is a check for:

| | | |
|-------------------------|----------|--------------------------|
| Associate | \$25.00 | <input type="checkbox"/> |
| Sustaining | \$100.00 | <input type="checkbox"/> |
| Supporting | \$250.00 | <input type="checkbox"/> |
| Library | \$15.00 | <input type="checkbox"/> |
| Government Organization | \$15.00 | <input type="checkbox"/> |

I would like to become a donor.

Enclosed is my check for \$500.00

The total amount of my check is \$ _____.

I am a new member

I am renewing my membership

Name _____

Address _____

Daytime Phone Number _____

Make check payable and send to:

Californians for Preservation Action

P.O. Box 2169

Sacramento, CA 95810



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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