



REFLECTIONS

THE S.O.H.O NEWSLETTER

FEBRUARY 1983 VOL. XV NO. II

CCDC RECONSIDERS PROPOSAL FOR CONVENTION CENTER AT EL CORTEZ SITE

San Diego's Centre City Development Corp. (CCDC) is actively negotiating with El Cortez Associates about building a new convention center at the site of the El Cortez Center, the Los Angeles Times (1-5-83) reports.

Proposals by El Cortez Associates for a 450,000-square-foot convention center on the property bordered by 6th Avenue, Cedar Street, California 163 and Ash Street are considered more likely after a cool response from the San Diego Port District to a proposal by Torrey Enterprises for a waterfront location convention center. Torrey Enterprises has proposed that the Port District build a \$104-million convention center and parking garage at Navy Field, adjacent to a hotel being built by the firm.

Navy Field, south of Seaport Village, was listed as the first choice site in a November CCDC report; Lane Field, at the foot of Broadway, was listed as second choice, with the El Cortez site third.

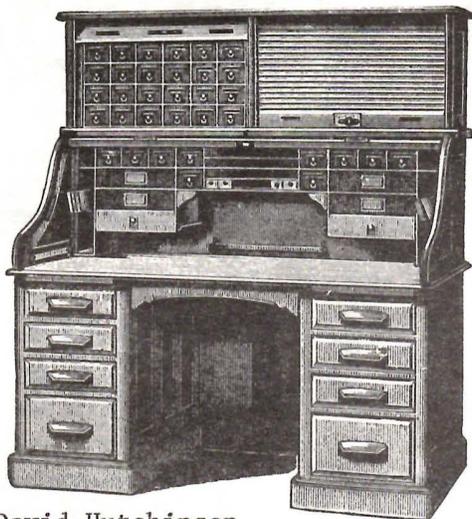
El Cortez Associates has proposed two plans for a convention center: one costing \$43 million and a "low-budget" center costing \$22 million, the Times article states. Under their plans, El Cortez Associates would build the convention center and lease it back to the city. Some existing facilities on the property would remain, but most, including the 55-year-old high-rise, would be demolished.

The El Cortez financial plan has always been considered more attractive than other proposals because little public money is involved. Current negotiations between CCDC and El Cortez Associates are likely to cover earlier differences regarding the size of the exhibit hall and separation of the convention center from an adjacent hotel.

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From the Editor's Desk



by David Hutchinson

SOHO was founded as an activist, involvement-oriented preservation organization; we have lots of successes to show for our efforts. The task of saving the best of San Diego's past, and creating an environment worth passing on to future generations, is an endless one.

James Britton II demonstrated how one person can influence the course of city history for the better. As members of SOHO, we can combine our energies to do the same--that is our challenge.

The public needs education regarding the values of good planning which incorporates worthwhile preservation. Political

(continued on page 7)

REFLECTIONS

David Hutchinson and Judy McCutcheon

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

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CALENDAR

STITCHERY GUILD EXHIBIT

Friday, February 4 6-10 pm
Visual Dimensions, 415 Market St.
(see article on p. 6)

FORT GUIJARROS EXHIBIT

Thursday, February 10...
County Admin. Center Rotunda
Pacific Highway
(see News Briefs, p. 3)

POLITICAL ACTIVISM WORKSHOP (FREE)

Thursday, February 10 7-10 pm
Natural History Museum
Balboa Park
(see article, p. 4)

HISTORIC SITES BOARD

Wednesday, February 23 1:30 pm
Fifth Floor Conference Room
City Admin. Building
202 C Street

DESIGNERS SHOWCASE EMPTY HOUSE PARTY

Friday, February 25 6:30-9:30 pm
Del Mar Castle
(see article, p. 3)

NEWS briefs...

FORT GUIJARROS EXHIBIT TO OPEN

Beginning February 10, 1983, and running at least through the end of March, the County of San Diego will host an exhibition of materials about the archaeological excavation of the ruins of Fort Guijarros.

The fort was built on Ballast Point, guarding the entrance to San Diego Bay from 1797 until its abandonment in the mid-1830's. The remains were buried during modern military construction after the turn of this century.

The exhibit will be located in the Rotunda of the County Administration Center on Pacific Highway. The exhibit was designed and constructed by the San Diego County Archaeological Society for the 1982 Southern California Exposition at Del Mar, where it was awarded a Blue Ribbon. The panels of the exhibit trace the research process through which the remains of the fort were relocated, describe the archaeological excavation initiated in 1981, and include actual artifacts recovered from the dig.

RESCUE MISSION WILL LEAVE GASLAMP QTR

The City Rescue Mission will be moving from its controversial location in the Gaslamp Quarter to a new building to be built at 12th and J streets, according to a recent article in the Los Angeles Times.

Dan Pearson, a Gaslamp Quarter Council member, called the move a good one for those involved, the article said. Profits from the sale of the old mission will allow for a new and larger facility to be built. The present building provides temporary lodging for up to 94 people, while the new mission is expected to aid 300 to 400 people a day.

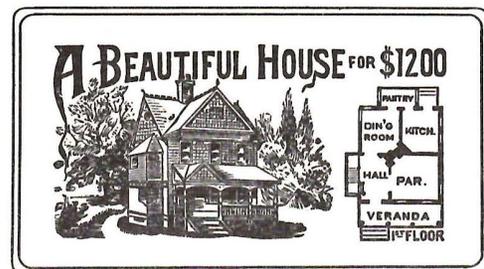
The relocation is expected to boost the image of the Gaslamp Quarter, which has been perceived as a haven for transients.

SAN DIEGO AIA PROGRAMS UNDERWAY

Under the series title "Sixpak," the San Diego Chapter of the American Institute of Architects is presenting monthly programs on current issues in architectural design and the allied arts. The programs began in January and will continue through June.

The next program will begin at 7:00 p.m. on February 17, 1983, at the Cafe Del Rey Moro in Balboa Park, with a no-host bar at 6:30 p.m. Admission is \$5 for students, \$8 for AIA members and \$9 for non-members.

This month's program will feature Walter Costa, AIA, a senior partner of Skidmore, Owings & Merrill, and director of that firm's San Francisco office.



DESIGNERS SHOWCASE

Empty House Party

Set for February 25th

The Empty House Party for the 1983 Designers Showcase will take place from 6:30 p.m. to 9:30 p.m. on Friday, February 25, at the Del Mar Castle. The castle overlooks the race track in Del Mar, and was designed by architect Richard Requa.

The Empty House Party is open to everyone, with a \$7.50 donation payable at the door. Partygoers will be able to preview the 10th Annual Designers Showcase house before the home is decorated by participating members of the American Society of Interior Designers, in cooperation with the American Society of Landscape Architects, San Diego Chapter. The party will have a medieval theme, with costumes optional. Please contact the San Diego Historical Society for additional information.

How to Influence Your Legislator!

A three-hour, no-fee workshop on political activism will be presented on Thursday evening, February 10th, from 7-10 p.m. in the auditorium of the Natural History Museum, Balboa Park.

The program is sponsored by the Clean Air Coalition, which includes the Audobon Society, American Association of University Women, California Native Plant Society, Friends of the Earth, Common Cause, League of Women Voters, the Sierra Club, Citizens Coordinate for Century 3 and the Group Against Smoking Pollution. Its purpose is to inform and motivate the public to become more actively involved in environmental issues, but the methods are applicable to any issues we may wish to support and promote.

Huey Johnson, former Secretary of Resources for the State of California, and John Hobbs, Professor of Political Science at SDSU, will be the main speakers. The League of Women Voters will give a demonstration of a citizen interviewing a legislator, and a Letter Writing and Interviewing Kit will be available for 25¢.

For further information call Jay Powell at the Sierra Club (233-7145) or Ruth Duemler (461-7400).

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236-2293

IN MEMORY — JAMES BRITTON

SOHO notes with regret the passing of a friend--James Britton II. For more than 30 years he contributed perceptive observations on architecture and planning, and improved public awareness of good design principles.

Mr. Britton died at the age of 67 on January 3, 1983. He had been recuperating at home following hospitalization for a heart attack last November.

Mr. Britton had lived in San Diego since 1948 and contributed articles on architectural criticism to various pub-
page 4

lications here and around the country. Since 1978, he had written a weekly column in The San Diego Union Sunday Homes and Building section.

As a visionary and forerunner of the environmental movement here, Mr. Britton loved San Diego and was dedicated to excellence. He favored the historic preservation of older neighborhoods, and a blend of the old and new in the city. His commentary on urban design will serve as a timeless legacy to San Diego.

CALIFORNIA HERITAGE TASK FORCE

The California Heritage Task Force, formed by recent legislation to have a major impact on preservation policy in the state, has issued its Draft Policy Statement, which is reprinted below. The Task Force is seeking public input and contributions, especially from SOHO members. Our regional member of the Task Force is Paul G. Chace, 1823 Kenora Drive, Escondido, CA 92027, telephone 743-8609.

DRAFT POLICY STATEMENT CALIFORNIA HERITAGE TASK FORCE

The Legislature has created the Heritage Task Force with a mandate to recommend policies, programs and legislation for the preservation and enhancement of California's architectural, cultural and historic resources. The Heritage Task Force will commence its one year task in January 1983.

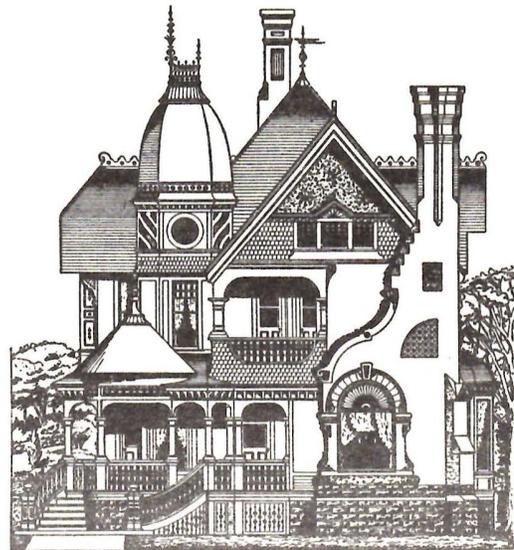
Why is this ambitious effort needed? The Legislature has recognized that a growing consensus for the preservation of historically, architecturally and culturally important properties has not yet produced a satisfactory set of overall policies and programs for achieving the goal of conserving our heritage.

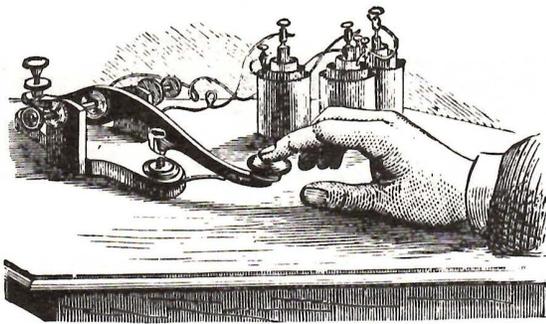
California has created various heritage preservation measures, but the legislature recognizes that the State must initiate a more comprehensive program. The State should foster conditions under which our modern society and our historic resources can exist in productive harmony. Additional encouragement to organizations and individuals undertaking preservation by private means must be provided. Heritage awareness should be increased among all Californians.

To meet the mandate of the Legislature, the Heritage Task Force is committed to the following:

POLICY. To strike a balance between the ultimate ideal and a realistic assessment of what is possible considering economic, political and social constraints and to work towards a consensus on its recommendations.

PROCESS. The Heritage Task Force will provide a public forum reaching out to California's diverse private, public, ethnic and cultural interests, in order to encourage active participation in the formulation of a blueprint for preservation of California's heritage. Each of the 16 members of the Heritage Task Force will actively solicit the views of constituencies represented. The Heritage Task Force will work in subcommittees consisting of both Heritage Task Force members and others, will develop a draft report, and will hold public hearings. It will carefully communicate its goals, activities and recommendations to insure the greatest possible degree of public support.





HAVE YOU HEARD?

by Claire Kaplan

Untitled as yet, a book concerning the history, past and present, of the San Diego Rowing Club (to be published this summer) is in the process of being written by a SOHO past-president PAT SCHAELECHLIN of La Jolla. Due to the many efforts of the group led by Pat, the Rowing Club was saved from demolition in 1981. It is now being restored by the Chart House to be used as a restaurant, opening in early summer.

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Working hand-in-hand with CAROL LINDEMULDER, President of the "Save the Coaster Committee," is SALLY JOHNS, the new curator of the old Mission Beach area museum. A book is also in the offing on how the amusement parks relate to the historical development of our beach communities. Emphasis will be placed on the roller coaster in San Diego and others in various parts of the United States. Memorabilia pertaining to old Mission Beach Park in the 1920's, 30's and 40's, that era when the Mission Beach Ball Room, Plunge and Fun Zone were in their prime, will be in the collection. Anything that can be donated (and is dated) will be appreciated by Sally. Please search through your old scrapbooks, photo albums, etc. for any mementos that would display the old buildings "the way they were." Call the SOHO office (297-9327) and leave word, and we'll get in touch with you.

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SOHO's BETTY SMITH, author of the Sue-Lou stories for Children, has been elected treasurer of the San Diego Writers/Editors Guild. Betty, a volunteer at the SOHO Cottage in Heritage Park, is in charge of recruiting and training other volunteers. If you are

interested in serving in that capacity (and we are always in need of volunteers), please call Betty at 449-0968. She will look forward to hearing from you and introducing you to the many activities of SOHO -- past, present and future.

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Hallmark uses the slogan "when you care enough to send the very best," but I beg to differ. If you really want to do it in style, remember others with a greeting on a SOHO card. We have a fine stock of note cards with Victorian houses on the front, stating on the back that a contribution has been made to the Save Our Heritage Organisation. If you have someone you would like to have us send a card to (in honor of any occasion), please send your donation, from \$2 to \$2-million, or whatever fancy strikes you. Our "Thank You Volunteer," LEE DOUGLAS, will attend to the rest. Kindly send your check to SOHO, Box 3571, San Diego, CA 92103; state the recipient's name, address, and your name. Also, list the occasion for which it is being sent and the date you wish it sent. If you wish to designate any specific project for your donation, you may list that, too. We are raising funds for a Gazebo Bandstand in Heritage Park, and we know you would like to get the ball rolling... not tomorrow, but today!

Stitchery Guild Holds Show in Gaslamp Quarter

Members of the San Diego Creative Stitchery Guild will hold their first juried show in Downtown's historic Gaslamp Quarter. The theme of the exhibition will be "San Diego History."

The exhibition will open with a reception Friday, February 4, from 6 p.m. to 10 p.m., at Visual Dimensions, 415 Market Street. From February 5-14, the pieces selected by the jurors will be exhibited at several other locations throughout the Gaslamp Quarter, including: Anderson's Too Bakery, 802 Fifth Avenue; Gaslamp Trolley Restaurant, 329 Market Street; and the Mercantile, 818 Fifth Avenue.



CONCERTS AT THE VILLA

Sunday afternoon concerts, co-sponsored by the San Diego Historical Society and the Music Performance Trust Fund, are presented the first Sunday of each month. The concerts are held alternately at the Villa Montezuma, a restored Victorian house museum located at 1925 K Street, and the Serra Museum in Presidio Park. The concerts are open to the public and there is no admission charge. The revised schedule is as follows:

- | | |
|--|--|
| February 6
2:00 p.m.
Villa Montezuma | Opus II duo with
Karen Victor (oboe) &
Gregg Nestor (guitar) |
| March 6
3:00 p.m.
Serra Museum | Tom & Jeannine Barkley
(classical guitar) |
| April 3
3:00 p.m.
Villa Montezuma | Marc Dresser (double
bass) |

For further information call the Villa Montezuma (239-2211) or the Serra Museum (297-3258).

CITY TO SHARE IN PROFITS FROM DOWNTOWN DEVELOPMENT

The premier issue of AEGIS, a preservation-oriented newsletter from Claremont, CA, notes that in exchange for aiding the development of Horton Plaza downtown, San Diego will receive not only property and sales taxes, but 10 percent on the rental income above the base rent for 50 years and 31 percent of the parking revenue.

PRESERVATION PAYS

An interesting way to preserve historic houses is to buy, restore, rent, and then sell, according to a recent article in AEGIS (P.O. Box 637, Claremont, CA 91711). The article recalls an interview in Historic Preservation with Catherine Davis. Mrs. Davis organizes groups of limited partners, each of whom invests up to \$10,000 and then shares in benefits derived from tax credits and fast recovery methods available when income-producing property is rehabilitated.

The owners restore mostly large houses, which are rented to people interested in group living. After five years of renting, restored properties are sold; most of the tax benefits have been captured by then. This method results in net gains for Mrs. Davis and the investors, for the city, and for the neighborhood.

Urban Conservation Report (11-15-82) reported on another possible way for preservation to pay. Buyers of commercial condominiums in a rehabilitated building may claim the rehab tax credit if the units are acquired before being placed in service, according to an IRS private letter ruling on a pre-1981 tax act project. Details on the ruling may be found in IRS Document No. 8240066, available through the IRS Reading Room, 1111 Constitution Ave., N.W., Washington, D.C. 20224.



Editor's Desk, continued

leaders respond to pressure to insure that decisions are made with an eye toward the future. Specific issues require research and follow-up action.

SOHO offers many involvement opportunities, and the effectiveness of our organization in the future depends on your participation now.



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!

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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 \$ _____

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