



# REFLECTIONS

THE S.O.H.O NEWSLETTER

JUNE/JULY 1983 VOL. XV NO. VI

## Santa Fe Industries Grants Facade Easement

A report and commentary  
by Michael Sullivan

Santa Fe Industries has granted, or should I say will be granting the City of San Diego a facade easement on the historic Santa Fe Depot. However, this will not take place until the year 2000 and on the south, west and east sides only, completely separating and ignoring the Baggage Building.

The Supplemental Environmental Impact Report for Santa Fe's proposed redevelopment makes an interesting distinction between the Depot and the Baggage Building. It says "the distinction between the two parts of the building is noted in this section for the following reason: the developer currently intends to preserve the Baggage Building; however, the Development Agreement provides for the possibility that the developer may later desire to demolish or alter the Baggage Building in connection with the adaptive reuse of the Depot."

Notice which word they use first-not adaptive reuse or alter, but demolish. The Baggage Building is perhaps the easiest building to adaptively reuse. It is one story with excellent line and function. It is the only other example of mission architecture in the project (besides the Depot) and would convert easily to a group of retail shops or a restaurant. It is perhaps the only building in the project which relates in size and scale to the rest of downtown to the east.



The SEIR describes how the project will enhance, complement and protect the architectural integrity of the Depot and its scale and setting. Imagine poor uncle Louis Sullivan seeing the scale of 25-30 story boxes compared to the Mission Style of the Depot. To suggest that a massive project of tall boxes, concrete and plastic will complement, enhance and protect the setting and scale of the Depot is absurd.

In my remarks to the Redevelopment Agency (the City Council with their hats turned around), I recommended that Santa Fe Industries grant the facade easement immediately. This would facilitate the restoration of the Depot by eliminating several steps in the approval process for those plans. The restoration plans must be approved by the Redevelopment Agency, CCDC and the Historical Site Board. Submission of

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# Santa Fe *(continued)*

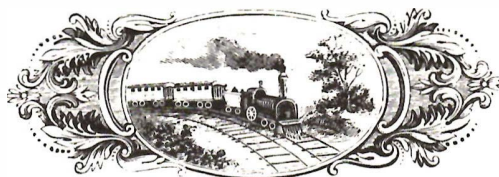
the plans to all agencies at once would speed things up. I also reminded Santa Fe Industries that the interior of the Depot is also designated as historically significant. I also requested that the Baggage Building be included in the facade easement, which would enable Santa Fe to take an additional \$2.5-3 million in tax incentives.

There are some rays of hope in the Development Agreement. Santa Fe Industries agrees not to substantially change the facade prior to granting the easement without approval from the City. The Agreement also states that the developer intends to preserve the Baggage Building. It also allows Santa Fe to demolish the Baggage Building but states that the demolition would likely be considered a significant adverse impact on the historic Depot.

The ironic part of the SEIR is Santa Fe's concern for the preservation of the SDG&E substation across the street and the intention to recreate the original arcade on the front of the Depot to the south. Why is Santa Fe so concerned about the property of others and so uncaring about the integrity of their own Depot?

I call on Santa Fe Industries to preserve all of the Depot, grant the facade immediately, adaptively reuse the Baggage Building and assist SDG&E in the adaptive reuse of their substation.

SOHO members-keep your eyes on the Depot and especially the Baggage Building. The development project is expected to last 15-25 years. Who knows how long before the Depot is really safe...



## DONATIONS

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For Gazebo--  
From Claire & Joe Kaplan  
To Ethel Alexander and  
To Lee & Morrie Douglas  
In memory of Joe Alexander

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### REFLECTIONS

David Hutchinson and Judy McCutcheon *Editors*

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# 'PEOPLE IN PRESERVATION' AWARDS

by Mary Joralmon

Our first awards are in the past but the warmth of the occasion lingers on. It was a lovely night, bringing new people into SOHO and renewing old acquaintances. Everything about the evening was special--the enthusiasm of the recipients and their eager sharing of success stories with one another. Senator Mills gave the keynote speech--reflecting in a nostalgic manner on the values of older houses. Judge Carol Heepke gave an excellent presentation.

The purpose of the awards was to recognize those people who are sharing SOHO's mission by restoring their own residential structures. The winners were:



**1** Stough Beckett House, 2203 Denver, owners Ernie and Joy Mason. This was chosen for the precise manner in which the owners restored the Eastlake detail.

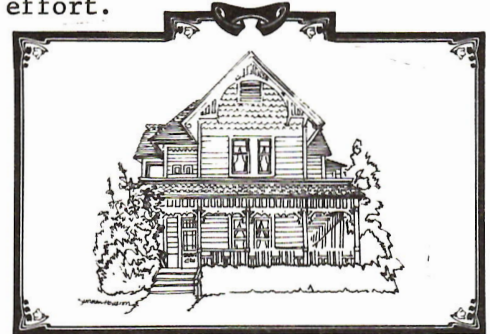


**2** Mertzmann-Windas House (1908), 3303 Second Avenue, owners Carolyn and Tom Ownan-Towle. Chosen as an interesting amalgamation of styles.

Winners were presented with line drawings of their homes rendered by SOHO artist Susan Simmen/Houston. A



**3** Georgia Court, 4657 Georgia St., owner Rhonda Smith. This example of a 1920's built Southern California housing type was preserved through community effort.



**4** Risley House, 845 20th Street, owner Roger Nulton. This historic 1888 structure was restored over the last two years of sacrifice and devotion.



**5** 4769 Panorama Drive, owner Jody Rogers. This 1910 Craftsman is located in a very nice Normal Heights neighborhood that could be threatened if commercial development becomes attractive.

slide show featured the winners' homes and inspired everyone present!

# How to Enjoy a Mini-Vacation in San Diego the "BED·&·BREAKFAST" Way



by Bruce Herms and Harry Evans

Several days ago, I was talking with Harry Evans about his and Virginia's recent stay at the Britt House, a beautifully-restored San Diego Victorian at Fourth and Maple that has been converted into a Bed & Breakfast Inn. You say, "What? Why should a San Diegan stay in a Bed & Breakfast in his hometown?" Actually, the idea is an intriguing one. Why not stay in a Bed & Breakfast in your own town? What a perfect place for a mini-vacation: no long drives, no checking in and out of airports. Yet, as Harry and Virginia found out, the pace, the atmosphere and the ambience are all delightfully different. What a simple and relaxing way to spend a few luxurious days, or even a weekend, away from the usual routine. But let's have Harry tell you in his own words:

## THE BRITT HOUSE BED & BREAKFAST INN

The Britt House is one of the better known Victorian mansions in the old Banker's Hill area. A three-story "Queen Anne" with its typical conical tower, a spectacular stained-glass window and a grand stairway, this is no ordinary Victorian. The home was originally built in 1889 for prominent San Diego attorney Peter Britt. It is said to have been copied after a design by the well-known New York architect Stanford White. Later the house served as a townhouse for E.W. Scripps, founder of the Scripps Howard newspaper chain, while Scripps was building his impressive "Miramar Castle" in the Scripps Ranch area. Over the years, the Britt House has had an interesting history and was recently converted into a Bed & Breakfast Inn.

Oldtime SOHO members will recall various receptions and a memorable Christmas party hosted by the current owners as they worked their magic to turn the mansion into a Victorian inn. The finished product is delightful.



How did Virginia and I happen to become guests at the Britt House? Late in February our house was being fumigated. We needed a place to stay and we thought, "Why not try the hospitality of the Britt?" We are so glad we did.

Check-in time is about 4 p.m. You are greeted at the door by Daun Martin, an attractive but no-nonsense lady. You are handed a handsome brochure which tells you how to behave as a guest. Rules include no smoking except in the parlor, and no very young children unless you are headed for the carriage house out back. Raucous parties are out, too.

The house has been lovingly decorated; each room has its own distinctive decor. Lots of big towels, scented soaps and flowers are present in each room. The place has a romantic ambience--great for lovers, even married ones.

Around five o'clock an unobtrusive bell rings announcing tea in the parlor. This is your first opportunity to meet fellow guests. Some light baked goods, tea and sherry are on the large table. No television to jar your nerves. It is a pleasant time.

You feel like a pampered tourist as you go out on the town for dinner. And so to bed under a down comforter. You are swathed in a soft, warm and silent atmosphere.

Come morning, comes breakfast to your room. Soft-boiled eggs, orange juice and the most delicious hot homemade bread. You look out on Fourth Avenue and wonder what the peasants are doing at this hour. Down to the parlor to read the paper (no radio either) and finally at noon check-out, it is time to leave.

A new dimension has been added to San Diego, and I thank Daun Martin and her Britt House for that.

Harry and Virginia's pleasant stay at the Britt House is sure to prompt interest not only in the Britt, but in other Bed & Breakfast Inns in the area as well. One that several of us discovered, and fell under its spell while on the 1983 SOHO Train Tour, was the "Rock Haus" in Del Mar.

#### THE ROCK HAUS BED & BREAKFAST INN

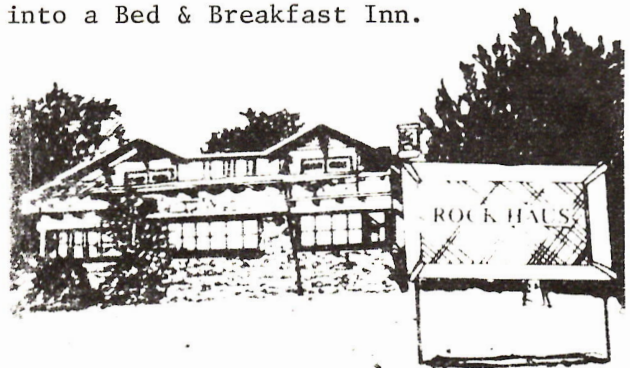
Imagine taking a thirty minute train ride from downtown San Diego to a wonderful hillside retreat overlooking the blue Pacific--a spot nestled among trees and lawns, surprisingly quiet yet only three blocks from the beach and only one block from a variety of fine restaurants and lively night-spots. The "Rock Haus Inn" in Del Mar is such a place.

Present-day Del Mar was the joint creation of four turn-of-the-century developers: Ed Fletcher, William Kerckhoff, C. A. Canfield and Henry Keller. In 1905 they formed the South Coast Land Company and together with Los Angeles Railway tycoon Henry Huntington, they planned to bring the Pacific Electric Railway to San Diego. They weren't successful in bringing the famous "Red

Line" down the coast, but they were successful in developing Del Mar.

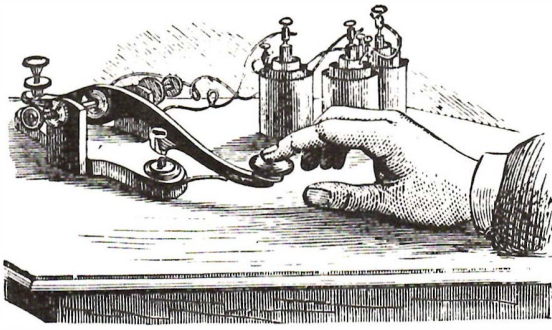
In fact, they were so impressed with Del Mar that each of these men built their own homes on the hillside within a short walk of each other and overlooking their masterpiece, "The Stratford Inn." (The largest Tudor-style structure in America, the Stratford was later called the "Del Mar Hotel" and still later it was torn down).

The homes of the four founders of new Del Mar still remain on the hillside. The Keller home is of special interest. Henry Keller was a family man who built a large folksy house at 15th and Luneta in 1910. It is believed that his house was designed by John Austin, who also designed the Stratford Inn and, later, the Los Angeles City Hall. The three-story house is a wood-shingle Craftsman, distinguished by the extensive use of vitrified clinker brick. This type of brick resembles stone and later led to the house being called the "Rock House." Today, it is called the "Rock Haus" in honor of Carol and Tom Hauser, who have lovingly converted this historic home into a Bed & Breakfast Inn.



The "Rock Haus" has a colorful history, which spans its early days as a family home to the present. As a family home, it was also used as a temporary neighborhood church for the local priest to conduct Mass, until the St. James Church was built. During the Depression years it had a somewhat more naughty reputation as a gambling retreat and house of women of easy virtue. According to legend, there were secret passages to permit the patrons to make non-embarrassing exits in case of police raids. Legends make good fiction, but not good fact. The past two

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## HAVE YOU HEARD?

by Claire Kaplan

THE TOUR OF TOURS: SOHO's indefatigable Tour Director, BRUCE HERMS, researched and organized another great tour on April 30...the Del Mar Train Tour and Designer's Showcase event. Bruce was ably assisted by his fine tour-guide team: MARIE BURKE LIA, JUDY McCUTCHEON and ELEANOR & BILL BOLEN, a highly-polished group well on their way to becoming pros.

Meeting at the Santa Fe Depot (where else?), we boarded our capacity-filled car and with a ride as smooth as silk, we reached Del Mar in a matter of minutes. From the train station there we took off on a historical walking tour to learn more about this beautiful seaside community. Many of the buildings on the walk dated back to the 1880's. The charming one-hundred-year-old Victorian cottage of BARBARA & HAL HALLEN was a delight to visit, and was made even more so by the warm welcome from our gracious host and hostess. Their home, with its fabulous antiques, and blue and white decor throughout, was the highlight of the morning. The refreshments served in the patio were also a treat for our crowd, ever-ready to stop and rest a spell.

After lunch at Stratford Square, we boarded chartered buses for the Designer's Showcase Castle, high on the hill overlooking the Pacific. Greeted by the S. D. Historical Society docents, we were given a one-hour, personally guided tour. From there, another bus ride through the wooded hills above Del Mar, where we viewed a rich variety of homes and styles: Craftsman, Tudor, Mediterranean and Contemporary.

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We were fortunate to have MARC TARASUCK waiting to take us through the house he is restoring (Pueblo style, circa 1920) which he rescued from the past to make into a house of the future. It was unique and interesting...high in the Del Mar hills.

Our last stop before heading for home was the ROCK HAUS Bed & Breakfast Inn, a bungalow-style house built at the turn-of-the-century. The historical landmark was at one time a private home, then a place of worship, and later a gambling parlor, hotel and more. Early in 1982 it was mended and restored, and became the captivating Bed & Breakfast Inn it is today...a lovely place to refresh and relax in a piece of history.

All in all, it was a fantastic day to remember what used to be.



## HELP WANTED! OCTOBER WALKING & HOME TOUR

Tour guides, researchers, hosts and hostesses, crossing guards, refreshment servers and volunteer coordinators.

Morning or afternoon shift available (tentatively 10 a.m. to noon or 1 p.m. to 3 p.m.) on Saturday, October 22, 1983.

Convenient location: Banker's Hill area, from Balboa Park (6th & Redwood) to Curlew Street at Spruce.

Benefits: View six beautiful turn-of-the-century homes at no cost. Enjoy views. Meet new people. Feel wanted.

Immediate openings available (we need your name in advance).

Apply to: Bill or Eleanor Bolen  
2767 Lancha St.  
San Diego, CA 92111  
(619) 268-3847

Message can be left at 297-9327 (SOHO phone).

# SLIDES/PHOTOS NEEDED

SOHO members with a photo bug are invited to join in a new project documenting San Diego's significant architecture. The following prospectus was given to the Southern California Association of Camera Clubs (SCACC), Howard Lewis, president:

**WANTED:** Photo survey team of 10 to 12 persons.

**PURPOSE:** Document significant early San Diego architecture (pre-WWII) for Save Our Heritage Organisation research library.

Photos should be 35mm color slides, preferably horizontal. The style should be documentary rather than special effects.

SOHO will provide knowledgeable guides to San Diego City/County neighborhoods; SOHO will secure permission for access to interiors of private residences not usually open to the public.

**TIMEFRAME:** June through August 1983 (could become yearly program).

**IMMEDIATE EMPHASIS:** Tell history of Heritage Park.

**NEAR-TERM EVENTS:** SOHO will conduct its annual home tour through Banker's Hill, from 6th and Redwood, over the Quince and Spruce Street footbridges, and through six homes and one garden. The tour could begin with a slide show highlighting the area. Slides are also needed for publicity on the area television stations.

## SLIDE COMMITTEE:

Eleanor Bolen 268-3847  
Cathy Grigsby 588-1802  
Pat Schaelchlin 459-8409  
Karen Johl 296-9714  
Marie Burke Lia 235-9766

## APPLICATION DEADLINE JULY 15 FOR HISTORIC PRESERVATION GRANTS

New grant funds for historic preservation development projects have been allocated to California under the March, 1983, "Jobs Bill"--the Emergency Supplemental Appropriation and Jobs Act of 1983. The grant application is July 15, 1983. The minimum grant award will be \$20,000, and the average about \$35,000, providing about 15-20 grants statewide. Among the requirements:

- The project must already be on the National Register of Historic Places.
- The grant applicant must have a solid commitment of at least \$20,000 cash to match the federal grant dollar for dollar.
- The grant applicant may either be the property owner or a tenant holding at least a ten-year lease. The applicant may be non-profit, government (state or local), or private.

For grant application materials or further information, call the Office of Historic Preservation at (916) 445-8006 or write: OHP, P.O. Box 2390, Sacramento, CA 95811.

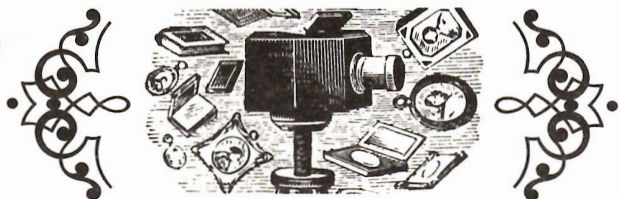
## B & B's *(continued)*

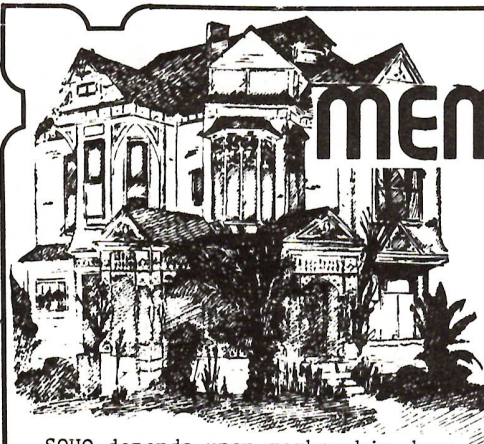
owners claim they have never been able to find any of the so-called secret passages; maybe that is why they are called secret passages.

Tom and Carol offer eight delightful guest rooms, including the Huntsman Room with its private bath and fireplace, the Pine Needles Room, the Top o'the Rock, Whale Watch, and Wren's Nest, to name a few. "Carol has tastefully decorated each room to capture its individual charm in a restful mood."

If you are looking for a weekend escape and a complete change of pace without the hassle of a major vacation, the Bed & Breakfast mini-vacation just might be your "cup of tea."

(Editor's note: Addresses and phone numbers for the Britt House, the Rock Haus and other Bed & Breakfast establishments nearby are available from the San Diego Convention & Visitors Bureau, 1200 Third Avenue, Suite 824, San Diego, CA 92101, telephone (619) 232-3101.





# 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 . . . . . \$ \_\_\_\_\_

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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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