



REFLECTIONS

THE S.O.H.O NEWSLETTER

APRIL 1984 VOL. XVI NO. IV

National Preservation Week, May 13-19

PEOPLE·IN·PRESERVATION AWARDS DINNER MAY 16

SOHO'S SECOND ANNUAL *People in Preservation Awards Dinner* will be held on Wednesday, May 16, 1984 at The Abbey Restaurant, located at 2825 Fifth Avenue (Fifth & Olive). The dinner is held to highlight the presentation of the judges' choices to honor people who have made extraordinary contributions to the preservation movement in San Diego and to make the public aware of the major contributions historic buildings and districts are making to the prosperity of America's cities and towns.

The awards dinner will be held during National Preservation Week, May 13-19. The theme this year is "Preservation is Taking Care of America." The categories for awards are:

- I. Restoration
 - a. Residential (single family or multi-unit)
 - b. Commercial
 - c. Institutional (churches, service organizations, non-profits, etc.)
- II. Maintenance of Significant or Historical Buildings
 - a. Residential
 - b. Commercial
 - c. Institutional

III. Neighborhood Preservation Efforts

Nominations in the first two categories must be for structures at least 50 years old and within San Diego county. Any style structure will be considered. Nominations of single-family residential dwellings where owners have done most of the work on a restoration job are especially encouraged. The homes of those awarded in the first category will be included on a SOHO-sponsored tour scheduled for Sunday afternoon, May 20.

The deadline for nominations was March 26, but if you would like to nominate a late entry, please contact the SOHO office at 297-9327.

The dinner will be \$16 per person. No-host cocktails will start at 6:30 p.m., and dinner will be served at 7:00 p.m. Deadline for reservations is Monday, May 14.

IN THIS ISSUE:

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- Davis House Moved To Gaslamp ... pp.6-7
- Santee Polo Barn p.7

RESERVATION FORM

Enclosed is my check for the People in Preservation Awards Dinner, May 16, 1984, \$16.00 per person.

Name(s): _____

Address: _____

Phone: _____

Mail To: *People in Preservation, SOHO, P.O. Box 3571, San Diego, CA 92103.*

WELCOME NEW MEMBERS

<i>Dr. & Mrs. Ernest J. Grosso</i>	<i>Sharon Haven</i>
<i>William Bornhorst</i>	<i>Virginia D. Lee</i>
<i>Bob Jagla</i>	<i>Carol Mendel</i>
<i>Russell T. Peck</i>	<i>Cynthia S. Ming</i>
<i>Park F. & Jean Wollam</i>	<i>Jane Orbom</i>
<i>Bob Waller & Penny Wing</i>	<i>Sandra Phelps</i>
<i>Mr. & Mrs. Kurth H. Barnes</i>	<i>Judith Hunter</i>
<i>Karle B. Meyer Family</i>	<i>Susan K. Skala</i>
<i>Mary E. Farrington</i>	<i>Sharon Schneider</i>
<i>Sharon L. Nelson</i>	

DONATIONS

<i>David Goldberg</i>	<i>Marguerite L. Zerbe</i>
<i>Salvador R. Vasques, III</i>	<i>Betty Fraser</i>

(A donation to SOHO makes a wonderful birthday, anniversary, or general gift. You may designate which particular project your donation will go. Donations are tax-deductible.)

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Nancy Roberts & Judy McCutcheon *Co-Editors*

SOHO OFFICERS

Mary Joralmon	<i>President</i>
Gwen McFarland	<i>Executive Vice President</i>
Michael Sullivan	<i>Vice President of Governmental Affairs</i>
Bruce Herms	<i>Vice President of Education</i>
David Goldberg	<i>Treasurer</i>
Nancy Roberts	<i>Secretary</i>

BOARD OF DIRECTORS

(Two Year Term)

Michael Sullivan	Nancy Roberts
Mary Joralmon	Karen Johl
Bill Bolen	Bruce Herms

(One Year Term)

Gwen McFarland	Eleanor Bolen
Carol Heepke	Paula Stober
Cathy Grigsby	David Goldberg
Judy McCutcheon	Claire Kaplan

Alternates

David Hutchinson	Pat Schaeleclin
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Save Our Heritage Organisation
P.O. Box 3571, San Diego, California 92103
619-297-9327

The SOHO newsletter, *Reflections*, is published monthly. Letters to the editor and contributions are welcome. Deadline is the 15th of each month prior to publication.



Ms. Mary Joralmon, President
Save Our Heritage Organisation

Dear Mary:

Thank you for your letter expressing SOHO's position on the Halprin proposal for Horton Plaza.

Your recommendations are logical, sensitive, and appropriate to the development. Horton Plaza Park revitalization should be viewed as an opportunity, not as an unsavory obstacle.

By copy of this letter, I am expressing my support of your position to the Mayor and Executive Vice President of CCDC.

Sincerely,

BILL MITCHELL
Councilman, First District
City of San Diego

SETBACK FOR OLD HOUSE

Developers trying to save the oldest residence in El Cajon have lost a bidding war for the surplus city property where they had wanted to put the restored house.

Attorney William Fischbeck had planned to put \$110,000 into moving the 115 year old Isaac Lankershim house to Lexington and Van Houton Avenues, near the city's downtown redevelopment area.

The Lankershim residence on Trenton Street will have to be demolished soon to make way for condominiums.

Fischbeck bid \$18,400 for the small parcel of city property, But Carol Smelko Jr., an apartment owner in El Cajon, came in with an \$18,675 offer to become high bidder.

The council accepted Smelko's high bid by a 3-2 vote, with Mayor John Reber and Jack Hanson voting against using the sealed-bid process.

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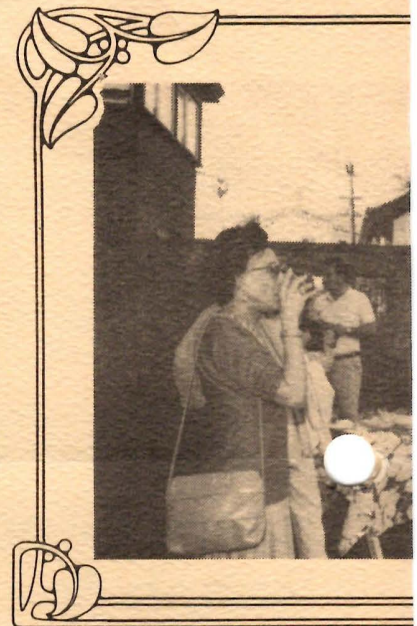
Coronado 'Preservation in Progress' Workshop

It was a beautiful sunny day on Sunday, March 18 in Coronado. The shining surf could be seen out of every window of the lovely Irving Gill-designed Thompson House for the SOHO-sponsored Preservation in Progress workshop. The Suros were wonderful hosts and it seems that everyone got some special information from the many craftspersons on hand.

This was a new concept for SOHO and many were there working to make it a success. **Barbara and Hal Hallen** headed up the hosting, the **Harris Evans'** manned the door, and **Alice Rowe** kept the crowds moving. **Gwen McFarland** furnished the special food, featuring the largest strawberries ever seen.



Tina Hallen demonstrates floor laying



Kiki Henry demonstrates stenciling in the kitchen area



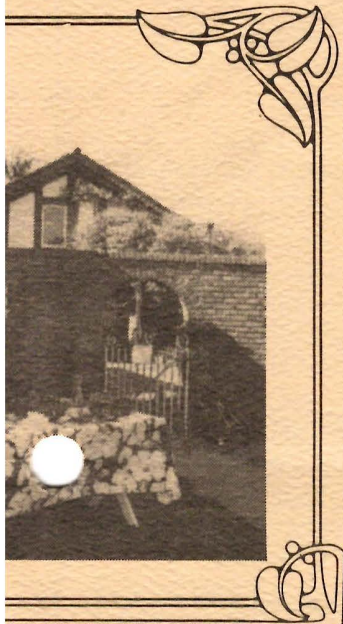
Jamie Easley demonstr

Workshop -- Another Successful S·O·H·O Event

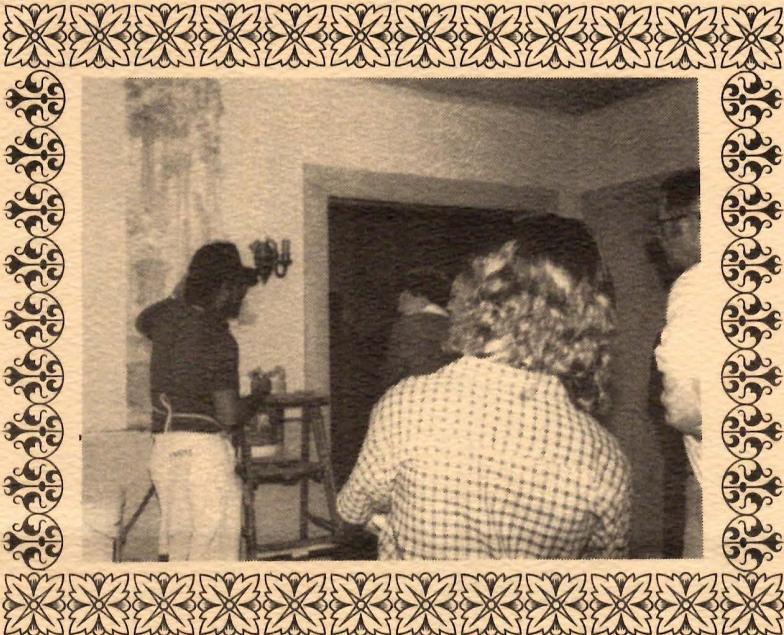
We would like to express a very special thanks to all the expert craftspersons who gave so freely of their time: **Kiki Henry**, stencil expert, **Tina Hallen**, carpentress, **Larry O'Dell**, **Joan and Jamie Easley**, and **Jody Rogers**. **Carol Greentree** also sent information on restoring an historical garden, particularly Irving Gill's. Booklets on this subject are available in the SOHO office in Heritage Park.

After the refreshment break, **Marie Lia** took us next door to the Livingston house and introduced us to the new owners, **Chris and Francie Mortenson**, who explained their big move and restoration plans.

Photos By Mary Joralmon



Garden Refreshments



Larry O'Dell demonstrates wallpaper removal



...tes furniture refinishing

Thanks to everyone who brought this informative, educational and fun event together!

Oldest Survivor of 'New Town' to Become Showplace

By Gina Lubrano

Reprinted Courtesy of the San Diego Union

By next July it should be a showplace in a park, but yesterday the 134-year-old William Heath Davis house looked old and tired as it was moved from 227 11th Avenue to Fourth and Island Avenues.

Looking forlorn, with broken windows and torn screens, missing its attic and two chimneys, the house made slow progress to Fourth and Island where it eventually will be placed on a new foundation at 410 Island. Once it is restored, the building will be used as a museum and headquarters for the San Diego Gaslamp Quarter Council.

photo by Mary Joralmon



William Heath Davis House

The prefabricated house, with eight main rooms and two in the attic, was put together by William Heath Davis from materials shipped to San Diego from Maine. Although wood for 14 houses was brought around the Cape by the brig *Cybele* to San Diego, the Davis house is the only remaining structure of that lot. It also is the oldest existing house from the San Diego area known as New Town.

Davis, a wealthy San Francisco merchant and a sea captain, attempted to start New Town near the waterfront in 1850, but failed because of his timing. Eighteen years later, Alonzo Horton moved into what is now known as the Davis house and succeeded where Davis failed.

The house originally was on a lot at Market and State Streets. It was moved to 11th in 1873. At its new resting place at Fourth and Island, the Davis house will be in a park with cobblestones and brick sidewalks. The entire project will cost \$747,000, according to Walt Borden, a city employee who is project manager for public improvements in the Gaslamp Quarter.

Robert Oswald, who purchased the land occupied by the house, turned the building over to the city in accordance with an agreement with the former owner, Esther Lanuza. She, in turn, was abiding by the wishes of the man who left it to her, George H. Deyo, whose adopted family obtained the home in 1902. Deyo died in 1977 at the age of 82.

On March 7, Edward Lanuza, Esther's husband, who in turn was taken in by Deyo and moved into the house in 1937 when he was 17, watched as movers struggled to maneuver the house into place. Lanuza married in 1942 and lived in the house off and on until 1980.

The Davis house will get an added convenience in its new life. It will be wired for electricity. While Lanuza lived in it, there was only gaslight.

Deyo, a single man all his life, was like a foster uncle to Lanuza. He took an interest in the boy when he saw him running in the streets.

"Deyo was a will-o'-the-wisp guy," Lanuza said about his benefactor. "I was not exactly abandoned. Most of the time, I was out in the street, playing games." And hooky.

His first encounter with Deyo came when he begged him for a nickel to go to a western movie. Deyo apparently thought he was an orphan and gave him a quarter. That was the beginning of a close relationship that lasted until Deyo's death.

Lanuza recalled Deyo's kindness and strictness. He also recalled ghostly events at the house that made him uneasy. Deyo kept the ashes of his foster parents in the house, and Lanuza speculated that may have been responsible for the eerie events in the house.

Lanuza recalls the lights going on and off by themselves. "Gaslights don't go on and off without a match," he said. He also told of hearing loud noises. Deyo, he said, explained the lights by saying it was the wind and the noises by saying the house was old. Lanuza is not so sure.

When Deyo died, he left instructions for his ashes to be scattered at sea. The Lanuzas thought it was time to scatter all the ashes. The strange noises and the lights going off and on stopped.

The Lanuzas reared three children in the house. Even without electricity, they were able to have television--battery powered television.

"It was a little rough living without electricity," said Lanuza, who now lives in a National City apartment.

But his daughter, Hope Simpson, said she took it in stride. "You got used to it when you were a kid," she said.

In its new location, the house will be leased to the Gaslamp Quarter Foundation. The basement will be a community meeting room. The main floor will house a museum, and the second floor will have offices for the Gaslamp Council.

continued on page 7

At present, the condition of the house "is not very good," said Marie Lia, vice president of the Gaslamp Quarter Foundation. The work that is planned on the structure is going to make it "a really usable public building for another 100 years."

Borden said it has not been determined how much the annual lease will be. He said \$410,000 of the \$747,000 project will be spent on moving the house, restoring it, and building the basement. About \$240,000 is for land acquisition; \$40,000 to \$60,000 will be spent on the park, and the remainder of the money will be for administrative costs and contingencies.

Money for the project is being provided by the Junior League of San Diego; the San Diego Community Foundation Lloyd & Ilse Ruocco Fund, and the City of San Diego. Donations made to the Gaslamp Quarter Foundation will be used for refurbishing the interior of the building. Furniture from the 1880's will be used in the building. Lanuza said he and his wife offered to sell the original furniture from the house to the city, but the city refused, saying it was not in the antique furniture business. Lanuza then contacted an antique dealer and made his sale.

Editor's Note: Please refer to the March, 1984 Reflections issue for information regarding donating articles for restoration of the William Heath Davis house.



Santee Polo Barn Links Past With Future

*Reprinted Courtesy of San Diego Tribune
By Vern Griffin*

Some observers might say that the 71 year old polo barn in Santee is for the birds. After all, the underside of the eaves of the three-story structure is covered with swallows' nests. The barn, however, is more than an attractive nuisance.

Harriette Wade, president of the Santee Historical Society, contends it is one of the city's oldest and bestkept landmarks, and the city is asking the state if it can have the structure, built in 1913, placed on the National Register of Historical Sites.

Rick Alexander, a senior planner for the San Diego Association of Governments, which is preparing the city's application, hand-delivered the city's request to Sacramento on Wednesday, February 8th.

"The preservation of the barn certainly is one of the most important historical projects in the city," said Santee Mayor Jan Claussen, who initiated a city resolution seeking landmark status for the polo barn. "So many historical buildings in the city have been destroyed, and this one must not be allowed to be demolished. We must preserve it at all costs."

The building currently is used for storage as a supply warehouse for the county's Edgemoor Geriatric Hospital at 9064 Edgemoor Drive in Santee.

The 90 by 30 foot structure is 44 feet high, with the traditional look of a large barn with the distinctive Dutch gambrel roof. Its three stories include large twin cupolas on the ridge of the roof, which serve as ventilators. A horse-and-arrow weather vane is perched on the roof.

Wade, who has spent many hours researching the barn and talking to old-timers who remember its beginnings, said the present weather vane isn't the original one. In fact, she recently recovered the barn's original vane with the intention of preserving it as part of the city's history.

As interesting as the design of the barn is the function it has served over the years. The Edgemoor land originally was part of a Spanish land grant to Maria Antonio Estudillo, with parts of it sold off in the 1870's. One of the purchasers was George Cowles, who had been president of the New York Cotton Exchange.

Records show Cowles died in 1890, leaving what became the Edgemoor property to his wife, who later married Milton Santee for whom the city was named.

In 1913, the property came under the ownership of Walter Dupee of Coronado, a noted polo player who had become captain of the Coronado polo team in 1909. He bought Edgemoor Farms from H.D. and Ella Williamson and began to transform it from a dairy farm to a pony farm. According to records, he completed his project on July 19, 1913.

His polo ponies were shipped far and wide for playing, local historians said, and over the next few years, Dupee built his country home on the farms and developed a national prize-winning dairy operation there.

In 1921, the land was sold by the Dupee family. It continued as a farming operation, but later was sold to the county. The barn remained a livestock facility until 1953.

Designer Showcase APRIL 28 *Just A Reminder* Saturday, at 1:00 p.m.

Since the Fairbanks Ranch is still an exclusive area, access to the mansion will be provided by shuttle buses from the Del Mar fairgrounds. Cost of the tour, including bus transportation from the fairgrounds, will be \$7 for SOHO members and \$8 for non-members. Be sure to make your reservation early by mailing the reservation form and your check to: SOHO Designer Showcase Tour, P.O. Box 3571, San Diego, CA 92103.

Please reserve _____ spaces for the following person(s) for the SOHO Designer Showcase Tour on April 28, at 1 p.m.

\$7 members _____ \$8 non-members _____

Name: _____

Address: _____

Phone: _____

MEMBERSHIP FORM



MEMBERSHIP CATEGORIES

Benefactor	\$1,000
Patron	\$100
Corporate	\$50
Professional	\$30
Family	\$20
Single	\$15
Donation	\$ _____

Please complete and return to:
SAVE OUR HERITAGE ORGANISATION
Post Office Box 3571
San Diego, CA 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!

NAME: _____

ADDRESS: _____

CITY & ZIP: _____

PHONE: _____

ANY DONATION IS TAX DEDUCTIBLE. 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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