

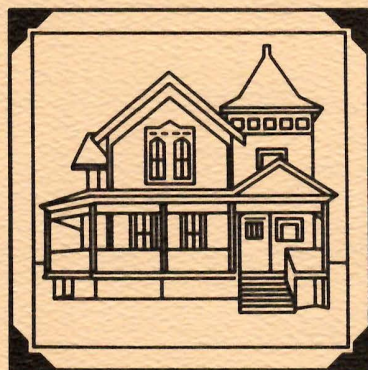


REFLECTIONS

THE S·O·H·O NEWSLETTER

MAY 1984 VOL. XVI NO. V

Special Preservation Issue



Preservation is taking care of America.

Preservation Week May 13-19, 1984
National Trust for Historic Preservation

FIX IT UP, CLEAN IT UP. These are the watchwords of Preservation Week 1984. They are also the principal concerns of preservationists all across America, be they the owners of private homes, local and state government officials or the owners of commercial buildings. Quality rehabilitation and maintenance make our homes more liveable, our neighborhoods more attractive and our history more secure. Preservation is painting and plastering, refurbishing and refinishing. *Preservation is taking care of America.*

SOHO will be sponsoring the Second Annual People in Preservation Awards Dinner on Wednesday, May 16 at The Abbey Restaurant in conjunction with National Preservation Week. (See the April issue of Reflections for further details or call the SOHO office at 297-9327.)

A tour of the award-winning buildings will be held at 2:00 p.m., Sunday, May 20. The cost of the self-guided tour is \$5.00. Maps will be available at the awards dinner or, after 11:00 a.m. on the day of the tour, at 2214 Second Avenue, or Senlis Cottage, Heritage Park.

In conjunction with Preservation Week and as a part of SOHO's on-going education program, the following Ten Recommended Standards for preservation projects are provided for reference and general information.

The 10 Recommended Standards

The Secretary of the Interior has developed standards for preservation projects as well as guidelines for applying them to activities ranging from acquisition

through rehabilitation and even reconstruction when necessary. The standards are used as the official criteria by which work is evaluated and eligibility for federal tax credits is certified.

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their

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The Language of Preservation: Some Definitions

The following are excerpted from *The Secretary of the Interior's Standards for Rehabilitation*:

Protection: To affect the physical condition of a property by defending or guarding it from deterioration, loss or attack, or to cover or shield the property from danger or injury. In the case of buildings and structures, such treatment is generally of a temporary nature and anticipates future historic preservation treatment.

Stablization: To reestablish a weather resistant enclosure and the structural stability of an unsafe or deteriorated property while maintaining the essential form as it exists at present.

Preservation: To sustain the existing form, integrity, and material of a building or structure, and the existing form and vegetative cover of a site.

Rehabilitation: Returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

Restoration: Accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or by the replacement of missing earlier work.

REFLECTIONS

Nancy Roberts & Judy McCutcheon

Co-Editors

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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.



Dear Ms. Joralmon:

I have your letter indicating your distress over the proposed cut in the budget and staff of the State Historic Preservation Office. I share your distress, and more. I am appalled.

Not only has the operating budget for the State Historic Preservation Office been devastatingly reduced, the Office has been without a director since the retirement of Dr. Knox Mellon on December 31 of last year. Neither the Governor nor the Director of Parks and Recreation, under whom the office operates, have taken any action to name a qualified successor to Dr. Mellon.

Headless and with a greatly reduced staff and an increasing work load, the backlog is overwhelming.

Please be assured and please assure the members of the Save Our Heritage Organisation that I will work in any way possible in the Assembly to protect and sustain the State Historic Preservation Office.

I appreciate your letter and hope you will persist in your interest and support.

Sincerely,

LUCY KILLEA
Assemblywoman

The Officers, Board of Directors and fellow volunteers offer their deepest sympathy to our dedicated and dear volunteer Alice Crittenden for the loss of her husband Philip. We wish you comfort in your time of grief.

Dues Increase

At the March Board of Directors meeting, a motion was passed to increase the Single, Family and Professional membership categories dues by \$5.00. Effective May 1, 1984 the dues structure will be as follows: Benefactor, \$1,000; Patron, \$100; Corporate, \$50; Professional, \$30; Family, \$20; Single, \$15.



Preservation
is taking care
of America.

Preservation Week May 13-20, 1984
National Trust for Historic Preservation

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own right, and this significance shall be recognized and respected.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.

6. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities.

Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sand-blasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.

10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

For rehabilitation handbooks and further information contact the SOHO office or National Trust for Historic Preservation, 1785 Massachusetts Avenue, N.W., Washington, D.C. 20036.



WHERE
ARE THEY
NOW?

By Robert Miles Parker

Philip Kaplan, a long-time SOHO member, has recently co-authored, with Rex Alan Smith, a new book titled, *One Last Look*. In this book **Philip** takes a sentimental journey to the 8th Air Force heavy bomber bases in England during World War II. The book has received rave reviews and has been highly commended by such notables as Andy Rooney, James Stewart and General Jimmy Doolittle.

Along with his former wife Lynn, **Philip** created the now famous SOHO tours. They held classes for potential tour guides in the **Kaplan** Mission Hills home. They were a working SOHO couple and were dedicated to the cause of preservation.

He is currently the Executive Graphics Director of KNAPP Publications (*Architectural Digest*, *Bon Appetit*, *GEO* and *Home*), and has just recently been appointed Vice President of International Editions. He will supervise all foreign editions of KNAPP magazines.

Philip, a native San Diegan, now lives in Santa Monica with his collection of photographs and memorabilia which include Army/Air Force artifacts, flyers' diaries, and sketches of airfield layouts. He made six trips to England photographing and researching for *One Last Look*. The book is available at all major bookstores.





THE STATUS OF PRESERVATION IN SAN DIEGO, 1984

The theme of preservation week this year is "Taking Care of America." Are we doing that? I believe that answer varies from "a beginning awareness" of preservation to "very poorly." In comparison to 15 years ago when SOHO was founded, I would say individuals seem more concerned about the impact created when important buildings are destroyed and realize that each of those structures contributes to the architectural heritage of San Diego. Are they sufficiently committed to public protest, and do they have the methodology to save the site? I think not. Educating the public regarding our cultural treasures and facilitating commitment should remain a prime function of SOHO.

As for the larger picture, two new government-sponsored reports indicate that California's historic and cultural treasures are still being torched, bulldozed and discarded on a massive scale. Unhappily, at the city, state and national levels we're seeing tremendous cutbacks in funding and personnel. It is our task to demand that this be reversed. Obviously, we need support from the government at all levels. We must function through this process. Most success stories in preservation are accomplished when there is adequate staff at a local level, especially for the necessary implementation. On a very positive note, we do have the Heritage Task Force now translating their findings into proposed state legislation. The recommendations include a major overhaul of the State Office of Historic Preservation and stronger statutory protections.

Another method that could be used to seek better results in preservation is to identify each historic site within a councilperson's district, making that person accountable for his or her district and form a nucleus of SOHO members who reside within that area to interface with their representative concerning the care of these sites. Another function could be to record threatened areas within that particular perimeter. This concept would be an excellent method for continuous dialogue with elected officials. The L.A. Conservancy has used a similar methodology with success.

Success is beginning on the personal level, where we observe people becoming more cognizant of the architectural heritage and pursue rehabilitation and restoration on their own. They are purchasing older homes in increasing numbers, realizing that the craftsmanship produced in these structures creates for them a special non-tract home. The challenges of the work are great, but the satisfaction of performing the task and the results are very rewarding. In turn, this brings about involvement in their neighborhood; a preservation of its architectural integrity. They have a "built" environment and are developing a sense of commitment; a place to maintain traditions, often lacking in our mobile life-style today.

In turn, for every success story, there are more failures, for we are losing a vast amount of homes to condo projects and other developments. The changes evolving in our wonderfully distinctive neighborhoods is rapid. Neighborhood associations and our own Neighborhood Networking have been formed. Hopefully, they will begin to protect these very special areas that make up our city and, with hard work, keep them intact when zoning and development threatens their spaces. This is an almost overwhelming task and needs a catalyst to band groups together. Is this SOHO's role?

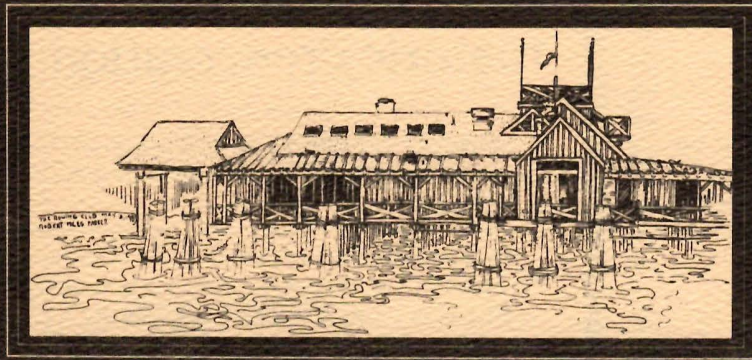
When I am contacted about saving a house fated for demolition, I wish I could offer some quick, easy solutions. Often these are architecturally interesting buildings, but not quite significant enough for historic designation. Not enough time is available to acquire another lot and move the structure, so down it goes. Again, land values and zoning are the basic problems. What can we do? Perhaps SOHO should form its own 4H Club--"Help for Halfway Historic Houses." Only a concerted community effort bound for change and assistance from local government will make any change for the better.

Perhaps our greatest challenge is just ahead: the outcome of Horton Plaza. SOHO will be presenting an alternate proposal to the San Diego City Council. This plan will be sensitive to the space, rehabilitating it for contemporary use while retaining the historical integrity. My fervent wish is that common sense and the work of an exceptional architect will prevail.

Good luck to all of us in our common pursuit of preservation!

Mary Joralmon

THE LITTLE CLUBHOUSE ON STEAMSHIP WHARF



SAN DIEGO ROWING CLUB 1888-1983

by Patricia A. Schaelchlin

ROWING CLUB BOOK RELEASED

They called it "the little clubhouse on Steamship Wharf," and the familiar old building at the foot of Fifth Avenue was home to the San Diego Rowing Club for eight decades.

Now a new book, titled, appropriately, **THE LITTLE CLUBHOUSE ON STEAMSHIP WHARF: THE SAN DIEGO ROWING CLUB 1888-1983**, by Patricia A. Schaelchlin, traces the history of the Rowing Club and its clubhouse.

The San Diego Rowing Club was founded in 1888 by a group of "spirited young men." It soon attracted the city's leading citizens and became the most prestigious club in San Diego. Its members rowed in state and national competitions--even the Olympics. At its peak the club boasted 1,400 members.

The clubhouse, built in 1899, was the focus of the rowing and social life of its members for 80 years. It provided the setting for races and luaus, for January 1 dips and chili feasts. As interest and club membership waned, however, so did the "little clubhouse" fall into disrepair. In 1979 the remaining members regretfully closed its doors and moved to another site in Mission Bay.

Today, both the clubhouse and the San Diego Rowing Club have a new lease on life: the clubhouse is now beautifully restored and houses the Chart House at the San Diego Rowing Club restaurant, and the famous old club is prospering and growing as the sport of rowing gains in interest.

THE LITTLE CLUBHOUSE ON STEAMSHIP WHARF is a tribute to the men and their times, and the book is the first complete history of the San Diego Rowing Club. The profusely illustrated 72 pages have 64 photos; many are old pictures from the Rowing Club archives which have never before been published.

Author Patricia Schaelchlin is one of San Diego's most prominent historical researchers. Past president of SOHO and vice-chairman of the San Diego Historical Site Board, she began researching for the book in 1975. As president of San Diegans for the Rowing Club, Inc., she was instrumental in preserving the old clubhouse as a historical site. She pored over 95 years of Rowing Club archives, minutes, faded photos, party mementos, awards, and correspondence, and interviewed members of long standing in her research.

THE LITTLE CLUBHOUSE ON STEAMSHIP WHARF is available at Senlis Cottage in Heritage Park, most local bookstores, or from the publisher, Rand Editions, P.O. Box 2610, Leucadia, CA 92024. The price is \$6.95 plus 42¢ state sales tax. Mail orders should include \$1.30 for shipping.

Roller Coaster Chili Cookoff

A "Giant Dipper" Chili Cookoff to benefit the restoration of the Mission Beach "Giant Dipper" will be held at the roller coaster site on Sunday, May 27, from 11:00 a.m. to 3:00 p.m. (or whenever the chili runs out!) The cookoff will feature chefs competing from well-known San Diego restaurants, including the Abbey, Harbor House, Papagallo and Horizons.

Come sample and cast your vote for the "People's Choice" trophy, then lunch on a bowl of Roller Coaster Red prepared to the personal recipe of Honorary Chairman Michael Grant of the San Diego Union. Beer, soft drinks, bluegrass music and a beautiful day at the beach will complete your opportunity to become a part of this unique restoration project.

In addition to the "People's Choice" trophy, a star panel of celebrity judges led by Chief Judge Michael Grant will award trophies to their own choices of the best "Giant Dipper" chili. Included on the panel are Judge Bob Coates, Evonne Schulze and Jack White from Channel 10 News. Winners will be announced and trophies awarded at 2:30 p.m.

Plan now to come early, stay late and enjoy an inexpensive way of adding your support to the efforts to save one of San Diego's most outstanding historical landmarks. For more information, call 295-6188. To make a contribution now, send your tax-deductible donation to Save the Coaster Committee, P.O. Box 83067, San Diego, CA 92138.

La Mesa Adopts Historic Preservation Ordinance

The culmination of substantial study and effort on the part of City officials, citizens, and the La Mesa Historical Society was realized on January 24 when the La Mesa City Council approved an ordinance adding Title 25-Historic Preservation to the La Mesa Municipal Code.

Citizen interest in a local historic preservation plan and program has been growing in La Mesa over the last several years. In October of 1980 a draft Historic Preservation Element and ordinance was submitted to the City Council by the La Mesa Historical Society and the La Mesa Citizens' Advisory Committee. As a result of this proposal, the City Council authorized the San Diego Association of Governments (SANDAG) and Dr. Raymond Brandes to undertake a Cultural Resources Inventory and prepare a Historic Preservation Element for the City's General Plan. To provide citizen input and project direction, the City Council appointed a ten-member Historic Preservation Citizens' Advisory Committee in August, 1981. Identifying goals and opportunities, the Historic Preservation Element was officially adopted in May, 1983. The Citizens' Advisory Committee continued to work with city staff in drafting an historic preservation ordinance to implement the goals set forth in the Element.

The ordinance approved by the City Council allows the Council to designate historic landmarks and districts and creates an Historic Preservation Commission which will review proposed exterior alterations to designated historic structures. The Council amended the ordinance to require owner consent for landmark and district designation and to expand the Commission from five to seven members, with three to be selected from a list submitted by the La Mesa Historical Society. It is hoped that the City's historic preservation efforts will encourage the conservation of architecturally and historically significant structures which contribute to the character of La Mesa's built environment.

'Discover Historic La Mesa' Brochure Available

A brochure featuring twenty-four significant sites and structures selected from La Mesa's Cultural Resources Inventory has been prepared by the City Planning Department. The brochure, entitled "Discover Historic La Mesa," is available at the McKinney House, City Hall, or by mail. Requests should be directed to the Planning Department, City of La Mesa, 8130 Allison Avenue, La Mesa, CA 92041 and must include a self-addressed, stamped envelope.

Proposed Budget Cut for State Office of Historic Preservation

In preparing his 1984-85 budget proposal, the Governor directed his Departments to reduce personnel by 3 percent.

Six positions were proposed to be eliminated from the State Office of Historic Preservation. **THIS REPRESENTS A 27% REDUCTION IN STAFF.**

Staff within the State Office has not been increased since 1978. Since that time, however, "Tax Act" certification, National Register programs and environmental review have increased 200-300%. New mandates have been added including the certified local government program and review of state owned historic properties.

If state cuts are enacted, federal funds will also be reduced, further eroding the Office's ability to function. California's annual federal historic preservation fund appropriation is based upon Office performance. A 27% staff reduction necessitates cutting programs, reducing performance and, therefore, losing federal funding in future years.

Over 74% of the 1983 federal appropriation was distributed in grants to local areas. Reduced federal appropriation reduces money available for local projects. Under existing civil service procedures, staff remaining in the Office, if the proposed reductions are enacted, could be replaced by personnel with little or no training or experience in historic preservation or cultural resource management.

The cost of administering the State Office of Historic Preservation has averaged \$740,000 annually of which \$370,000 (50%) is paid for by the federal government. The Office has already had its current yearly share reduced to \$280,000. For its investment of roughly \$300,000, the State of California generates major economic benefits throughout the State and adds to local property and state sales tax revenue.

Reductions such as that proposed for the State Office cannot reasonably be absorbed by any program. They hit at the heart of historic preservation in California.

THESE PROPOSED REDUCTIONS MUST BE APPROVED BY THE LEGISLATURE. DURING THE BUDGET PROCESS, YOUR SILENCE OR PARTICIPATION WILL MAKE THE DIFFERENCE. WRITE YOUR STATE LEGISLATORS AND THE GOVERNOR TODAY. IF YOU HAVE ANY QUESTIONS, CONTACT THE CALIFORNIANS FOR PRESERVATION ACTION, KATHY LES, AT (916) 736-3169 or C.P.A. BOARD MEMBER, MARIE BURKE LIA, (SAN DIEGO) 235-9766.

Preservationists Say Wreckers Are Chewing Up State's Heritage

*Reprinted Courtesy of the San Diego Union
By Daniel C. Carson*

About four years ago, San Diego city officials found themselves caught in the middle of two nasty catfights between local historic preservation groups and developers. In both cases, the entrepreneurs ultimately won. The Klauber House and the Old Trolley Barn, after more than a few headlines and public wails of protest, were leveled in the name of progress.

The first, a house designed by famed San Diego architect Irving Gill, fell in 1979. The second, the last vestige of San Diego's first trolley system, came down the following year. The bitter irony, for San Diego historical groups, is that the bright, new condominiums that were supposed to take their place never materialized. The two lots are still sitting vacant, the entrepreneurial dreams interrupted by a nightmarish national recession and a citywide glut of condos.

These are not isolated incidents. Two new government-sponsored reports indicate California's historic and cultural treasures are being torched, buried, bulldozed, discarded and lost, almost systematically, on a massive scale. An analysis commissioned by the National Trust for Historic Preservation, a federal agency, points out that between 1950 and 1980, 40 percent of California's pre-World War II residential buildings were lost to fires, demolition or conversion to other uses. That count doesn't include older commercial buildings lost to the wrecker's ball.

Not all of these are of historic merit, of course. However, part of the problem is that some local communities do not keep track of the fate of historic structures. Although an educated guess is that a half-million archaeological sites exist in this state, only 10 percent of them have been recorded. Worse, by one estimate, at least 1,400 of those sites are destroyed each year by man-made and natural disasters.

Meanwhile, documents of long-term significance, as well as architectural treasures, are being irretrievably lost. The state archives have 55,000 cubic feet of material, with 1,500 to 2,000 cubic feet being added annually. Yet, "countless historical documents are thrown away each year for lack of storage space," notes the National Trust report prepared by consultant J. Laurence Mintier. "When they are kept, documents are often stored in containers and areas that inevitably lead to their deterioration. Even microfilm copies of historical records are being lost through inadequate management techniques."

Meanwhile, a second report by the state-created Heritage Task Force indicates that California's more than 100 private and public museums have become major warehouses for items of historical moment. The problem is that in some cases, the contents have never been inventoried and may be known only to a few individuals who work directly with the collections.

There are also sizable collections of artifacts in the possession of state agencies, such as the California Highway Patrol, Division of Mines and Geology, and Department of Transportation. As far as the public is concerned, according to the report, "the resources which they hold might aptly be termed 'invisible collections,' not only inaccessible to the public but often unknown even among professional curators and archivists."

A battle plan to preserve historically significant buildings, documents, and artifacts has been drafted by the 17-member state task force. Some elements have already been translated into proposed state legislation. The recommendations include a major overhaul of the state Historic Preservation Office that would guarantee its leader independence, access and accountability. "That's really the core," said task force chairman Roger Holt. "A lot of other things will flow from that."

Other priorities are stronger statutory protections, environmental reviews and penalties for destruction of historically important artifacts; tax breaks and bond financing that will make saving historic buildings profitable; and screening of public records otherwise destined for the shredder. Preservationists plan to convene soon in Sacramento to map out a strategy that will keep their handiwork from becoming yet another dusty volume on a shelf. They have their work cut out for them.

The staffing of historic preservation agencies at the federal, state and local levels has remained miniscule or even has shrunk. Californians for Preservation Action has its hands full right now trying to reverse a 1984-85 budget proposal to slash the state's own such agency by six positions, or 27 percent. The state office, it should be noted, is already so short-staffed that a nine-month backlog is not uncommon to process an application for national historic status for a building. New state cuts could trigger the loss of federal grant money that supports the office, and still further staff reductions.

The preservationists' new pitch is that protection of California's past can mean big bucks for the tourist economy. "California tourism promotion efforts are built to a very large extent on the draw of such historical and cultural sites as San Francisco's Chinatown, Hearst Castle, the California missions, and the restored old towns of San Diego and Sacramento," wrote Mintier.

Two buildings those tourists won't be visiting in San Diego, of course, are the Klauber House and the Old Trolley Barn.

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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!

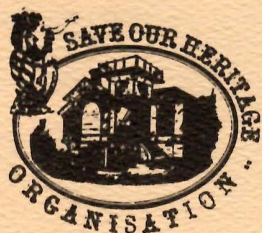
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