



REFLECTIONS

THE S.O.H.O NEWSLETTER

VOL. XVIII #3 APRIL, 1986

WINE TASTING GRAND AFFAIR

PEOPLE IN PRESERVATION AWARDS

What are you doing to celebrate National Preservation Week? Come, join SOHO and its festivities in honor of preservation at our People In Preservation Awards, Saturday, May 17, at the Horton Grand Hotel.

SOHO is combining Awards with a wine-tasting. Guests will enjoy wine from over 30 California wineries amidst the comfortable ambience of an elegant Victorian hotel, while viewing slides of some of the finest restoration projects.

This gala event is also the premier viewing of downtown's Horton Grand Hotel, a combination of two old & fine hotels, the Horton Grand & the Kahle Saddlery. In its reincarnation, it is an intimate Victorian hotel where afternoon tea is served and employees wear period costumes.

The celebration will be held in the fuschia filled courtyard and Albert & Victoria rooms. We are anticipating a sell-out crowd, so make reservations promptly.

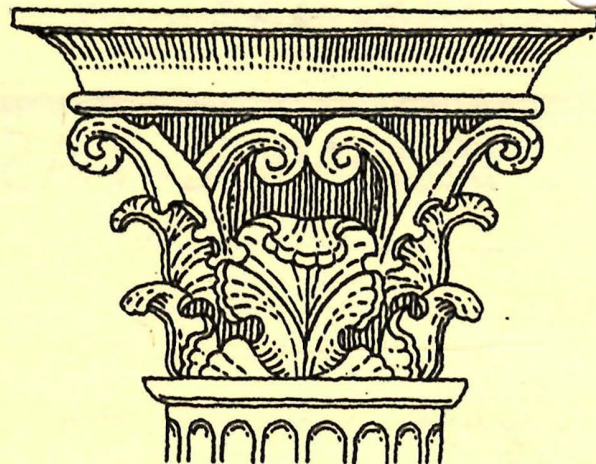
Cheers!



CALENDAR

April 12 - SOHO's Restoration Workshop begins. Series continues for 5 weeks. Call office for details, 297-9327.
April 14 - PBS Series: *Pride of Place*, airs every Monday for the next 6 weeks at 8:00 PM on KPBS. The series highlights an architectural journey throughout America.
April 16 - Deadline for reservations for San Francisco Trip. Call Senlis Cottage for details.
April 19 - Friends of San Diego Architecture Meeting. Jonathan and Tim Busse will discuss "Current Trends in California Architecture; Selected Examples & Dialogue" at the New School of Architecture. For more information, please contact Harriet Gill at 287-0050, or the NSA at 429-6000.
April 23 - Historic Site Board Meeting, Fifth Floor, City Administration Building at 1:30 PM.
April 25 - Designers Showcase Gala. For more information, please call Jean Rudd at 296-3079.
May 1-4 - California Preservation Foundation Conference in Monterey. Please call Senlis Cottage for details.
May 17 - People In Preservation Awards Winetasting at the Horton Grand Hotel. Please call Senlis Cottage to make reservations.

VOLUNTEER COLUMN



REFLECTIONS

Susan Skala	President
Kathleen Kelly-Markham	Vice-Pres.
Governmental Affairs	
Joe Jones	Vice-Pres.
Education	
Kathryn Lyon	Treasurer
Board of Directors	
Harris Evans	Paul Amidei
David Goldberg	Bruce Herms
Joy Higginbotham	Joe Jones
Carl Luhman	Kristen Aliotti
Gary Thomas	Kathryn Lyon
Kathleen Kelly-Markham	
Alternate:	Sally Johns

SOHO's volunteer of the month is Judy Schaffer, who put extra time & effort into producing our new video "Introduction to SOHO." The impetus for the video came from an anonymous friend to SOHO, however, Judy became so involved with her subject, she volunteered extra for the task and produced a well documented, insightful look at SOHO.

Judy currently manages her own business, Advanced Video in Cardiff. Her video subjects vary from weddings to documentaries. She is both knowledgeable in creating tapes for the home VCR and more specialized systems for TV. You may view "Introduction to SOHO" during the week of June 23, San Diego by Design Week.

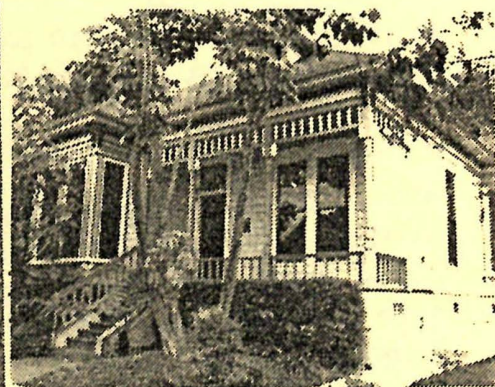
Save Our Heritage Organisation
P.O. Box 3571, San Diego, California 92103
619-297-9327

The SOHO newsletter, *Reflections*, is published monthly. Letters to the editor and contributions are welcome.

CEDAR STREET HOUSE FINDS A HOME



UNION STREET
VICTORIAN



1665 Union

We are happy to report that the Cedar Street house has been saved. A young man from the north county plans to move it to Leucadia and restore it as a residence. Although SOHO is not in the business of moving buildings to save them, we believed this was a last resort to save this small, turn-of-the-century, neo-grec house. In its place the architect, Rob Quigley, will build his new offices. He donated the house to SOHO in the hopes we could find an owner.

SOHO learned of another house which will be destroyed if not moved. The house is currently attorney Mr. Paul Kennerson's offices at 1665 Union St., San Diego. The building is a victorian and recently restored. Mr. Kennerson's efforts were awarded a SOHO People in Preservation Award in 1984. Mr. Kennerson would be happy to answer your questions at 236-1255.

GENERAL MEETING REVIEW

SOHO's thrice annual meeting was held Saturday, March 29, at Forum Hall. Judy Schaffer of Advanced Video showed SOHO's new video, "An Introduction to SOHO". The video depicts SOHO's history, the moving of victorian homes to Heritage Park, excerpts from speeches made at the Victorian Summer's Eve and Horton Plaza rededication. The video beautifully portrays our hopes and vision. We will view the video at noon in Senlis cottage for San Diego by Design Week, June 23-27.

The order of business proceeded with each board member presenting committee reports. President Sue Skala related SOHO's goals and achievements in neighborhood "watch dogging" and preservation and the board's goal to work smoothly with committees drawn from our membership. Joe Jones explained that the Education Committee participated in the San Diego Tijuana International Fair, presenting awards to two students. Anna, Development Director, updated us on the progress of the Primer, which will be printed in May. A second editor and a graphic artist volunteered their services to help expedite the Primer's publication.

Kathleen Kelley-Markham, SOHO's new Government Affairs Director (unanimously voted to the board at this meeting), presented many projects that SOHO is monitoring: the formation of the County Historic Sites Board, the Balboa Naval Hospital, the City of San Diego's site ordinance, the Plunge and Rollercoaster proceedings and the creation of an historic district on Seventh Avenue (Gill residences). Kristin Aliotti related the current activities centered around the Balboa Theater. Paul Amidei announced the workshop schedule to begin April 12. David Goldberg pitched the up-coming San Francisco Tour over the Memorial Day weekend. Kathryn Lyon presented SOHO's annual budget.

SOHO's Volunteer of the Year Award was presented to Elsie Spangler, having been nominated by Nettie Scarry, the former year's recipient.

The meeting ended with an open forum for members to voice their opinions about the organization. Most liked the idea of "Reflections" published once a month in a smaller format if need be. News from other historical societies should be included. All agreed that a Volunteer Chairman and committee should be established to filter new members into committees (right now we rely on the member to initiate an interest). The Partners in Preservation project was applauded and most liked the idea of searching in a low income area.

FROM THE PRESIDENT

Much of the Preservation Action Committee's time and energy is spent on the Balboa Theater issue. The plot twists and is confused with bias statements. I believe you ought to know the facts.

Fact-- The Balboa Theater is a viable and valuable structure. It is one of six downtown theaters. It has 2300 seats, a stage, back stage facilities with running water, and a large fly loft. Its interior is unique, in that it captures a Moorish feeling with tile ceiling, light fixtures and working replicas of waterfalls on each side of the stage.

Fact-- The same architects who designed the Balboa Theater designed the Fox Theater. The construction of the theaters was within four years of each other. The same materials and method of construction are similar. The Fox Theater was readily restored, demonstrating an ease of structural retrofitting and maintenance of integrity.

Fact-- The issue focuses on saving the interior and maintaining its use as a theater. The Art Center desires to change the use, adding three floors to the interior. Their intent is to structurally connect the new floors to the exterior skin, thus creating a building within a building. We contest that any change to the interior is damaging and irreversible.

Fact-- To replicate the Balboa Theater would be more expensive than to restore it. The new Lyceum, which will have one-third the capacity of the Balboa and will not have a fly loft, demonstrates this fact. In a recent San Diego Daily Transcript article the Lyceum dilemma was stated. The cost per seat is \$10,800, a cost of \$7.5 million to the city (an over-run of approximately \$5 million).

Fact-- The Art Center has defaulted on every commitment and has not yet come forward with a concrete concept or financial statement.

Fact-- Public inquiry would reveal a strong bias toward the Art Center. The Center City Development Corporation, which handles downtown redevelopment for the City Council is pro Art Center and has allowed the Art Center to default without reason and is willing to rewrite the contract to suit the Art Center. At least half of the CCDC board has not seen the interior of the Balboa.

Fact-- Many structural studies on the Balboa Theater have been conducted. Each points to the fact that the structural connections for the seating balcony do not meet present day seismic code regulations. Since the remainder of the building meets requirements for historic structures and because the building could maintain the same use, minor structural retrofitting is only needed.

WORKSHOPS

A series of five work shops with "hands on" experience that is produced by SOHO and will include the following materials:

- 1) Old House Journal entitled "The Bungalow"
- 2) Booklet on Craftsman Landscapes (copy of 1909 issue)
- 3) List of craftsmen and material suppliers

The work shops will be held beginning at 10:30 AM on the dates listed below beginning April 12 as follows:

April 12, Orientation: 3333 Front Street, San Diego. This will include a slide show to introduce to "The Craftsman House", and other information and hand-outs. It will be held in an 80-year-old Victorian brownstone.

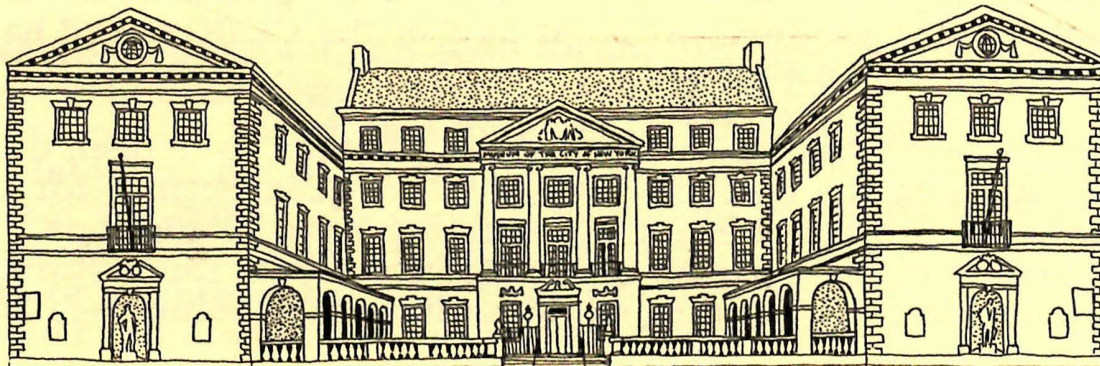
April 19, How to begin, 7329 Eads, La Jolla. The basic steps to the restoration of a Craftsman House. Some practical solutions to the many problems associated with restoring an "old" house. This session will be held in a classic California bungalow.

April 26, Interiors, 959 C Ave., Coronado. Selections of colors, materials and finishing techniques for walls, floors and fixtures. Both for interiors and exteriors. Conducted by local restorer Jim Gibson, this session will be held in the historic Hinde House (c. 1893).

May 4, Landscapes, 1525 Fort Stockton Drive. How to create the craftsman period garden. A practical approach to the cottage garden. Local Landscape Architect Gail Garbine will conduct this session at the Mission Hills Nursery.

May 10, Craftsman Furniture, 431 J Street, San Diego. Samples of period furniture, selection of interior colors, materials and furnishings for the craftsman period. Scott Kendrick, a specialist in Stictly furniture, will conduct this session at his shop, where the group will be exposed to a wide variety of mission style furnishings.

Cost for the classes: \$35 for members, \$40 for non-members. For further information, please call the SOHO office at 297-9327.



HISTORIC BUILDING CODE FORUM

SOHO sponsored a forum on April 2 to discuss the use of the State Historic Building Code in San Diego. Attending were architects and planners who are involved with preservation projects. Currently three codes apply to restoration and construction of historic structures; the Uniform Building Code with San Diego amendments, the State Historic Building Code, and a not yet released modification to Division 88 of the Los Angeles Ordinance, seismic retrofitting for masonry buildings prior to 1936. Each code is somewhat ambiguous and arbitrary in interpretation, therefore, historic building projects become entangled in a maze of arbitration and appeals before approval of plans and issuing of a building permit is accomplished.

All present resolved to review the State Historic Building Code and relate questions about interpretation to John Henderson, who is currently on the State Historic Building Committee. Some present are members of the Seismic Retrofitting of Masonry Buildings Committee. They will present concerns discussed at the forum to that committee.

The forum was successful. We hope that some of the bureaucratic red tape will be alleviated and that arbitrary code restraints will not discourage the preservation of San Diego historic structures.

CLASSIFIEDS

Irving Gill's office for eight years is now for lease. This 2,100 square foot loft is located in the Gaslamp Quarter just one block from Horton Plaza. The spacious layout, 14' ceilings and skylights provide creative opportunities. The space has been recently revived with new electrical and plumbing, tiled restroom with pull chain toilet, mahogany doors, exposed brick, fresh paint and wood floors. Priced at \$0.67 plus utilities. Call Patrick at 459-7660.

Seven doors available at small cost. Three are 1930-40s commercial type with hardware; four are single panel residential, varying in size, some with original hardware. Call Susan Skala at SOHO office, 297-9327.

MEMBERSHIP APPLICATION

Come Join Us

When you become a member of the Save Our Heritage Organization you will receive the bi-monthly newsletter, discounts on tours & activities and much more.

GET INVOLVED

My profession is _____

My interests are _____

I would like to be involved in the following:

Tours _____

Docents _____

Refreshments _____

Special Events _____

Fundraising _____

Telephone Committee _____

Office Volunteer _____

Newsletter Assistant _____

Research Volunteer _____

Restoration Expert _____

Other _____

MEMBERSHIP CATEGORIES:

Benefactor \$1000

Patron \$100

Corporate \$50

Professional \$30

Family \$20

Single \$15

Please complete and return to SOHO

Name: _____

Address: _____

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Any donations are tax deductible.

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