

Save Our Heritage Organisation

Reflections

The SOHO newsletter for the preservation of architecturally and historically significant structures in San Diego County.

PAINTED LADIES

After it was published in 1978, Painted Ladies started a revolution. Homeowners around the country began to paint their Victorians in three or more colors. DAUGHTERS OF PAINTED LADIES by Elizabeth Pomada and Michael Larsen will capture that revolution in progress. The sequel will contain 172 lavish color photos of the "Painted Ladies" progeny and will be published on October 29, 1987.

Last year, co-authors Pomada and Larsen traveled 36,000 miles to 128 cities in 41 states (including our own San Diego) in search of beautiful Victorians. They found an endless variety of Victorian homes proudly displaying polychrome paint schemes. The result of Pomada and Larsen's efforts, and those of their photographer, Douglas Keister, is DAUGHTERS OF PAINTED LADIES, a photographic essay on America's victorian heritage.

Divided into six regions, DAUGHTERS describes the salient characteristics of Victorians in each region and immortalizes colorful, often eccentric beauties from 34 states. The book also gives honorable mention to scores of other "daughters" around the country; tells homeowners how they can create their own "lady"; presents suggestions for saving derelict Victorians from the wrecking ball; and lists valuable preservation resources.

Painted Ladies has 110,000 copies in print. Covering a wider, more diverse array of beauties, DAUGHTERS OF PAINTED LADIES promises to be an even greater success. It is a feast for the eyes that will

delight lovers of Victoriana, architecture and home design, and anyone with an enthusiasm for Americana.

Come join us on Monday, November 9, 1987 from 7:30-9:30 p.m. at 846 Fifth Avenue, suite 300 for a delightful evening as we witness the "capturing of a revolution." See enclosed flyer or call 297-9327 for details on how you can reserve a spot for this exciting event.

1987-88 SOHO BOARD ELECTED

At the General Meeting on Saturday, September 28, SOHO members elected the following persons to the SOHO executive committee and board:

Kathleen Kelley-Markham, planning consultant, will serve as President.

Joy Higginbotham, Executive Director for the University Heights Development Corporation, will serve as Vice-President.

Robin Webster, Interior Designer, will serve as Secretary to the Board.

Stephen Doyle, attorney and engineer will provide legal advice.

Dorothy Collins, Coordinator of Media Services in the San Diego County Office of Education will chair the Speaker's Bureau.

Dr. Larry Ford, Professor of Urban Geography at San Diego State, will assist with the Speaker's Bureau.

Ann MacCullough, an employee

of the YMCA's community outreach program, will assist with preservation action.

Karna Webster, a historian, will provide general assistance with historical research.

Dan Conway, Director of Public Relations for the Housing Commission's Rehabilitation Program, will serve as the P.R. chairperson.

Dr. Raymond Starr, Professor of History at San Diego State University, will assist with the Speaker's Bureau.

David Swarens, member of the Southeast Development Committee, will assist with the workshops.

Charles Sykes, Branch Manager for Bank of America, will assist with the workshops.

Jacqueline Williams, realtor, will co-edit Reflections.

We look forward to the following year!

ESCONDIDO ADOPTS HISTORIC PRESERVATION ORDINANCE

Congratulations to the Escondido Historical Society and the City of Escondido upon the adoption of a Historic Preservation Ordinance. by unanimous vote on August 12, 1987, the City Council accepted the Historic/Cultural Survey and passed an ordinance for the preservation and designation of historic/cultural resources.

Well done! Preservation has taken a great step in the North County.



REFLECTIONS

BOARD OF DIRECTORS

Kathleen Kelley-Markham President
Joy Higginbotham Vice-Pres
Ann MacCullough Secretary
Kathryn Lyon Treasurer

Dorothy Collins Wayne Donaldson
Anne Cox Larry Ford
Stephen Doyle Kristen Aliotti
Robin Webster Karna Webster

Susan Skala Alternate
Marlene Buckley

Anna L. McPherson Executive
Director

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This newsletter was co-produced by Anna McPherson and Jacquoline Williams. The following persons contributed ideas and articles: Kathleen Kelley-Markham and Kathryn Lyon.

GENERAL MEETING REPORT

On Saturday, September 28, 1987, SOHO members met to elect a new Board (listed in this issue), vote on the raising of dues (new rates printed on last page) and to visit with old and new friends. Boardmember, Larry Ford, presented a slide/lecture intriguingly entitled "Why Save Old Stuff?". Larry investigated the many valid (and financially sensible) reasons for preserving our heritage, and provided those in attendance with new ammunition and enthusiasm in our continual battle to convince friends, neighbors and community leaders of the benefits of saving "old stuff."

SOHO LADY AWARD

A particularly special portion of the meeting was devoted to the presentation of the SOHO Lady, an award presented annually to the member who has contributed time and talent far above and beyond the call of duty. The selection of the winner is at the discretion of the previous recipient, this year Claire Kaplan. Claire presented the award to long-time member David Goldberg. David has served SOHO

selflessly for many years in a number of ways, including as treasurer. He also assisted with the purchase and programming of the office computer and volunteered his support in numerous preservation battles. David is a native San Diegan and also serves his community as a C-3 Boardmember. Thank you David, and congratulations on this well deserved honor!

PRESIDENT'S MESSAGE

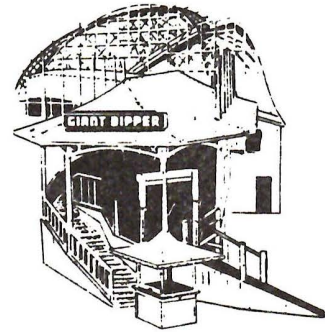
SOHO members, stay on your toes! The City Council is considering the lease extension/change in leaseholder for the rollercoaster at Mission Beach.

The City Council intends to amend the lease with the Save The Coaster Committee. Council action is planned prior to the November 4 general election. On Nov. 4, voters will decide on Proposition "G" (the Mission Beach Park initiative) which includes language regarding protection of the Giant Dipper Rollercoaster. Why should the Council allow changes to the lease (such as allowing the "Belmont Park" developers to use the coaster as an entrance to their center and thus "vest" their rights on more public parkland) before December 31, 1987 when the lease expires? Why not allow the new District 6 councilperson the right to vote on this important issue?

SOHO was instrumental in saving the Coaster and contributing financially to its preservation. Today, without the Plunge or the rollerrink building, the Coaster remains as Spreckels' last gift, to Mission Beach.

The Coaster is wonderful urban sculpture, a National Historic Landmark and a survivor. It is not an elaborate entrance for a new shopping center or an old amusement ride that must operate and be economically feasible.

The Coaster stands alone at the corner of Ventura Place and Mission Boulevard as a reminder of a time when San Diego was a city of less than \$150,000 people, a city between two expositions, and an undiscovered gem.



PRESERVATION ALERT FROM THE CALIFORNIA PRESERVATION FOUNDATION

As most of you well know, the preservation community in California worked hard for several years to create and carry out the California Heritage Task Force effort...and we were justifiably proud of the results. A fine Report was published and a set of recommendations-arrived at by consensus-provided us with a work program in the legislature for the next five years.

The first two years of follow up legislative activity realized some important Task Force recommendations. The OHP and State Historical Resources Commission were codified and given new responsibilities. The "Mills Act" and "Marks Bond Act," state law governing historic easements were amended and improved and the State Historical Building Code Board was given new powers. Similar progress, however, has been hard to come by lately.

Heritage Task Force sponsors, Assemblyman Sam Farr, Senator Milton Marks and Senator John Garamendi, are planning hearings on October 22, 1987 to review the progress made in enacting the recommendations and the possibilities for further legislative action. We hope a revised and revitalized plan of action will emerge from these hearings.

The sponsors will also invite their fellow legislators to sit in on the hearings. We are asking you to contact your local representatives and to urge them to attend the Oct. 22 hearings. PLEASE DO IT NOW!

SOHO submitted a Historic Preservation Questionnaire to the eight City Council candidates. Of the eight, only two neglected to return their answers, Bob Otilie and Reverend George Stevens. Due to their length and number, we were obliged to edit some of the candidate's responses. We tried to do this as sensitively as possible. The responses in their entirety are available for examination in the SOHO office in Heritage Park. SOHO thanks the candidates who were able to respond and wish all of them the best of luck in the election.

1. Given the fact that architectural surveys are the basis of any preservation program, do you support the allocation of funds for a comprehensive Cultural Resource Survey Program for the city of San Diego?

District 2, Ron Roberts/Byron Wear

RR: As we update Community Plans we have been including elements on historic/cultural resources. The programs are not always comprehensive or consistent in their approach. A single, comprehensive or consistent document for San Diego would be of great value to all our future planning efforts.

BW: we must take a comprehensive look which may include a Historic Master Plan and/or a stronger Historic Preservation Ordinance. I would ask that the City set aside funds to be matched with state and private funds to do a thorough survey of all our older neighborhoods...

District 4, Reverend George Stevens/Wes Pratt

WP: I believe a comprehensive Cultural Resource Survey Program for the City would be appropriate. But given the struggle in the past to find funding for one survey here and one survey there, a comprehensive survey may be difficult to achieve...We may need to look at the alternative of prioritizing areas to be surveyed... I will ask the City Manager and the Planning Director for a plan and time line for completing...the comprehensive survey...and implementing the resulting recommendations.

District 6, Bruce Henderson/Bob Otilie

BH: Yes. Along with SOHO members, I was instrumental in setting up SOHO's facade easement program and its endowment fund with the San Diego Community Foundation.

District 8, Mike Aguirre/Bob Filner

MA: YES

BF: I believe that a comprehensive architectural/historical survey should be conducted for the City of San Diego...I would pledge to work with SOHO and the various historical and architectural societies to find the monies necessary for the survey.

Z. what is your position on Proposition G on the November ballot? How do you substantiate your position?

RR: Although I support the retention of the Roller Coaster and its renovation, I have not taken a position on Proposition G because it appears to be a moot point.

BW: I support Prop. G on the ballot. As a member of the Coastal Area Park and Rec. Committee, I have long fought for greater open space in the coastal areas which are deficient in park space. While the construction of the site at this point may be a foregone conclusion, I feel it is important that we pass the initiative in order to prevent possible demolition of the roller coaster by the developers.

WP: Because of the actions taken by the City Council in approving the development in Mission Beach, I believe Proposition G to be a moot point. I do not think it is feasible to consider buying out the developer at this stage because of the tremendous cost to the taxpayers.

BH: No. I have campaigned on the theme, "Put the Roll Back in the Coaster," for it is one of the most important kinetic, urban sculptures in San Diego County. Prop. G threatens the existence of the coaster...No legal opinion challenging my position has been forthcoming from the proponents who have acted in good faith but are the victims of a poorly worded initiative.

MA: Although the developers' interest in Belmont Park appears to have vested...I favor supporting the initiative to send a clear message to the City Council and City Manager that the citizens of San Diego strongly oppose commercialization of their valuable park resources and their wishes must be considered and respected in future land use decisions.

BF: Support. Although the issue may be moot although the measure is subject to different interpretations on its impact on historic preservation, a "yes" vote will send an important message to the Council.

3. San Diegans have witnessed the demolition, either outright or by neglect, of many of this city's landmarks. Do you support a new stronger Historic Preservation Ordinance that would deny demolition and enforce proper maintenance of historic sites? Why or why not?

RR: We do need a more rational system of historic preservation. The present system appears to identify important structures only after they have been threatened. We need to get out in front of the problem.

BW:...Just as I support the I. O. Z.'s and P. D. O.'s to protect our communities, I would support a stronger Historic Preservation Ordinance to effect the protection of the sites such as Burlingame and other unprotected areas.

WP: Yes, I recognize the need for and would support a new, stronger Historic Preservation Ordinance that would help us prevent the loss of important historical and culturally significant buildings in San Diego...We cannot abuse the rights and the personal investments of our fellow San Diegans, but we can create a process whereby we allow ourselves the time and the opportunity to help preserve the property...

BH: Yes. This issue is of great importance to San Diego. We must, however, look to the example of cities like New York to be certain that we use carrots, not sticks.

MA: ...I favor a strong Historic Preservation Ordinance that would serve as the cornerstone of historic preservation efforts in the city, to ensure that our remaining historic treasures are protected from neglect, waste, and outright demolition...The tearing down of the Plunge building to erect a new shopping center is a prime example of why we must have a strong historic site preservation and protection ordinance in San Diego.

BF: I know that the Historic Preservation Ordinance is now being updated by the City's staff...the City must have the ability to deny a demolition permit for a historic structure...some type of economic incentive, possibly a tax restructuring, has to be worked into the new ordinance...

4. Briefly, what is your understanding of the recent Supreme Court decision in First English?

RR: I don't believe the First English decision will have the far reaching impacts on San Diego that were first feared. The issue was the denial of any reasonable use of the property. Our planning efforts over the past several years in San Diego have always been based on some reasonable use, no matter how low the density or intensity.

BW: The recent Supreme Court decision in First English was a limited victory for the rights of property owners over zoning regulations of governmental bodies. It is my understanding that this decision is very limited in its broad applicability...

WP: ...As I understand it, the case is very specific and limited, and does not involve the issue of historic sites...If SOHO has any more recent information on the interpretation of this court case I would be happy to...consider how it may impact future decisions while I serve you on the Council.

BH: So far as I am aware, the case established no new law under the U.S. Constitution...The case does have implications for historic preservation since it makes clear that an improperly drawn historic preservation ordinance that violates the Fifth Amendment...(private property shall not be taken for public use, without just compensation) could result in damage awards to property owners.

MA: It is my understanding of First English that the U.S. Supreme Court decided an inverse condemnation question from California involving whether a landowner could obtain compensation as damages for a "temporary" governmental taking by land use regulations...The impact of the decision...seems narrow and probably will depend on how the California court decides the issue remanded for further proceedings.

BF: The Supreme Court held that compensation be paid to a property owner when a land use regulation restricts all reasonable use of the land even if it is temporary. In the First English case the Court did not rule on whether a taking occurred but ordered a remedy if a taking occurred.

5. The Balboa Theater has now stood empty for over a year. Many noted preservationists, theater consultants and architects (and SOHO) believe that it should be restored as a legitimate theater. What is your position?

RR: CCDC acquired the Balboa with the intent of returning it to some active use. I would prefer that it be utilized as a legitimate theater if it is economically feasible...

BW: I am a strong supporter of theatres in our community. The Balboa Theatre for a long time symbolized the best of San Diego's theatres. If a viable economic restoration plan can be developed, I would be a leading proponent in its implementation.

WP: I have always supported the efforts to preserve the Balboa Theater for theater use. I thought it a strange approach to preserve the exterior and allow the demolition of the beautiful interior space. I am glad that there is no longer a strong private or political push to do that...

BH: The Balboa Theater should now be retained as a movie theater and stage for downtown forums. As such it would fit into my proposal for a Pacific Rim Festival of the Arts. I had previously supported use of the theater for the San Diego Art Center with retention and renovation of the facade and historic fabric. Now that this proposal is no longer viable, funding must be found to renovate the interior of the theater.

MA: The Balboa Theater downtown is another historic treasure, particularly rare in that it can accommodate use as a legitimate theater. I support its restoration as a legitimate theater.

BF: I believe that the Balboa Theater should be preserved as a theater. It is the only 1500 seat theater in downtown and could prove to be very valuable in helping to continue the revitalization of downtown San Diego...

6. How would you attempt to preserve significant historic structures in areas which, at this time, have no protection?

RR: In recent years we have moved to identify and protect these special structures and districts in the revised Community Plans. The "Community Plan Implementation Overlay Zone" is well suited to this task. (Some text omitted).

BW: I believe that the community leaders in each of these areas must become more active in letting us know of their significant historic structures...we may already have the means to protect some of these structures...

WP: ...A mechanism used in the Sherman Heights area of the Fourth District was to temporarily down-zone all properties in the portion of Sherman Heights that contains the old Victorian homes. This...was only in effect as long as necessary to finish the historical/architectural survey, and to prepare a final zoning ordinance...The down-zoning, while not legally prohibiting demolition, made it uneconomical. I would use this down-zoning approach...

BH: Protecting key elements of our heritage is the very essence of the the job of the City Council. SOHO's suggested survey and adoption of a preservation ordinance with appropriate incentives and restrictions is imperative.

MA: I would consider the creation and use of a Historic Preservation and Protection Overlay Zone for areas of the city which contain a number of significant historic structures and inadequate protection...

BF: The first steps in attempting to preserve historical sites in other areas that currently have no protection is to survey those areas for historic sites...I also think that there is a need for the city to publicize the process of how to apply for a historic site designation and what the designation means...

7. What is your public voting record on preservation issues? What have you supported and what have you opposed? Do you belong to any community organizations in your district?

RR: Frequently, as a member of the Planning Commission, I have been faced with the issue of adaptive re-use versus demolition or continued deterioration...in most instances I have worked for a solution that would protect the historic structure...
Organizations: Uptown Community Planners, San Diego Planning Commission, Old San Diego Planning District Review Board...

BW: His pamphlet is on file at the SOHO office.

WP: ...I have not had the opportunity to have a public voting record. But...I have and will continue to support the preservation of the Balboa Theater, Gill Administration Building, Muni Gym in Balboa Park... and...Sherman Heights and Golden Hill. I am currently a member of the Big Brothers Organization, The Black Leadership Council, Bay View Baptist Church...

BH: Supported the Cultural/Institutional Zone, opposes any danger to Mission Beach's Coaster, and played a critical role in establishing SOHO's historic preservation facade easement program and guided creation of a permanent endowment fund.

MA: ...I do not have a public voting record in San Diego. I belong to the following civic organizations: Sierra Club, Common Cause, founder of San Diego Crime Commission...

BF: I...have been a Professor of History at San Diego State University for 17 years...Although I served on the from 1979-83 on the San Diego Board of Education, I can't recall any specific votes...but would have been on the preservation side. I am a member of the Uptown Planners, Mid-City Chamber of Commerce, Gaslamp Quarter Foundation...

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suffering from development pressure; they should be surveyed as soon as possible. Letters and calls to your council representative would alert them to your concerns for the importance of these projects.

Closer to the SOHO office in Heritage Park are concerns about the management and use of the Sherman-Gilbert house next door to our cottage. The lessee has failed (since 1983) to come forward with a viable use for this lovely home. It sits vacant, thus underutilizing space in Heritage Park and inviting the attendant problems of deterioration, vandalism and theft. Our recent robbery is an indication of the vulnerability that this condition creates. The County Board of Supervisors should be urged to consider a new lessee or take steps to correct this situation.

A SPECIAL THANK YOU

SOHO wishes to extend a special thank you to the following two people for extra hard work on behalf of the organization: Kathryn Lyon and Alice Crittenden.

Kathryn Lyon served on the Board for two years as treasurer. She has taken on the development of a budget and a whole host of additional responsibilities in that position. Kathryn also always attended and worked at SOHO events. She is an irreplaceable resource, and we will sorely miss her presence on the Board.

Alice Crittenden is an office volunteer and chair of the membership committee. Alice has devoted most of her spare time to SOHO for ten years. Lately, she has conducted several excellent tours of Heritage Park for various groups.

Thanks to the both of you for your extra efforts, enthusiasm and energy on behalf of SOHO.

IN MEMORIAM

It is with deep regret that we report the death of L. Mifflin Ward, husband of founding SOHO member, Mary Ward. Mifflin, too participated in the founding of SOHO and was a generous and active member. He was a member of a pioneer San Diego family and was known for his community service. We will miss him. We extend our sincerest sympathy to Mary and family. In lieu of flowers, Mary has suggested that friends make contributions to the Alzheimer's Disease and Related Disorders Association and/or the Alzheimer's Family Center.

City Council. First, the designation of the Chinese-Asian buildings as historic sites is meeting with resistance from some building owners. These last vestiges of a once-vital community should retain their place in our changing urban scene. Although this will reach you too late for the October 13 council meeting, be assured, SOHO has participated in this issue and will voice its support for City Council of the thematic district.

Second, the Council sub-committee (PS&S, chaired by Gloria McColl) which allocates Community Development Block Grant monies) is meeting on October 21. There is a strong need for the appropriation of funding for neighborhood surveys. Without this tool, it is difficult to integrate preservation into the planning process. Neighborhoods are

BOARD ACTIONS

Two items of interest to SOHO are currently being considered by the San Diego





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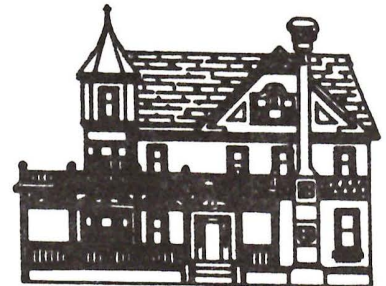
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MEMBERSHIP CATEGORIES

| | |
|--------------|-----------|
| Benefactor | \$1000 |
| Patron | \$500 |
| Corporate | \$100-500 |
| Professional | \$35 |
| Active | \$20 |

PLEASE NOTE

You can save SOHO money by noting the date on the right hand corner of your mailing label on the newsletter. This is the anniversary date of your joining, and when dues are due each year. Many of our members pay on the anniversary date and we appreciate this. If you forget and receive a first notice, please renew quickly, and save us the cost of a second mailing.



Save Our Heritage Organisation

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