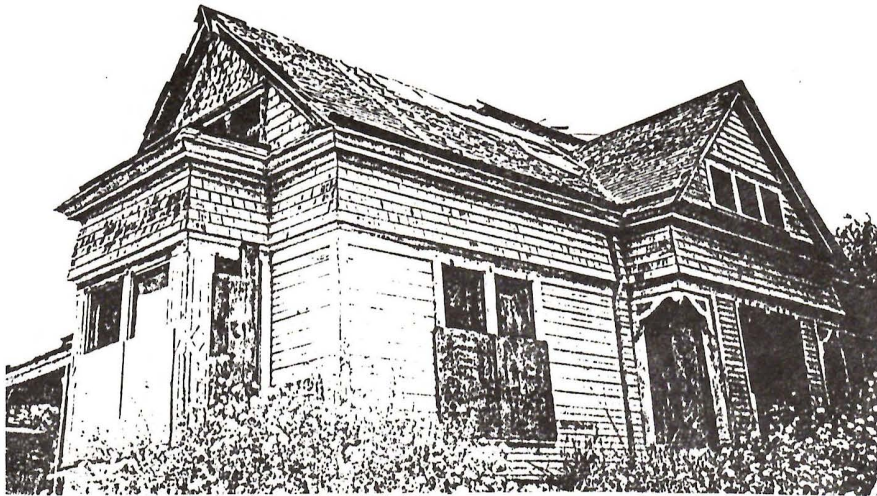


Save Our Heritage Organisation

Reflections

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



JULIA LIFFERING HOUSE TIME FOR ACTION !!!

SOHO members must educate the County Board of Supervisors about our Historic Preservation Ordinance which the Supervisors adopted in April 1988. Strict guidelines were established for the designation of sites as historic, and the County Historic Site Board (HSB) was empowered to evaluate nominations for designation. When the high historical, architectural, and cultural standards are met, the HSB recommends designation of the site to the Board of Supervisors.

The Board of Supervisors then has the opportunity to authorize the rezoning of the property. At this time all property owners within 300 feet will be notified and there will be public hearings at which time the owner will present his concerns.

The **ONLY** criteria for designation are contained in the Site Listing Guidelines. The Guidelines **DO NOT** require, or in any way consider, the owner's position on the designation. Just as an owner of a

property which lacks historical and architectural merit cannot have his/her property designated in order to benefit from tax credits; the owner of a local architectural treasure cannot prevent his/her property from being designated because it may be inconvenient.

The County Historic Preservation Ordinance does not require owner consent for designation, and the Board of Supervisors is required by law to uphold this Ordinance.

In addition, the Site Listing Guidelines **DO NOT** require evidence that there are "preservation plans" or that there is money available for rehabilitation.

For the Supervisors to require a "preservation plan" from individuals who dedicated many hours of unpaid professional work to gather the information

GRANT APPLICATION DEADLINE FOR PROP 70 FUNDS—DECEMBER 1 (See page 5)

and present it in public hearings, is to totally misunderstand the entire process of designation.

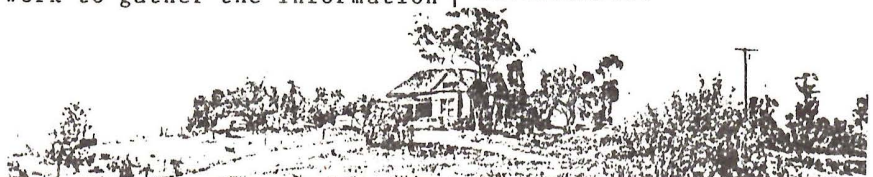
It is now commonly accepted that property owners do not have the right to indiscriminately destroy our natural environment - our air and our water; our wetlands and our forests. We must make people understand that historic preservation is also a common good.

It is right and just that future generations see with their own eyes the significant buildings of past generations. These buildings must be maintained on site and in their historical context.

AN IMPORTANT PRECEDENT...

The Julia Liffreing decision will be precedent setting. It is the first time that the Board of Supervisors has been asked for a designation to which the owner objects.

If the Board of Supervisors does not designate the house because the owner objects, then the role of the Historic Site Board loses its importance, and the Historic Preservation Element of the General Plan becomes meaningless; The public will have no control over sites which have been judged of great architectural and historical merit. It will mean that the public has no control over our built environment.



REFLECTIONS

Reflections is the monthly newsletter of Save Our Heritage Organisation (SOHO).

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Reflections was edited by Mary Dilligan and produced by Jackie Williams and Robin Webster

MEMBERSHIP

Membership categories include:

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

Please call the SOHO office for information: 297-9327.

NEW MEMBERS

Alex Bevil
John Butler
Bruce & Alana Coons
Don & Karon Covington
Mable Dalrymple
Carol Dick
Alyse Ford
Marvin Freedland
Ann Kleinschuster
Donald McKie
Marcia Maleske
Ron May
Robert & Jean Stowers
Elizabeth Yamaguchi

ADVERTISING

SOHO accepts advertising in Reflections for products and services of interest to our members. The basic rate for a 2" x 2 1/2" advertisement is \$25 per month. Reduced rates are available for multiple insertions or multiple units.

NEW PRESIDENT'S MESSAGE

As SOHO's new president, I want to introduce myself and outline some of the challenges facing SOHO in the upcoming year. By profession, I am an interior designer who has been living and working in San Diego for the past eight years. My interest in preservation developed much earlier though, while growing up outside of Washington, D.C. During the 60's and 70's, I witnessed individual and group preservation efforts working in harmony with responsive local governments to produce a very vital area known as Old Towne Alexandria. Even today, as I visit with friends and family, I am constantly amazed that less than 20% of the district was constructed in this century and that all new construction has been built to harmonize with the area. I know that there can be a very valuable place for San Diego's architectural heritage in today's revitalization efforts.

Redevelopment and new construction projects are mushrooming throughout San Diego County and present a constant threat to structures and sites that have played a role in San Diego's history, particularly those that are in rural areas or are of vernacular nature. As preservationists, we have to be on our guard today more than ever before. This past year, SOHO has been very active with several preservation issues throughout the county. These numbers are bound to grow, and there may be a time in the near future that our organization will be unable to

respond to all preservation issues due to our limited resources. It takes time, money, and manpower to obtain a victory for preservation.

In an effort to allay this forecast, the Board of Directors is now embarking on a program sponsored by the National Trust for Historic Preservation to evaluate our assets and to increase our resources to meet these challenges. The Board is also preparing for SOHO's 20th Anniversary, during which events throughout the year will be arranged to document SOHO's past, to raise SOHO's visibility in the community, and to ensure that SOHO will be a viable force in San Diego's future.

Now, more than ever, the success of SOHO is dependent on you, the membership. We need your help, both financially and through volunteer support. Our strength comes from you. In the following months, you will be asked to open up your pockets to causes that require special financing, asked to write a government representative, to provide professional expertise, to attend an event, or to volunteer some time to office matters or special committees. Your reward will be in knowing that you have contributed to saving a part of San Diego's diverse architectural heritage.



Robin Webster

CONTACT YOUR SUPERVISOR

SOHO urges each member to contact your Supervisor to state:

1. Your support of the historic designation of the Julia Liffreing House because of its historical and architectural merits.
2. Your support of the County Historic Preservation Ordinance and of the protection which it provides to architecturally, historically, and culturally significant aspects of our built environment.
3. Your support of the owner's

right to present his economic concerns at the rezoning hearing.

4. Your opposition to the misdirected requirement that the preservations prepare a "plan for purchase and maintenance of the site".

Letters to the Supervisors may be addressed to: 1600 Pacific Highway, San Diego, CA 92101.

District	Telephor
1st Brian Bilbray	531-5511
2nd George Bailey	531-5522
3rd Susan Golding	531-5533
4th Leon Williams	531-5544
5th John MacDonald	531-5555

PALOMARES RANCH HOUSE

Debates are raging within the historical and archeological research community with respect to this site. The County Planning Board recommended open space and facade easements. Private consultants argue that demolition is acceptable after documentation. Others question the integrity of the research performed by the consultants and the quality of the reports on which important issues of public policy are decided.

What must be understood is that the California Environmental Quality Act (CEQA) protects historic resources which may not meet the standards of the County Historic Site Board (HSB). The HSB evaluates sites on their architectural merit and historical importance. Under CEQA, however, public opinion, expressed by locally elected planning groups and historical societies, must be given equal credence with opinions expressed by developers and their consultants.

The County Historic Site Board does not participate in the CEQA review. Instead, the public (YOU) must express concern and knowledge of the importance of local sites in San Diego County.

EDGEMOOR GERIATRIC HOSPITAL

The State Office of Historic Preservation has reviewed and determined that the Edgemoor Farm (San Diego County Home for the Aged and Indigent) is eligible for inclusion in the National Register of Historic Places as an Historic District. The period of significance for this district extends from 1923 to 1935. The report presented to OHP was prepared by the State Department of Transportation, in an effort to comply with Section 106 of the National Historic Preservation Act for construction of State Route 52 through the Edgemoor site.

It is appropriate for the County to proceed with historic designation of this site which continues to be owned by the County of San Diego.

CENTRE CITY CONCEPT PLAN

The Centre City San Diego Planning Committee continues to seek public comment on the Concept Plan. Copies are available at City Planning, 4th Floor, 202 C St., San Diego, or call 236-5749.

At the September 28 public hearing, the Committee heard strong statements from residents and business people concerned about Centre City, and the preservation sentiments were very strong. Individuals

expressed the importance of maintaining the integrity of the only residential neighborhood in Centre City, "Little Italy" and the importance of recognizing the character and contribution of our older built environment.

SOHO is writing a letter to the Chairman, Ernest Hahn, emphasizing our commitment to historic preservation, and we urge all SOHO members to communicate with the Committee.

CORONADO

The older building stock of Coronado determines the unique character which is treasured by both residents and visitors.

On October 4, the Coronado City Council voted unanimously to remove all homes in the city from two separate historic designation lists. One list of eighty structures and sites was completed in 1973. The Coronado Planning Department used that list to identify properties which were subject to CEQA review. The second list of 1300 structures was an inventory of homes which were constructed before 1942. This inventory was conducted two years ago, however the properties on this list have never been subject to special review by the Planning Department.

Lists of these properties in paid advertisements in the local newspaper created a sense of panic among owners of these properties. These owners had not previously been informed about the inclusion of their properties on this list, and were told that their property rights were being seriously violated.

The Coronado Historical Association has played an important preservation role in the City. When property owners applied for demolition permits for houses on the 1973 list, the Planning Department notified the Historical Association which was always successful in the appeal of these permits. They worked to find alternatives to the demolition proposed by the property owners.

When the houses are removed from the list, it appears that the Planning Department may not be required to notify the Historical Association. CEQA case law, however, may have already established precedents that require planning departments to respond to requests from citizen groups, even when the city internally classifies the permits to be ministerial, rather than discretionary.

The Coronado Planning Department has drafted a new Historic Preservation Ordinance and a new Historic Preservation Element for the General Plan. These had been scheduled to go before the City Council. However the Council chose to listen to citizen concerns about the current ordinance and inventories. Their solution was to throw out everything that had been in place.

Because the issue has become highly politicized, the Planning Department will not bring the issue before the Council until after the November elections. Coronado citizens are urged to discuss historic preservation issues with the candidates and to inform them of the opportunities available to the City to maintain the historical integrity and character of the village.

The Coronado Historical Association is establishing task forces and workshops to educate the community about historic preservation and its value to both residents and business people. It is the role of SOHO and of the California Preservation Foundation to strongly support these efforts.

PRESERVATION UPDATE

THREATENED STRUCTURES

JULIA LIFFERING HOUSE

On September 14, the County Historical Site Board (HSB) recommended to the Board of Supervisors, that the Julia Liffreing House be designated as historic. As reported in previous editions of Reflections, the HSB found the 1893 Queen Anne Victorian located in the El Cajon area to be both historically and architecturally significant.

Before the Board of Supervisors, the owner of the property, Robert Chu, of Monterey Park, objected to the designation. The Liffreing House is located in the middle of 70 acres on which Mr. Chu proposes to build 102 dwellings. Chu's attorney argued that the County could not take away the owner's property rights. First District Supervisor Bilbray, however, strongly stated that the Supervisors should treat the house with as much care as a vernal pool or the habitat of a least Bell's vireo."

The Supervisors voted unanimously to hold the matter in abeyance until November 23, 1988, to "allow persons who wish to preserve the Julia Liffreing House as an historic site, to put together a plan for purchase and maintenance of the site, not at public expense, but the Board recognizing the need to preserve historic sites."

AZTEC BREWERY

A San Diego County Superior County judge issued a preliminary injunction which forbids the removal of any additional artwork, forbids any alterations to the building itself, and requires a 24-hour guard for the site.

Northern Automotive has appealed the injunction, and inspection by SOHO and City Site Board staff on October 3 revealed that the building is neither secured or guarded. It is expected that a late November date will be set to hear the appeal in the Circuit Court.

IRVING GILL SCHOOL

A 1932 Irving Gill school in Oceanside is on the market and is in dire need of rehabilitation. Located on the corner of Division St. and Center Ave., it is locally referred to as the Americanization School, and served the Mexican immigrant community.

The building's 2500-3000 square feet include a dome structure and a classroom wing. The lot is 16,000 square feet and is zoned R-3. The asking price \$180,000. Telephone: Brent Hensley: 438-8543 or 438-8500.

BALBOA PARK PLAN

SOHO Vice President David Swarens addressed the San Diego City Council at the September review of the Balboa Park Master Plan. He expressed support of the preservation and restoration of architectural and horticultural elements and the the emphasis on pedestrian access to the park's treasures. He expressed concerns, however, especially about the Fire Alarm Communications Building

City Manager statements indicate that demolition is a serious threat to this very significant structure which will soon be brought before the City Historical Site Board. Park elements are a precious trust and SOHO urges all members to participate in the public review process for the Balboa Park Plan.

SEFTON ESTATE

The environmental review process has begun in preparation for proposed changes to the magnificent home behind the great iron gates at 3810 Naragansett St. SOHO member Carol Dick is preparing the nomination of this site for historic designation and would welcome any information which you may have to contribute.

CITRUS SOAP FACTORY

The Centre City Development Corporation is seeking funds to restore the Citrus Soap Factory which was recently designated by the San Diego City Historical Site Board.

GREEN DRAGON COLONY

The San Diego Historical Site Board voted unanimously to request that the City Council grant an additional 180 day extension to the denial of a demolition permit for the four historic cottages located at Coast Boulevard and Prospect Streets in La Jolla.

The HSB motion also expressed the Board's support of on-site preservation of the Green Dragon Colony which is San Diego Historic Site Number 84. The City Council will hear the matter on October 11.

The Mosher Trust, which represents the owners of the property, have rejected an offer of \$3 million from Bob Barrymore to purchase the site, and they are bent on removing the vacant houses and landscaping the site. Marie Lia, attorney for the Mosher Trust, presented a plan to the HSB to remove the houses to a hillside site in La Jolla. The HSB considers moving the houses to be mitigation to demolition and not a preservation solution.

La Jolla preservationist Tony Ciani emphasized to the HSB the importance of the site and updated the Board with respect to the progress of the purchase negotiations. He requested the extension so that a preservation plan can be implemented. He emphasized to the Board that the owners will suffer no economic hardship, because their plans are for landscaping and not for commercial development. Ciani cited studies have indicated that rehabilitation is economically viable.

SOHO has asked Assemblywoman Lucy Killea to seek Coastal Conservancy funds for the preservation project. We understand that this is a very appropriate use of the funds, that funds are available, and that our area has not received our appropriate share of the Conservancy monies. We encourage all SOHO members to call Lucy Killea to express support for this funding: 232-2046, or write: Assemblywoman Lucy Killea, 2550 Fifth Ave., San Diego, CA 92101.

CALENDAR

Saturday Mornings, 10:00 am.
Meet at Allright parking sign on Broadway near Harbor Drive, for 2 1/2 hour walking tour: Lure and Lore of Downtown. Call 233-WALK or 231-SHOE. You might want to bring along your copy of the Centre City Concept Plan to put the current and the proposed in perspective.

Oct. 15 & 16 and Oct. 22 & 23
9 am - 4:30 pm. Threshing Bee & Antique Engine Show at the Antique Gas & Steam Engine Museum, 2040 N. Santa Fe, Vista, in Guajome Regional Park. \$3/adult.

Oct. 21-23, Friday-Sunday,
California Committee for the Promotion of History annual meeting, Santa Ana, CA. Theme: "The Diversity of History: Its Promotion and Marketing". Joint meeting with the Southwest Oral History Association. Call for information: Alexandra Luberski, 237-6567.

Nov. 6, Sun. 5 pm., Evensong and Organ Concert, Cathedral Church of St. Paul, 2728 Sixth Ave., SD, 298-7261.

Nov. 12, Sat., Hubble home, studio, and workshop tour. Buses leave Balboa Park at 9 and 10 am to return at 4 and 5 pm. Box lunch included. Sponsored by C3. \$30. Reservations: 232-7196.

Nov. 13, Sun. 5 pm., Festival Chamber Ensemble, Cathedral Church of St. Paul, 2728 Sixth Ave., SD, 298-7261.

Nov. 19, Sat. 10 am - 1 pm.
"Oral History Workshop", presented by Congress of History. Lakeside Gardens. Limited reservations. \$10. 222-6989.

Nov. 19, Sat., 1 pm., "The Craftsman Garden", lecture presented by the Horticultural Heritage Committee of SDHS. Thornton Theatre, Museum of San Diego History, Balboa Park. Reservations: 239-6969 or 231-9799. Free.

Dec. 1. Grant applications due for Proposition 70 funds.

HISTORIC GASLAMP QUARTER INFILL DESIGN STUDY

The report prepared by City Design, contains findings and recommendations that provide the basis for revising Gaslamp Planned District Ordinance (PDO), to include new criteria for the design of infill buildings in the Gaslamp.

City Design states in their review that "The need for the revision of the PDO was prompted by a controversy over recent proposals to develop a mid-rise hotel structure within the Gaslamp Quarter. The central issues were the design of buildings over 60 feet tall and more comprehensive criteria for infill buildings. At the same time, the Gaslamp Quarter Council was pushing for a broader based study that addressed larger masterplan issues such as streetscape design, economics, and parking."

Input was received from the Gaslamp Quarter Council, property owners, the City Planning Dept. and CCDC staff. The alternatives outlined are now available for review by the public. You may obtain copies of the report from CCDC: 236-7101.

OMEGA PORT FOUNTAIN

Historic designation may be in the future of the Irving Gill cemetery fountain located in Mt. Hope Cemetery. The only living descendant of Omega Port spoke to the San Diego City Historic Site Board and shared information about the family whose Seattle home is National Register listed.

Phoenix Companies, which was called in as a construction consultant, has established itself as a clearing house for "save the fountain" interests, and is working with Bruce Kamerling on the project. To respond to their requests for volunteers, pledges, photographs, or information, please call: 274-2913.

GRANT DEADLINE FOR PROP 70 FUNDS--DECEMBER 1

The passage of Proposition 70, The California Wildlife, Coastal, and Park Land Conservation Act of 1988, provides \$11 million for grants to local governments and non-profit organizations. Monies are available for "acquisition, development, rehabilitation, or restoration of historical or archeological resources and for historical and archeological preservation projects and costs of planning and interpretation". The program is administered by the State Office of Historic Preservation, from which grant applications may be obtained, by calling: (916) 445-8006, or writing SHPO, Dept. of Parks & Recreation, PO Box 942896, 1416 Ninth St., Sacramento, CA 94296-0001. The SOHO office also has a limited number of application booklets.

Funds are available for the preservation of buildings and sites which are historically or archeologically significant, or are significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California. Such properties will be assessed according to the National Register criteria for evaluation, and all development projects must be accomplished according to the Secretary of the Interior's Standards.

The applications will be judged according to the following criteria: Significance of property; Proposed project scope; Administrative ability of the applicant; Benefit to community and preservation field; Community support, and Availability of alternate funding sources.

ROBERT MILES PARKER

The beautiful book by SOHO's founder, Robert Miles Parker, was recently received by the SOHO Office. The Upper West Side New York, a collection of drawings and captions, was published by Abrams.

PEOPLE IN THE NEWS

MIKE STEPNER

Congratulations to Mike Stepner who was named to the newly created position of City Architect. Mike has been very supportive of preservation and was a major instigator of the very successful Gaslamp preservation effort.

STEPHEN DOYLE

Congratulations to SOHO Board member, Stephen Doyle, who was named a vice president of Pardee Construction Co. In addition to his North County development responsibilities, Steve is legal counsel and representative of the firm in San Diego.

MARY JORALMAN

Congratulations to former SOHO president, Mary Joralman, who was awarded the SOHO lady by David Goldberg at our annual meeting.

ALICE CRITTENDEN

Congratulations and thank you again to Alice Crittenden who received a special award from the SOHO Board for her many years of membership committee work.

DWAYNE SEAGONDOLLAR

The preservation community loses a strong supporter with the death of Dwayne Seagondollar. He was active in the San Diego Historical Society, SOHO, Friends of Gill, and the Committee for the Preservation of Mission San Diego.



**CONTRIBUTE
TO YOUR
NEWSLETTER**

**ANNE & JAMES HUBBELL
HOME TOUR**

Citizens Coordinate for Century 3 is sponsoring a tour of the home, studio, and workshop complex of Anne & James Hubbell. Artist, poet, and sculptor James Hubbell began work in 1956 on the mountain home which is nationally recognized for its integration with the natural environment. The complex is located in Santa Ysabel, near Julian. Buses will leave Balboa Park at 9 and 10 am on Saturday, November 12, with return scheduled for 4 and 5 pm. A boxed lunch is included in the \$30 ticket. Reservations: 232-7196.



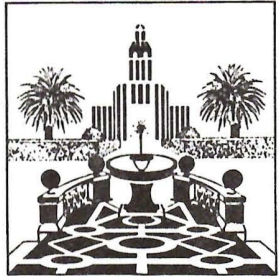
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