



Save Our Heritage Organisation

Reflections

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

WALKING TOUR: PALISADES AREA

The 1935 Exposition in Balboa Park was an opportunity for architect Richard Requa to plan a group of new buildings which he stated represented the growth of architecture from the American Indian pueblo and Mayan temple to new buildings drawn from the influence of these styles, to the final statement of 1935 "Modern", the Ford building.

To learn more, join the Art Deco Committee's two hour walking tour of the Palisades Area of Balboa Park at 10:30 am on Sunday, November 20. Please wear comfortable shoes and meet under the fighter plane display in front of the Aero-Space Museum. Charge is \$2 for SOHO members; \$3 for non-members.

PT LOMA NAZARENE

Twelve structures built during the period of the Theosophical Institute remain on the campus. The college proposes to remove seven of these historically and architecturally significant buildings.

SOHO responded to the Draft EIR by emphasizing that these buildings are eligible not only for City of San Diego designation but also for the National Register of Historic Places. SOHO found the history report by Dr. Raymond Brandes to be very inadequate and the architectural descriptions to be insufficient.

SOHO seriously objects to any suggestion that an acceptable alternative is to relocate these structures out of their historical and environmental context.

COMMUNITY ASSESSMENT REPORT

Kathy Burns, Regional Director of the National Trust for Historic Preservation, prepared the report for SOHO based on her October interviews with San Diego leaders. Board members will review the report in preparation for the November 19th Workshop which Burns will facilitate for SOHO. Additional copies of the report are available for review in the SOHO office.

GASLAMP TOUR GUIDES

The Gaslamp Quarter Foundation is looking for tour guides and docents so that their program can be expanded. An outstanding training program is in place. Call Suzann Kohlmyer, 233-5227, and make sure everyone knows about SOHO too!

NATIONAL CITY

Community Development Block Grant Funds are being requested for an Historic Resource Survey in National City.

EGYPTIAN ARMS APARTMENTS

The preservation community is outraged at the actions of the owners of the significant 1926 art deco complex at 3700 Park Blvd. Marc Brutten and Charles A. Miller asserted that they were making "improvements" and saw no architectural significance to the terra-cotta columns and architectural elements which were destroyed with jackhammers as helpless residents looked on. It appeared to others that the timing of the destruction was carefully planned for a Saturday when city offices and courts were closed.

GIFT MEMBERSHIPS

Consider giving a SOHO membership to friends and family. SOHO needs members in all of our communities to monitor and care for our older built environment. Active memberships are \$20; professional memberships are \$35. We will notify the recipient of your thoughtful gift.

IN MEMORY OF MORRIE DOUGLAS

SOHO appreciates the donation from Joe and Claire Kaplan in memory of Morrie Douglas, a long-time SOHO member and beloved husband of Lee, Claire's sister.

GIANT DIPPER COASTER

The San Diego City Planning Department released the Draft EIR on the proposed lease for the restoration, maintenance, and operation of the Giant Dipper Rollercoaster. The draft concluded that the proposal would result in a significant negative impact due to increased traffic, increased demand for parking, and increased noise.

SOHO continues to support the restoration and operation of the 1925 wooden coaster, which was designated a National Historic Landmark in 1986. The environmental impact report addressed the worst case scenario. At the extreme, fewer than six residences would be impacted by the increased noise.

SOHO believes that the Giant Dipper is an irreplaceable community asset which must still be in place, and on site, as San Diego solves its parking and traffic problems in the next fifty years.

CHINESE HISTORIC SOCIETY OF SAN DIEGO & BAJA CALIFORNIA

Find out about the newest historical association in San Diego by calling 283-5515.

Christmas Party

When: Friday, December 9
5:30 pm - 7:30 pm

Where: Home of Mr. & Mrs. Juan Suros
1156 Isabelle Avenue
Coronado

Come join us celebrate the holidays in this lovely Irving Gill designed home. You are urged to bring some holiday cheer and to participate in an ornament exchange.

For more information call SOHO at 297-9327



PRESERVATION UPDATE

THREATENED STRUCTURES

JULIA LIFFREING HOUSE

The issue of the Julia Liffreing House will return to the Board of Supervisors on Wednesday, November 23. Please review the discussions in previous issues of Reflections and CALL your Supervisor's office.

SOHO emphasizes that:

1. The Board of Supervisor must focus on the issue of whether the Liffreing House meets the criteria for designation as established by the Supervisors in March 1988.
2. When the Supervisors approve the recommendation of the Historic Site Board, then the Supervisors have the opportunity to initiate the rezone process, at which time the owner can present his economic concerns.
3. The Liffreing House is a community treasure which must be preserved. The owner has the potential to make the restored Queen Anne Victorian a centerpiece to his development, and we are not in any way suggesting that the property should be acquired by a public entity.
4. The ordinance does not require individuals who nominate site for preservation to provide funds for rehabilitation.

Copies of SOHO's position statement are available at the office: 297-9327.

SAN YSIDRO SURVEY

Copies of the RFP for the Historic Resource Survey may be obtained from Ron Smith at the San Diego City Planning Dept., 236-6140. Proposals must be received by November 25, 1988.

VOLUNTEERS!

The Harvorview Community Council needs individuals to transcribe tapes of Site Board testimony related to the Aztec Brewery. The need is immediate. Please call Denise Duchaney: 239-1388.

AZTEC BREWERY

On December 1, in Department 12 of Superior Court, Judge Malkus will hear a portion of the Complaint filed by the Harborview Community Council against the San Diego City Council.

The key issue is whether the City Council acted improperly in overruling the designation of the Historical Site Board. Denise Duchaney, attorney for the Barrio Logan community group, will argue that the City Council acted without findings, and presented no information which refuted the historical and architectural information which supported the Brewery's designation. Instead, the City Council based its decision on the economic factors presented by the owners and developers of the property.

The judge will decide whether the City Council's action represented an abuse of discretionary power.

The SOHO Board voted to make \$1000 available to assist the legal efforts to preserve the Aztec Brewery.

SAN DIEGO COUNTY HISTORIC SITE BOARD

Members of the County Site Board have expressed concerns about the role of their Board. A revision of the County Zoning Ordinance which goes before the Board of Supervisors on November 9, may help the situation.

Currently, the Site Board brings nominations for designation to the Board of Supervisors. Upon approval, the Board of Supervisors initiates rezone hearings. The proposed revision will allow for the Site Board's recommendation for designation to initiate the rezone hearings.

GREEN DRAGON COLONY

On October 11, the San Diego City Council granted a 180 extension to block demolition of the four historically significant cottages from the La Jolla artist colony. During this final reprieve, efforts continue to find a private buyer for the property.

SOHO requested that Assemblywoman Lucy Killea seek to secure preservation funds for the Green Dragon Colony from the California Coastal Conservancy. The Conservancy replied that if the parties could not achieve an appropriate resolution, "the Coastal Conservancy will not foreclose the possibility of assistance if requested in the future."

CORONADO

On November 1, 1988, the City Council approved a series of workshops on historic preservation. SOHO offers our support to this opportunity for Coronado to learn about the experiences of other communities, and to develop a preservation plan to address the unique needs of this historic community.

CITY OF SAN DIEGO HISTORICAL SITE BOARD

The October meeting of the Site Board was a public review of the proposed revision to the City's Historic Preservation Ordinance. All owners of currently designated buildings were noticed, and many appeared at the meeting to express their disagreement with the proposals to strengthen the ordinance.

Testimony indicated the strong need for public education and for the development of preservation incentives for owners of historic properties. City staff drafted a list of possible incentives, and a copy is available from the SOHO office, 297-9327.

SOHO supports the City's efforts to learn from its many years of experience to develop a more effective ordinance.

PRESERVATION LAW

An excellent summary of the constitutionality of historic preservation law is contained in "Penn Central: Ten Years After 'High Noon'", in the October issue of Preservation News.

1. Preservation of landmarks is a legitimate governmental objective.
2. Private owners are not entitled to demolish a landmark simply because another use may yield many times its existing value.
3. Landmark owners are entitled to a minimum reasonable economic use of their property.
4. Judicial inquiry should focus on the entire landmark parcel, not just on that portion restricted from economic exploitation.

5. Transfer-of-development rights programs may help meet the economic use requirement.

Copies of the article may be obtained from the SOHO office: 297-9327.

SAN DIEGO FIRE ALARM COMMUNICATIONS BUILDING

Efforts are progressing to designate this building on Marston Point in Balboa Park. SOHO is concerned, however, that the Balboa Park Master Plan indicates that demolition of the historic 1927 building designed by John Synder, may proceed if a tenant is not found for the building.

In response to SOHO's request for assistance, City Councilman Ron Roberts stated that finding a potential tenant is crucial to the rehabilitation and preservation of the building and would value SOHO's help in this effort.

CALENDAR

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.

Nov. 19, Sat. 9:30 - 11:30 am "Adobe Houses: Their Meaning for the Crisis in Housing in Our Own Semi-arid Zone", by Guiti Kardan, sponsored by Friends of San Diego Architecture. The New School of Architecture, 1249 F St., San Diego.

Nov. 20, Sun. 10:30 am. Walking Tour of the Palisades Area of Balboa Park. Sponsored by SOHO's Art Deco Committee. Meet under the fighter plane display in front of the Aero-Space Museum for the two hour walk. SOHO members \$2; non-members \$3.

Nov. 23, Weds., 10 am, County Board of Supervisors. Agenda: Julia Liffreing House.

Dec. 1, Thurs. Filing deadline for Proposition 70 funds.

Dec. SOHO Christmas Party

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