



Save Our Heritage Organisation

VOLUME 20 NUMBER 7

July
JUNE 1988

Reflections

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

RURAL VERNACULAR ARCHITECTURE & LANDSCAPES: DEBATES & READINGS

The New Social History

As you drive through San Diego County's rural areas this summer, you may give thought to the importance of preserving rural vernacular structures, such as farm buildings and bridges, as well as residences.

Last month, the County made available for public comment a report prepared for a site near Fallbrook. The County must determine if the Palomares Ranch House is significant as defined by the California Environmental Quality Act (CEQA). Developers want to demolish the 19th century structure to make way for a subdivision. The reports submitted to the County appeared to contain conflicting information, and the public was invited to address both the facts and the issues.

Hatheway & McKenna prepared the extended initial study for a proposed subdivision planned for the site of the Ranch House. This study includes the report by Stephen R. Van Wormer: "Historical and Architectural Assessment of the Palomares Ranch House".

Mr. Van Wormer placed the house within the context of the local history and determined that it was built between 1874 and 1890 on Tract "D" of the Monserate Grant. It was probably used by a ranch foreman who managed the property for the Palomares family who lived in Los Angeles. At one time, it was believed that the House had been used as a stage stop, but the historian found this to be inaccurate.

The author found the ranch house to be architecturally significant as an example of 19th century rural folk architecture. In addition, the house site may also be archaeologically significant, possibly yielding artifacts which could provide information useful to the study of rural lifestyles in San Diego County.

Hatheway & McKenna, however, concluded that the site is not significant because it doesn't meet the Federal Standards for the National Register of Historic Places. Hatheway states that the structure is designed in a Vernacular manner, and is devoid of any unusual design or decorative features. In addition, the report emphasizes the modern alterations, even though Hatheway states that they do not appear to severely impact the architectural integrity of the ranch house.

SOHO responded that we are critical of the report because it doesn't address the standards established by the County, because the report is poorly edited and prepared, and because of its obvious bias against vernacular structures.

Dr. Raymond Starr, Professor of History at SDSU and SOHO Board member also responded to the report and argues convincingly for the preservation of such rural, vernacular architectural examples as the Palomares Ranch House. Its significance is derived from its commonness.

(Continued on Page 2)

SUMMER READINGS

For an overview, Dr. Starr recommended the 1983 book Ordinary People and Everyday Life: Perspectives on the New Social History, published by the American Association of State and Local History, and drawn from a series of seminars conducted by AASLH.

For more specific readings on the importance of vernacular structures, Dr. Starr recommended Common Places: Readings in American Vernacular Architecture (1986, University of Georgia Press), and John Brinckerhoff Jackson's Discovering the Vernacular Landscape (1984, Yale). These books discuss the significance of buildings and landscapes which were not associated with the elite, which were not professionally designed, and which were not notable for their aesthetic qualities, but instead represent the built environment of the ordinary American in an ordinary life.

For a good feeling of the rural nature of the San Diego area in the 1880's, Dr. Starr recommends the 1883 "mugbook" History of San Bernardino County and San Diego County (The Elliott & Company). There are excellent drawings which make this the best source of rural San Diego life in the general era of the Palomares Ranch House.

Copies of Dr. Starr's letter, which contains additional references, are available in the SOHO office.

REFLECTIONS

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

SOHO Board of Directors

Kathleen Kelley-Markham
President
Joy Higginbotham
Vice President
Robin Webster
Secretary/Treasurer

Dorothy Collins Raymond Starr
Dan W. Conway Anna McPherson
Stephen Doyle David Swarens
Ann McCullough Larry Ford
Charles Sykes Jackie Williams

Mary Dilligan
Executive Director

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

Reflections was edited by Mary Dilligan and produced by Jackie Williams.

MEMBERSHIP

Membership categories include:

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

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

Thanks to the many members who note the anniversary date of their joining on the top right hand corner of the Reflections label, and pay dues without a reminder from us. If you forget and receive a first notice, please renew quickly, and save us the cost of a second mailing.

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.

Advertising is an excellent way to reach individuals who care about purchasing, rehabilitating, decorating, and landscaping San Diego's older structures. And advertising in Reflections is an excellent way to support local preservation. Please call the office for complete information on rates and schedules.

NEW MEMBERS

Bobbie Lloyd Andersen
Susan & Michael Barden
Betty R. Beck
John Bennett & Kathleen Nebeker

Marcy Beyer & Jim Lamarca
Mac & Carolyn Brenner
Robert Broms
Misty Carlson
Barbara Christensen
City of Carlsbad
Jo-Ann Coats
The William H. Cones
Rozanne M. Davis
Patricia Dilley
Rosemary D. Dominick
Richard Fairfield
Kathy Flanigan
Carol A. Fox
Elisa C. Gittings
Pamela Higgins
Marjorie Howard-Jones
Connie Iverson
Marilyn K. James
Rhonda Johnson & Lex Cash
Mary H. Jones
Marjorie Kato
Patrick McInerneyk
Sondra McNeil
William R. Manley
Kathleen Markham
Sandi J. Pettitt
Kyle Roach
Dirk Sutro
Lucy Warren
Del & Barbara Watkins
Emily A. West
Ed Worret
Paul Michael Young

RURAL VERNACULAR (Continued from P1)

In his letter to the County, Dr. Starr emphasized the major changes in the profession of history and in historical preservation in recent years and elaborated on three points: the New Social History, the growing importance of vernacular architecture, and the importance of the rural in our American heritage.

The New Social History

The New Social History emerged in the 1960's and 1970's and grew from the English traditions in local history, and through such French writers as Braudel and Ladurie, as well as the social turmoil in the United States. The movement emphasizes the study of everyday life (as opposed to just politics, diplomacy, wars, and high culture) and the study of everyday people: poor, ethnic and racial minorities, women, children, and the aged - instead of just the white male elite. It is because of this new thrust that historians and preservationists today argue for the preservation of vernacular architecture.

In addition, Dr. Starr discussed the pervasive influence of the rural experience on our national and regional character. Historians, such as Walter T. K. Nugent, convincingly argue that the values, assumptions, and culture of most Americans remained rural, even after the growth of cities.

CIVILIAN CONSERVATION CORPS

National Assn. of Alumni

The NACCCA has two chapters in San Diego County dedicated to preserving the folk architecture and other accomplishments of the Civilian Conservation Corps, 1933-1942. They are now seeking pictures of CCC Camp Ramona, Mount Woodson. If you know of any sources, please call 270-5417.

BOARDS & COMMISSIONS

CITY OF SAN DIEGO HISTORICAL SITE BOARD

MISSION SAN DIEGO DE ALCALA

City Attorney Allisyn Thomas reported to the Site Board about the negotiations between the City and the attorney for the Catholic Diocese, Donald Worley. The Committee proposes that the mitigation measures include additional excavation at the site supervised by a SOPA archaeologist and paid for by the Mission. Ms. Thomas expressed that the City felt that many of the concerns of the historical community which had been expressed in response to the Ray Brandes report were successfully resolved. Appreciation was expressed to the Mission for their continued cooperation, even though the 360 day delay has expired.

THANK YOU FROM THE MAYOR

Mayor Maureen O'Connor expressed great pride and privilege at her selection by SOHO of special recognition in our 1988 People in Preservation Awards. In her letter, the Mayor thanked SOHO for our "significant contributions to this community's historic and architectural identity".

WILLIAM FORTESCUE THIRD AVE. RESIDENCE

Site Board Staff recommended that the 1909 Craftsman style home be designated because it is a significant example of the fine larger homes built in the Banker's Hill area of San Diego. It would contribute to an historic district if one were designated. Kathleen Kelley-Markham spoke to the Site Board and reminded them of the Uptown Plan and the concern for this neighborhood which has lost so many older homes. The Board voted unanimously for a Grade 2 Historic Designation.

CITY OF SAN DIEGO URBAN CONSERVATION PRINCIPAL PLANNER

SOHO welcomes Marsha Maleschi as the new head of the Urban Conservation Section of the City Planning Department. Since she received her Master's degree in Planning from UC Berkeley, she has had 12 years of experience in planning and economic development. She worked on downtown development and rehabilitation projects in the San Francisco Bay area and was the Main Street Program manager for Petamula.

She attended the CPF Conference in Coronado last year, was very impressed with the level of preservation activity in San Diego, and is happy to be here.

RELOCATION & DESIGNATION

The Site Board briefly discussed the impact of the relocation of a structure on its historic designation. The National Register of Historic Places will not include structures which have been moved, but it is up to the discretion of each local site board to develop their own policy with respect to moving.

The example of Heritage Place in La Jolla was discussed. A cottage must be designated and threatened for it to be eligible to be moved to Heritage Place. But should the Site Board designate a building which is going to be moved? Should the designation grade be modified if a structure is relocated after it has been included on the historic register? Carol Lindemulder will draft a policy proposal for discussion at the July meeting.

SAN DIEGO COUNTY HISTORICAL SITE BOARD

In June, the Site Board approved as an historic site, the San Diego County Administration Center. It received an honorific "Number 1", as the first site on the County's register. An historic ceremony marking the placement of the building on the National Register of Historic Places is scheduled for July 11, 1988. The 50th anniversary of the dedication of the building by President Franklin Delano Roosevelt is also celebrated.

Kathy Flanigan was honored by SOHO with the 1988 Civic Award for People in Preservation for her perseverance and dedication in completing the nomination for the National Register of Historic Places.

Another nomination before the County Site Board is for the Rainbow Service. Built in 1921, the cafe and gas station served travelers on US 395 between Escondido and Temecula. Staff found the

integrity of the original service station equipment, including two glass bell gravity gas pumps, and the Craftsman style vernacular station building to be unusual and remarkable.

This month The County Board will field check The Rainbow Service and the Gird House, a Spanish revival home by Requa near Fallbrook.

NETWORK NEWS

PRESERVATION UPDATE

QUINCE STREET BRIDGE

SOHO received a letter from Bob Filner, 8th District Councilmember, informing us that he was able to secure funding for the rehabilitation of the Quince St. Bridge, as part of the City Council's budget deliberations. The design work for the rehabilitation will take place within one year, and the construction will be completed within two years.

SOHO thanks Councilman Filner and all of the Council members who recognized the importance of preserving the 1905 structure, recognizes the excellent work of the Historical Site Board and its staff, and congratulates Elinor Meadows who lead the community in its successful preservation effort.

GREEN DRAGON COLONY

On July 26, the San Diego City Council is scheduled to hear the appeal of the Historical Site Board's May rejection of the request for a demolition permit for four La Jolla cottages which were designated as part of the historic site in 1986. Tony Ciani is leading efforts to preserve this important remnant of La Jolla's beginnings as an artist colony.

AZTEC BREWERY

In the week of June 27, it was learned that Northern Automotive removed all of the artwork, including windows, ceiling, and doors, from the site. This appears to be in direct violation of the City's directive to Northern Automotive. In an April letter, Ron Smith of the City Planning Department, informed Northern Automotive that the Historical Site Board Ordinance of the Municipal Code states that no demolition or removal of an historical site can occur without a permit. No permit was obtained by Northern Automotive.

In addition, Ron Smith wrote to Scott Benjamin of Ramser Development stating that both a demolition permit must be obtained and an environmental review must be completed prior to any action regarding the designated artwork.

SOHO is also concerned that Federal responsibilities may not have been carried out with regard to the use of Federal funds within the City's Enterprise Zone. In this regard, SOHO requested that Congressman Jim Bates investigate whether Section 106 of the National Historic Preservation Act may apply to the Brewery. The local Enterprise Zone in which the Brewery is located is funded through Community Development Block Grant (CDBG) monies dispersed by the Federal government. It is SOHO's understanding that Section 106 requires that prior to the issuance of any license, the effect of the undertaking on any site, building or structure eligible for inclusion on the National Register of Historic Places must be reviewed. Also, that an obligation exists for Federal agencies to identify unknown resources as part of the project planning process.

Attorneys continue to investigate whether the California Environmental Quality Act requirements have been met with regard to the Aztec Brewery.

SOHO supports the historic preservation of the entire brewery. We are immediately concerned about the location and condition of the art, and we see no justification for its removal. SOHO feels that the security of the artwork could have been insured without its removal, and the action was obviously in violation of the Municipal Code.

The SOHO Board will discuss this issue at its July 11 meeting, and will be updated with regard to the findings of the attorneys. This project clearly deserves environmental analysis, and we urge the City to immediately require the

developer to prepare an Environmental Impact Report.

Legal action may be required against the City of San Diego for failure to enforce the City's ordinances and failure to properly apply the California Environmental Quality Act.

TRADEWELL HOUSE

The Queen Anne Victorian on the corner of 15th & C Streets in San Diego is still standing as we go to press. Since our report in the February issue of Reflections, numerous individuals and organizations have investigated the possibility of moving the house. The County expressed interest in having the house in Heritage Park.

The County will consider proposals from individuals who are interested in relocating and rehabilitating structures in the Park, but County funds are not available for such purposes.

The house received widespread publicity through an article by Carol Olton in the San Diego Union, and its plight was televised. The most recent article in the Union indicated that an individual was prepared to move the house, but that the City could not issue the permits in time for the house's removal. Subsequent information from the owner indicates that the City is waiving all of its fees and will facilitate the permit process.

The house has been badly vandalized during this process. After the tenants moved, the doors, cabinetry, hardware, windows, and banisters were removed. Security was nonexistent, even though the owner had assured SOHO that the house was going to be disassembled, relocated, and restored at another site.

Statement of opinions from the readers of Reflections are invited.

CALENDAR

August 27 Saturday, 9:00 am to noon: How-To Workshop on Historic Designation. Lakeside Community Church. Call for reservations: 297-9327.

Each Saturday during July and August (except August 20) "The Lure and Lore of Downtown" Walkabout International's tours by Sam will explore Centre City. The casual walks begin at 10:00 am and last for 2 1/2 hours. Kids are okay. Bring money for snacks purchased along the way. Meet at AllRight Parking Lot, on Broadway near Harbor Dr. For more information on all of their walks: 223-WALK.

August 20, Saturday, 12:00 noon. "Waterfront Wonders: Tracing the History of the Embarcadero", a special one hour casual walk during America's Finest City Week. Meet at The Star of India (Harbor Drive near Ash St. Information: 223-WALK.

October 21-23, Friday-Sunday, California Committee for the Promotion of History annual meeting, Santa Ana, CA. Call for information: Alexandra Luberski, 237-6567.

INSTITUTE OF METAL REPAIR

The IMR was founded in 1985 to network metal repairers and to promote the art/craft/trade of metal repair and restoration. It has a monthly trade bulletin and also publishes how-to papers and pamphlets, offers consultation, source referral, repair and restoration work, and "IMR Dataline", a computer bulletin board.

IMR Sourcebook is updated quarterly and deals specifically with metal in the context of restoration, repair, replication, and preservation. For more information send a self-addressed, stamped, letter size envelope to IMR, 1558 S. Redwood, Escondido, CA 92025.

CALIFORNIA COMMITTEE FOR THE PROMOTION OF HISTORY: ANNUAL MEETING

The theme of the October 21-23 meeting will be: "The Diversity of History: Its Promotion and Marketing", and will be held jointly with the Southwest Oral History Association. Individual sessions will focus on preservation, networking and information sharing, and community history.

There will be major speeches by Larry Burgesses of the Redlands library and Thomas Andrews, the director of the Southern California Historical Society. Registration packets for the meeting to be held in Santa Ana will be available in August. Call: 237-6567.

SOHO'S EASEMENT INSPECTIONS REQUEST FOR PROFESSIONAL SERVICES

SOHO, as a nonprofit, publicly supported organization, accepts easements for historic properties. SOHO's facade easement program serves two major purposes:

- A. It protects valuable historic and architectural qualities of San Diego County properties.
- B. It enables property owners to enjoy a charitable tax deduction which derives from the donation of the easement to SOHO.

SOHO now holds easements on the Burnham/Marston Residence at 3563 Seventh Ave., The Callan Hotel Building at 500-510 Fifth Ave., The Senator Building at 105 West F St., and the Brunswick Drug Building at 363 Fifth Ave. It is SOHO's responsibility to ensure that all changes to these facades are in accordance with the Secretary of the Interior's Standards for Rehabilitation.

The easement agreement requires the qualified nonprofit organization to review all changes which the property owner wishes to make to the physical appearance of the

property, and to review the property on a regular basis.

Annually, SOHO contacts for the examination of the properties, to determine if changes have occurred, either through maintenance procedures or through alterations. An historic preservation architect and a structural engineer are employed to review each property and to report to the Board of Directors of SOHO.

Architects and Engineers Apply

If you are an architect or a structural engineer with experience in historic properties, and would like to be considered for the Annual Easement Inspection, please send your resume, billing rate schedule, and a letter of interest to SOHO, PO Box 3571, San Diego, CA 92103. Applications received before September 1, 1988 will be considered.

SOHO will evaluate the applications in September, and inspectors will be selected in October. Inspections will be made in November, with reports due December 1, 1988.

What properties qualify?

Properties listed in the National Register of Historic Places are the only properties eligible to donate easements and receive tax benefits. The site may be listed individually or may be part of a National Register historic district.

What are the benefits to the property owner?

Because all easements run in perpetuity, all subsequent owners will be bound to protect the historic qualities of the building for future generations. By agreeing to restrict changes to the physical appearance of the property, thereby limiting its development potential, the owner is changing the market value of the property. The difference between the fair market value before and after donation of the easement is considered to be a charitable tax deduction.

How can I get more information on facade easements?

Call SOHO: 297-9327

HOW-TO WORKSHOP-- HISTORIC DESIGNATION

SOHO and the California Preservation Foundation is sponsoring a workshop on Saturday, August 27, from 9:00 am to 12:00 noon at the Lakeside Community Church, winner of SOHO's 1988 Community Award for People in Preservation.

We invite everyone interested in preserving historically and culturally significant aspects of our communities to attend. A donation will be requested to cover the cost of the workshop materials.

The workshop will be an opportunity for planning staff, members of historical site and cultural resource boards, and interested members of the community to share experiences. The boards in San Diego County are in many stages of formation. The San Diego City Historical Site Board is in the process of revising their Historic Preservation Ordinance, and the Coronado City Council has just reviewed the Historic Preservation Element of their City Ordinance.

In Vista, a historic preservation committee has been formed to determine if there is a need for an Historic Preservation Element. In some cities, such as Lemon Grove, there has been no progress toward establishing an historic preservation policy. In National City, the NC Historical Society is taking on the job of surveying and identifying historical building, because no public funds are available.

AGENDA

- 9:00 am: Overview of the historic designation process: how it fits into a community's planning and zoning functions.
- 9:15 am: Role of the local cultural resource or historic site board and the purpose of designation.
- 9:30 am: What can be designated? Individual sites and districts.
- 10:00 am: Break
- 10:15 am: How to prepare a nomination for historic designation.
- 10:15 Architectural Description
- 11:00 Historical Research
- 11:45 Pulling the Report Together: editing and footnotes

Workshop participants will receive resource materials which will include:

Bibliographies

Annotated list of libraries, research facilities, and public record sources

Reference list of individuals who have volunteered to review draft nominations and provide guidance for additional research

Names, addresses and meeting schedules for all cultural resource and historic site boards in San Diego County

SOHO is very fortunate to have the help of Kim Emerson, a graduate student at the University of Oregon's in Historic Preservation. She is working as an intern for CPF President Wayne Donaldson, who has generously arranged for Kim to work on the preparation for this workshop on a part-time basis.

Please tell your friends in the local historical societies about the workshop. Announcements and requests for information have already been sent to the local planning departments. Fliers are available for distribution. Please call 297-9327 for more information and reservations.

For reservations please call: 297-9327.



Save Our Heritage Organisation

P.O. Box 3571
San Diego, CA 92103

NONPROFIT
ORGANIZATION
U.S. Postage

PAID
San Diego, CA
PERMIT NO. 984