

Reflections



on the Past 20 Years

Volume XXI No. 3 July 1989

Save Our Heritage Organisation

Memories of Home Tours

Claire L. Kaplan

Through the years, many of the houses saved from the bulldozer (and the ravages of time) have been presented to the public in SOHO Tours. Preparations for the tours include the following: selection of the area and a list of homes; thorough research conducted by architects and historians; and recruitment and training of volunteer docents.

Our 1980 tour was in Golden Hill. One hundred years earlier, Golden Hill was the prestige address of San Diego (much like Sutton Place was to New Yorkers). Many prominent families built large, beautiful homes here.

The tour highlighted the Quartermass-Wilde house, on the corner of 24th and Broadway. This Queen Anne style home, built for Rueben Quartermass, a prominent businessman, later became the home of Louis Wilde, a colorful citizen who donated the Gill Fountain in Horton Plaza.

Other homes on the tour: Villa Montezuma, Fox house, Sherman house, Britt-Scripps house, Louis Bank of Commerce, Grand Pacific Hotel, Horton Hotel, and the Long-Waterman house. Ambitious to say the least, the tour was a great success, and encouraged us to organize others.

The next SOHO tour took us to Mission Hills. Another of San Diego's prestigious communities, Mission Hills blossomed in the early 1900s, with the initiation of the San Diego Electric Company and the #3 street car to Lewis and Stephens streets.

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"People in Preservation" 1989 Awards Ceremony

The 7th annual *People in Preservation Awards* presentation was held May 20th at the newly renovated Clarion Hotel in North Park. Guests enjoyed photos of winning projects, dinner, and the ceremony emceed by Bob Lawrence of Channel 39. Below is a listing of winners and a brief explanation of their exceptional efforts.

Preservationist of the Year

Mary Ward

For her work as County Historian; in County Archives; involvement in the restoration of Rancho Guajome; Temple Beth Israel; and her own Emmor Brooke Weaver bungalow.

Architect in Preservation

Robert Ferris

Recent projects include Rancho Guajome Chapel, Irving Gill's Cossitt House, Villa Montezuma, and Temple Beth Israel.

Civic Award

Jim Bartell

Santee City Councilman chosen for his valiant efforts to save the town's oldest residence, the Bottroff house.

Preservation Project of the Year

Rancho Guajome Chapel

Under the direction of the County Parks and Recreation Department. Work included the stabilization of the entire adobe. The Chapel is now open on weekends with interpretive tours.

Inspirational Award **Our Lady of Angels Catholic Church**

Reshingled their church spire in a traditional manner.

Phoenix Award **Dominic and Margaret DeCristofaro**

Restored with the assistance of Elegant Remodel Homes, their 1906 Crown Point landmark house after it sustained a fire in 1988.

Adaptive Reuse **Old La Jolla Firehouse**

Converted to a YMCA teen and senior citizen center.

Neon Signs

Mission Federal Credit Union

Preserved the "Frank the Trainman" sign at their new University Heights branch.

Mann Theaters, Grove Shopping Center

Preserved the San Diego State, "Campus Cheerleader" sign at the redeveloped center.

Commercial Rehab **Clarion Hotel**

For the rehabilitation of their hotel at Balboa Park.

Residential restoration

Ken Constantino

For his outstanding efforts in the restoration of his Victorian home in Hillcrest.

Reflections

Celebrating 20 years
of active preservation
in San Diego

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Save Our Heritage
Organisation is a non-profit
organization dedicated to the
preservation of cultural
resources throughout San
Diego County. SOHO is a
member of:

- o National Trust for
Historic Preservation
- o California Preservation
Foundation
- o San Diego Historical Society

From the President

I know everyone has heard at one time or another, "You always think you know someone until . . . ?" Well, the past two months have been very revealing ones to me. I thought I knew SOHO; however, since my participation in preparing the SOHO history, I've uncovered a wealth of information about people and events that have been buried in old files. This information will be organized, and some of it will be published in the history. We are working very hard to ensure that the information presented in the history is thorough and correct.

However, I know already that we will be remiss in mentioning some of the valuable people that contributed in a significant manner or that some events or issues will be omitted. For this, I extend our apologies. The research into the organization is as complicated (if not more baffling than) trying to research the history of a house. For each person mentioned in relation to a specific event, it seems five more names come up in association.

Our goal though, is to publish a concise profile of SOHO, and augment it with oral histories and thorough documentation.

The organization becomes all the more remarkable when one sees that its goal at inception was to save some Victorian homes from demolition, and to establish a Victorian Preserve. Now, SOHO is identified with all forms of architecture, and has developed into "the authority" on preservation throughout the county. Because of this development, the Board of Directors will be presenting a rewritten Constitution and By-Laws for vote at the September General Meeting. The rewriting was undertaken to align our documents with the current state laws governing non-profit corporations, and to reflect the change of SOHO's role in the preservation of San Diego County's architectural heritage. The documents will be available for review in the office and we encourage your comments.

PRESERVATION PLAN ON IT

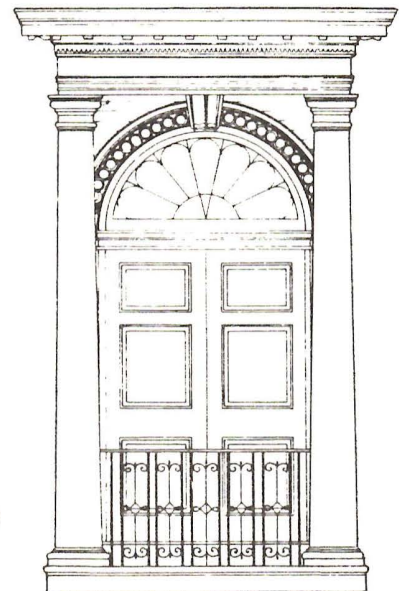
Planning on restoring a house, saving a landmark, reviving your neighborhood?

Gain a wealth of experience and help preserve our historic and architectural heritage. Join the National Trust for Historic Preservation.

Make preservation a blueprint for the future.

Write:

National Trust for Historic Preservation
Department PA
1785 Massachusetts Ave., N.W.
Washington, D.C. 20036



Executive Director's Message

Now that I have a few months' experience under my belt, I would like to share with you some of my day-to-day duties, and some highlights I've experienced thus far.

The SOHO cottage is never quiet!! I am constantly amazed at the phone and mail inquiries: everything from "HELP, an important historical structure is scheduled for demolition," to "tell me a little about your organization". It is rewarding to see the "fruits of your labor," when a new membership application arrives in the mail, or when SOHO gets a headline in the newspaper.

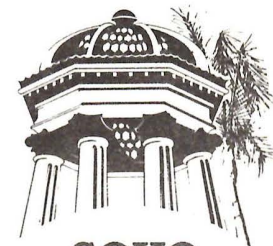
I also enjoy working with the volunteers who do so much to keep our mission alive: **Jerry Ray**, our Membership Chairman, has kept our vital membership records in order; **Alex Bevil** always provided a helping hand when it came to daily office chores; and **Mary Kuhn** is hard at work on our Local Resources directory (look for that in the Fall). Our entire organization owes all of our volunteers a debt of gratitude for their dedication.

As well as interacting with the public, my job involves representing SOHO at the

monthly meetings of the City and County Historic Site Boards, and to pass on any pertinent information to you. I am your eyes and ears to the most pressing preservation issues. Other interaction by myself with the City Council and the County Board of Supervisors is also key when promoting historic preservation.

In April, I proudly represented SOHO at the annual California Preservation Conference, held in Los Angeles. The conference provided me an opportunity to meet other players in the preservation world, and to gather the latest information regarding legislation, techniques, and management of our precious cultural resources.

I look forward to meeting all of you through the coming year. I work for the entire organization, and as such, am anxious to hear your comments and suggestions. Please feel free to contact me at the cottage if you need anything. Remember, as a part-time employee, I am not in the office 40 hours/week; however, rest assured you will have my wholehearted attention and dedication as much as possible.



SOHO MEMBERSHIP Application/Renewal

SOHO is a 501 (c) 3 organization, and membership privileges include the newsletter *Reflections*, as well as reduced prices for workshops, lectures, and tours.

Membership categories are:

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

Call SOHO for more information at (619) 297-9327, or complete the form below and mail with your check to:

**SOHO, PO Box 3571,
San Diego, CA 92103**

Name: _____

Address: _____

Phone: h. _____

w. _____

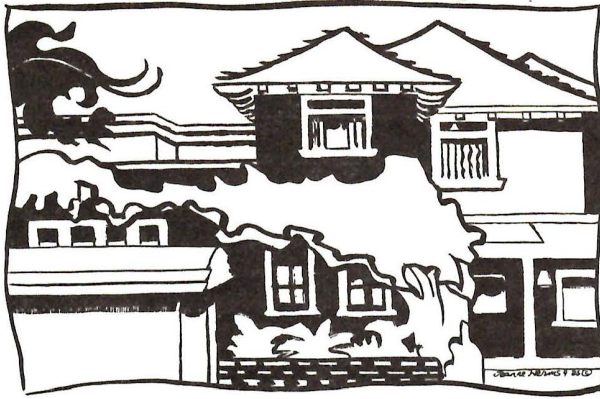
I would like to help with:

- newsletter
- tours
- workshops
- office
- other _____

20th ANNIVERSARY CELEBRATION

OCTOBER 15, 1989

**HORTON GRAND HOTEL
and
HAHN COSMOPOLITAN THEATRE**



SEA CLIFF MANOR (1900)

Home Tours

continued from page 1

Madame Tingley's home and her Theosophical Institute, site of North America's first Greek Theater, were prominent features of the 1982 Pt. Loma Tour. Also on this tour: John P. Mills' mansion in Sunset Cliffs, Sefton mansion, Burnham house, Octagon house, and the Ella Strong Denison villa.

Then, in 1984, SOHO sponsored a tour of Chula Vista, the one time "Lemon Capitol of the World." This tour included the Dickenson-Boal mansion, Wallace Dickenson house, Davidson house, Burch house, Greg Rogers' house, Darling house, and the Chula Vista Woman's Club.

Next -- on our tour of tours -- "Jewels of La Jolla." With its rugged coast and wild surf, La Jolla has long attracted artists, writers, and creative thinkers. Sea Cliff Manor, a 1900 craftsman style home, thought to be an early example of Irving Gill's work, served as the headquarters for the tour.

The "Footbridges to Fortune" tour featured Banker's Hill -- named for its primary residents. Known as "Pill Hill" for its plethora of doctors' offices and also "Gill

Hill" for its rich variety of works by noted architects, this tour included homes designed by the firm of Heberd and Gill, and those of Gill's protégés: Richard Requa, Frank Mead, Emmor Brooke Weaver, Hazel Waterman, and Gill's nephew, Louis. Some of the buildings seen were the Charles O'Neill house, Captain Albert A. Ackerman's home and garden, Charles W. Fox home, Randy Prine house, Mertzman-Winaus residence and the Coulter residence.

The tour began at the now-barren site of the Melville Klauber House, listed on the National Register of Historic Places. An internationally - recognized masterpiece of Craftsman-style architecture, and a representation of a major turning-point in Gill's architectural style, all that is left of this house today is an empty lot. . . which brings us to a reason for these home tours -- *to educate the public about our architectural heritage* and the importance of preserving what we have left.

SOHO's next tour, Aug. 26, will be of the Point Loma/Sunset Cliffs area, and will focus on Spanish Revival architecture. Info: call 297-9327.

Preservation Update

The San Diego Historical Site Board accepted the **Mission Brewery's** nomination to be placed on the National Register of Historic Places. By a unanimous vote at their May meeting, the Board sent their recommendation to the State Historic Office of Preservation in Sacramento.

The **Julia Liffreing House** issue has been continued by the County Board of Supervisors until their October 25, 1989 meeting. At this meeting the Supervisors will hear an application to reclassify the property. Supervisor Bailey also has directed that the house be nominated to the National Register of Historic Places.

The **Somermont home** in El Cajon will be nominated for the "H Designator" at the next County Historic Sites Board meeting this month. Built in 1887 by newspaper man William Somers, the delicate structure cannot withstand a move and is currently threatened with demolition.

The **Balboa Park Master Plan** was approved at the June City Historic Site Board Meeting. This Plan includes Historic Preservation elements to protect pre-existing, locally-designated structures in the Park, as well as those that may be deemed historic in the future (i.e. the **Fire Alarm Building** and the **Golden Hill Park Fountain**). Also at this meeting the City accepted the proposed restoration plans for the **Chinese Mission**.

MEMBERSHIP RENEWALS

January - May, 1989

Active Memberships:

Susan Andrea, Mrs. John F. Arbuthnot, Janet Backer, Louis Bangs, Judy Barney, Preston and Ethel Berlau, Bobett Bersbach, James Bette, Helen Blanchard, James D. Blick, Stephen Boe, Louise Borchert, Helen Bouris, Cory Braun, Robert Broms, Barbara Briggs, Jacqueline Caffee, Trudie Casper, Mary Chipps, Robert Coffin, Lawrence Connor, Dr. and Mrs. Ronald Converse, Loch Crane, Marilyn Crehore, Alice Crittenden, Bethel & Ruth Dahl, Miriam Davis, Sheila DeMaine, Daria R. Doering, Mrs. T. R. Eller, Jacquelyn Estrada, Harry Evans, Harriet Eves, Nancy Fitzpatrick, Lillian Foley, D. Foster, Carolyn Foushee, Sharon Fowler, David Gill, David Goldberg, Dudley Graham, Ethel Greene, John & Carolyn Grossberg, Philip & Margaret Ham, Shirley M. Hanson, Vivian G. Henderson, W.W. & Marion Henderson, Helen Herman, Craig & Barbara Hughes, Mollie Hunter, Mary Hyde, Herbert & Ruth Jacobson, Bette James, Marian Jenkins, Karen Johl, Sidney Jones, Mrs. Harry Klaskin, Ann Kleinschuster, Pat Kriebel, Mark Landsman, William Lawrence, Karen Ledterman, Virginia Long, Lora Ludwig, Margaret MacGregor, Ramola McKenney, John and Anna McPherson, Michael and Cindi Malinick, Gardner Martson, Virginia Maulding, Carol Mendel, Karly Meyer, Laurence Mulvey, G. Nirab, Peter Norton, Ruth Padgett, Elizabeth Papo, Margaret Queen, Clay Raaka & Associates, Charles Reilly, Sue Redondo, Tim & Mimi Riley, San Diego Historical Society, Charlotte Schriefer, Crystine Seipel, Arnold & Ann Senterfitt, Ruth Sewel, David Sharp, Catherine Shelton, Jeffrey Shorn, Mr. & Mrs. F. N. Spiess, Olive Stafford, David Swarens, Bud & Barbara Swearingen, Charlie Sykes, Sondra Thiederman, Josephine Van Cleave, Pitt Warner, Leland Weatherbee, David & Elsa Weinstein, O.R. Williams, Park & Jean Wollam, Edwin Wordell

Professional memberships:

Sherry Bloom, Nancy Carter, Sandra Crane, Donna Cundiff, David Kuivanen, Marie Burke Lia, Thomas Weber, Robin Webster, Jacqueline Williams

Corporate Memberships:

Lorimer-Case, Architects

DATEBOOK

- July 10** SOHO Board Meeting, 6 pm Senlis Cottage, Heritage Park
- 12** County Historic Site Board Dept. of Planning & Land Use
1 pm 5201 Ruffin Rd., Suite B.
ph. 694-2960
- 26** City Historical Site Board City Administration Bldg.
1 pm Community Concourse MS4A
ph. 533-3694
- 28** California Preservation Escondido City Hall Council
Foundation Forum Chambers, 201 N. Broadway
9am-5:30pm ph. 432-4549
- Aug. 7** SOHO Board Meeting, 6pm Senlis Cottage, Heritage Park
- 9** County Historical Site Board Dept. of Planning & Land Use
1 pm 5201 Ruffin Rd., Suite B
- 23** City Historical Site Board City Administration Bldg.
1 pm Community Concourse MS4A
- 26** SOHO Home Tour of Meeting Place T.B.A.
Point Loma, 9am-4pm
- Sept. 16** Annual Fall Membership Place and Time T.B.A.
Meeting
- Oct. 15** SOHO's 20th Anniversary Horton Grand Hotel and the
Time T.B.A. Hahn Cosmopolitan Theatre

Annual Fall Membership Meeting

The "SOHO Lady" will be awarded by last year's recipient, Mary Joralman, Past President of SOHO

We also will vote on amendments to our Constitution and By-Laws.

Some History for our Pt. Loma Home Tour

Bruce Coons

In the 1920's and 1930's, the romantic image of Southern California engendered the growth of Spanish influenced architecture and literature. In Pt. Loma and Sunset Cliffs, Spanish motifs became predominate in the new architecture, since this area possessed all of the elements of the "California Dream."

In 1924, John P. Mills bought 300 acres of Sunset Cliffs from the Spalding estate. Acting as sales agent for his company, "Pantages, Mills and Shreve," he decreed the architecture in this new development to be of white stucco and red tile roofs. The costs, dependant upon proximity to the ocean, ranged between \$5,000 and \$25,000.

The company paved graceful winding streets, and put in curbs

and underground utilities. Ornamental lamp posts also were installed to light this unique neighborhood. Sales were brisk.

At the height of his prosperity, John Mills donated a waterfront parkway to San Diego, to be maintained always for public use.

Mr. Mills built his own elegant mansion to overlook the ocean, and it became the centerpiece of the Spanish Revival development. However, the stock market crash of 1929, coupled with Mills' excessive debt, forced him to auction his house.

The beautiful vestiges of John Mills' planned community can still be seen today. SOHO invites you to journey through it with us on August 26.

In Upcoming Issues of Reflections

Part II -- Challenges ahead for Pt. Loma Nazarene College

Why preservation is important?

Using period wallpapers

Brief review of SOHO home tour and Spanish Revival architectural style



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