



# Reflections

Volume XXII N. 1, January-February 1991

Save Our Heritage Organisation

## 1991 SOHO People in Preservation Award

The Annual People in Preservations Award program is being initiated early this year. In your newsletter packet you will find an application for the 1991 program. Please fill it in with your favorite candidate. If you need more forms, do not hesitate to call the SOHO office. You are also free to make additional copies of the form yourself, and submit those to the SOHO office.

The 1991 Awards Banquet is scheduled for May 16. Write that date in your calendar right now. Deadline for the forms is March 16, but do not hesitate to submit them immediately, anytime before March 16.

Last year's event was very successful. More than 100 people attended the banquet. We all enjoyed excellent food and atmosphere, and celebrated a number of well deserved awards. The awards recipients included:

- **Preservationist of the Year.** Captain Bob Mitchell, Commanding Officer of the US Naval Submarine Base.
- **Major Commercial Restoration.** Mr. Michael Foote, for the restoration of the Mission Brewery.
- **Major Hotel Restoration.** Ms. Mauvoureen O'Connor, for the restoration of the Sandford Hotel.
- **Home Restoration.** Mr. Patrick Danaher, for the restoration of the "Madden House, circa 1908" in Coronado.
- **Phoenix Award.** Mr. and Mrs. Robison for the restoration of the "Lizzie Armstrong House".
- **Apartment Restoration.** R. & Mrs. Fisher, Mr. and Mrs. Webber, and Mr. and Mrs. Tuckfield for the restoration of the "Golden Hill Court".
- **Civic Landmark.** Mr. Don Wood and Citizens Coordinate for Century 3 for the lighting restoration of the County Administration Center.
- **Government Preservation Project.** Mr. Bob Copper for the restoration of the Temple Beth Israel Building.
- **Adaptive Reuse.** Mr. Mike Wilkes, and the "Bookstar" store for the adaptive reuse of the Loma Theater.
- **People in the Trenches.** Mr. Alex Bevil for tenacity in preserving the Fire Alarm Building in Balboa Park.
- **Award to the Press.** Mr. Dave Ross for the Adams Avenue Newspaper.
- **Civic Award.** Congressman Jim Bates for his fight to preserve the Aztec Brewery.
- **Neighborhood Preservation.** To the Old Escondido Group for preservation efforts of its neighborhood, and to the Chinese Historical Society for the Chinese Historic District.
- **Preservation Effort.** To the Balboa Theater Foundation.
- **The Miles Parker Award.** Mr. Jay Wegter, artists.
- **The Ed Scott Award.** Mrs. Karna Webster, historian.

## LAST SHOW FOR THE "CALIFORNIA" HISTORIC THEATER SOLD OUT

Councilman Bob Filner again showed himself to be the Donald Trump of local politics with a deal in which the landmark Spanish Colonial Revival Theatre at 4th and C Streets in the center city was condemned to demolition in exchange for cash payments to an endowment managed by one of the developers, the San Diego Community Foundation.

This transaction was reminiscent of the way Mr. Filner handled the national register eligible Aztec Brewery, trading demolition for "donation" of murals and other site specific art work to the City.

The Community Foundation recently granted five thousand dollars to Mr. Filner's previous project to make it "work".

The endowment created by the Council's action as mitigation for loss of the theatre was proposed after the public hearing was closed with no opportunity for review or discussion. Ray Shepardson, a nationally known theatre restoration consultant, presented a proposal from Steven Jarvis/Thunderdome of Detroit, and addressed the value of the theatre as an "urban tool" and historical and cultural resource, and along with SOHO questioned the adequacy and bias of the developer's estimates, which even the city engineers office had judged to be "inconclusive".

Filner's complex and hastily assembled motion, seconded by Councilwoman Judy McCarty, at first proposed to exempt the project from any

*Continued on page 3*



## Reflections

Celebrating 21 years of active preservation in San Diego County

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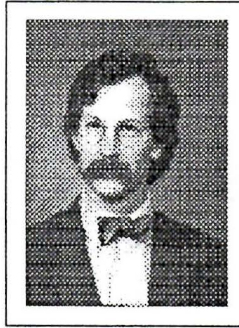
#### Executive Director

Al Alferos

Reflections is published by:  
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(619) 297-9327

A non-profit organization dedicated to the preservation of cultural resources, SOHO is a member of:

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



## From the President

In these times of war and economic downturn, preservation of the elements of our cultural heritage in the built environment, and the attendant anchoring sense of place and time, is as important as ever.

As people see their world with increasing uncertainty and fear, the familiar world reassures. The WWI period witnessed a resurgence of the academic and historical revival styles, such as the Spanish Colonial popularized by San Diego's Exposition, and the decline of the Arts and Crafts and other proto-modernist movements which often challenged our realities.

The 60's Vietnam era saw the development of the New Social History with its attendant focus on the artifacts of everyday life, including vernacular and utilitarian building forms, and a rise of interest in historic preservation and other environmental issues.

In the present troubles, let us not lose sight of the significance that landmarks—great and small—add to our lives, as emotional shelter in the gathering storm, and a home to return to and a reminders of what we can accomplish as we work together.

And let us hope for a just and lasting peace in a future and build it on the best of our pasts, and learning also from the worst.

## Membership News

Heartfelt sympathy to the families of SOHO members Grace Klauber and Thelma Tradewell, who died recently.

## Volunteers Needed

Volunteers are the heart of SOHO and responsible for the successes achieved over the years. We desperately need an infusion of volunteers (new and recycled) to help in many areas. If you can donate a few hours a week please call the office and talk to Al Alferos.

If you have experience or interest in any of the following areas, SOHO NEEDS YOU: Library, Newsclipping, Membership Roster, Historian, Research, Bulk Mailing, File maintenance, Telephones.

## Congratulations!

To Carol and Roger Showley on the birth of Charles Grant Showley ( 29 Oct.) and to Juliette and Charles Sykes on the birth of Edward Charles Sykes (26 Nov.)

# City Manager's Committee on Seismic Retrofit for Older Buildings

*(This article contains information from a correspondence to SOHO.)*

The committee has been meeting for over two years to deal with this very complex and difficult matter.

One of the first decisions made was that the city should not attempt to write an ordinance which would require seismic retrofit of older buildings without first having a comprehensive socio-economic study.

The Socio-Economic Impact Study and Report was authorized and the consultants selected by means of a comprehensive selection procedure were Innis-Tennenbaum Architects, Inc. in association with Tannebaum-Manheim Engineers and William Kuebeleck and Associates Economists.

These consultants are nearing completion of their work and have written a report for review by the committee. A draft ordinance has been prepared, based on the report and on a draft model ordinance recommended by the State Seismic Safety Commission for local government consideration.

State law requires the adoption of a Seismic Retrofit Ordinance by all local governments which are in Seismic Zone 4. Most of the city of San Diego is on Seismic Zone 3 and, thus, would not be under this requirement. However, recent ecological studies of the Rose Canyon fault have indicated that it may be classified as active and that San Diego should be placed entirely within Seismic Zone 4. In any event, there is general agreement that the unreinforced masonry buildings under consideration do constitute a serious hazard and that some retrofit provisions should be required.

*(Note: SOHO members Wayne Donaldson, A.I.A. and Robert Ferris, A.I.A. sit on the Committee on Seismic Retrofit for Older Buildings.)*

## Historic Districts Reviewed in Escondido Workshop

On a Saturday in January, SOHO, along with city planners from Redlands and Escondido, presented a workshop for members of the Old Escondido Neighborhood Group (a 1990 People in Preservation Award Winner) and others on a city of Escondido-appointed panel studying the impact of historic districts.

The city is currently considering designation of districts in "Old Escondido" and several nearby areas.

SOHO president David Swarens shared his experience of community perspective in San Diego's Sherman Heights historical district. In addition, Woody Zuill, a commissioner with the Historic Preservation Commission, and Rick Foster, Escondido City Councilman, dedicated their time to this discussion organized by Dawn Suits, Principal Planner for the city of Escondido.

## Lunch in a Laundromat

Betsy Brown's Cleaning Town on University Avenue in East San Diego celebrated its renovation and reopening with a luncheon and the unveiling of Carol Lindemulder's murals of landmark buildings from the surrounding community.

The inside of this vintage laundromat is now really a cleaning "town" with historic facades rising above the washers in this neighborhood gathering spot.

Present at the reopening were owners and tenants of a number of the recognized building. Also City Councilman John Hartley, City Planning Director Bob Spaulding, Historical Site Board member Harry Evans and chairperson Kathryn Willets, SOHO President David Swarens, and artist Carol Lindemulder, Vice Chair of the Historical Site Board and founding member of SOHO.

## CALIFORNIA THEATER

**SOLD OUT** *continued from page 1*

environmental review. Linda Bernhardt and John Hartley opposed the motion, Hartley saying (This) "is not something I want to be a part of".

The theatre, a golden age film and concert palace and Centre City Spanish Colonial revival landmark, is the proposed site for a scrape and build project that involves some prominent figures and several local charities including the San Diego Community Foundation.

As Welton Jones comments in his San Diego Union column of Jan. 31, 1991 "There's really no doubt the California is a historic structure under the guidelines established by the city council...an unusual and irreplaceable resource..."

SOHO believes preservation is both desirable and feasible and has been in communication with the property owners since last April, but only designation will cause them to seriously review adaptive reuse and restoration.

With a proposed tower at the north end of the block the historic theatre could easily integrate into the complex project with the potential to generate as much income as a new building while providing for preservation of design and use.

Theatre restoration expert Ray Shepardson views the California as a "significant...theatrical architecture worthy of interior restoration,." Thunderdome Enterprises of Detroit is willing to do this, and to sign a long term lease. Other producers and promoters remain interested in use.

While this would be an important site even if it were not feasible to preserve, in this case there is no need to sacrifice either architecture or theatre to profit developers and benefit their charity partners. The environmentally sensitive preservation solution would benefit the entire community.

# Congress Boosts Preservation Funds

The U.S. Congress increased federal historic preservation funding for the fiscal year 1991 when it passed a flurry of federal spending measures before adjourning session this fall. The \$34.48 million approved for state and local preservation programs and for the National Trust was the highest funding level in more than two decades.

The funding bill, which was signed into law by President Bush on November 5, allocated \$28.71 million to the state historic preservation programs and \$5.77 million to the Trust. The Advisory Council on Historic Preservation was also provided a \$340,000 increase and \$99,000 was approved to support the U.S. Committee of the International Conference on Monuments and Sites. Last year Congress voted \$32.3 million for preservation and the President requested \$33.6 million for 1991.

National Trust President J. Jackson Walter, hails this year's funding increase as "another important step forward in increasing substantially the national commitment to historic preservation." Walter, who testified before Congress a number of times in support of increasing funding, also praised the work of "thousands of preservation advocates across the nation whose voices were heard by

their congressional representatives." Eric Herfelder, the executive director of the national Conference of State Historic Preservation Offices, stated he was pleased with the increase, "but we are disappointed that the increase isn't enough to allow for much-needed restoration grants."

Other legislation approved or being considered by Congress includes:

**Preservation Tax Incentives—**The Community Revitalization Tax Act (H.R. 796 and S. 342), the legislation that would have made the historic rehabilitation and low income housing tax credits more useful, was still on the "to do" list when the 101st Congress adjourned in late October.

**Protection of Historic Places—**The National Heritage Preservation Act, would apply the lessons of the campaign to save the Manassa battlefield by establishing programs to protect such nationally significant places without costly and controversial federal purchases. Additionally, other legislation would strengthen the purchases. Additionally, other legislation would strengthen the Section 1206 process of the National Historic Preservation Act. The National Trust worked aggressively to help develop these proposals and National Trust

worked aggressively to help develop these proposals and will encourage Congress to take a serious look at these bills next year.

Congress did take action to have the National Park Service conduct a study of the protection needs of National parks and the adequacy of their present boundaries. Congress also approved the creation of a commission to development recommendations for the protection of endangered Civil War sites.

Housing and Community Development - Comprehensive housing legislation adopted in the final days of the 101st Congress represents a major shift in housing policy away from new construction and toward cost-effective rehabilitation. The National Affordable Housing Act includes one component that provides historic preservationists with a financial boost for low-income housing rehabilitation. The newly created Housing Opportunities Partnerships programs creates a nonprofit set-aside for housing rehabilitation and technical assistance. The bill also directs \$14 million to nonprofit organizations for the purpose of providing technical assistance to these low- and moderate-income rehabilitation projects.

*Submitted by Robin Webster*

# Membership News

## Welcome New Members

Kathleen Fannella of San Diego.  
 Suzanne Fitzpatrick of San Diego.  
 David and Ann Johns of San Diego.  
 Dr. Juan XII Suros (Corporate member) of Chula Vista.

## Renewing Members

David & Elsa Weinstein (Members of 15 years of Berkeley Heights, New Jersey. Also...

## Members over 20 years

Barbara Briggs  
 Frances Heilbron  
 Ann & Arnold Senterfitt

## Members of 15 years

James Blick  
 Larry & Janet Ford  
 Mr. & Mrs. Phillip Ham  
 Sharon Hilliard  
 Miriam Jenkins

Ruch and Elinor Meadows  
 Mr. & Mrs. P. Norton  
 Dale Roybal

## Members of 10 years

Alex & Eleanor Kuhnel  
 David & Michele Lowenstein  
 Margaret Queen  
 F. N. & Sarah Speiss

## Members of 5 years

R. Bersbach  
 Sherry & Marty Bloom  
 Stephen Boeh  
 Wayne Donaldson, A.I.A.  
 Marie Lia  
 Chuck & Robin Luby  
 Sue Redondo  
 Tim & Mimi Riley  
 Cheryl Spicer

## Members 1-5 years

Charles Bahde  
 Jane Campbell

Tom & Marilyn Carnes  
 Mary Chipps  
 City of Carlsbad  
 Steve & Lynne Doyle  
 Janice Fahey  
 Lawrence Forman  
 David & Iris Gimbel  
 John & Carolyn Grossberg  
 V. Henderson  
 Angeles Leira  
 Jon & Anna McPherson  
 Michael Nabholz  
 Jean Nagle  
 Roger Nulton  
 Jeffrey Shorn, A. I. A.  
 Patra Straub  
 Thomas Ward  
 Matthew & Sedona Weathersby

## Correction...

The name of a renewing member should have read:  
 Louise Borchert.

## SOHO Membership Application/Renewal

Membership privileges include the monthly newsletter Reflections to keep you informed of preservation issues and activities in San Diego County, as well as special prices for SOHO workshops, tours and related activities and events. Membership categories are:

Life—\$1,000 • Benefactor — \$500 • Corporate — \$250 • Executive — \$100 • Professional — \$50  
 Individual/Family — \$25 • Student — \$10

Please call the Soho office (297-9327) for more information. To apply for membership or to renew membership, complete the following form and send it and your check to SOHO, P.O. Box 3571, San Diego, CA 92163.

### Thank You For Your Support!

New Member       Renewal

\$1000    Lifetime

500      Benefactor

250      Corporate

100      Executive

50        Professional

25        Individual/Family

10        Student

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, ZIP \_\_\_\_\_

Telephone: (H) \_\_\_\_\_

Telephone: (W) \_\_\_\_\_

I would like to help with:

- Tours             Newsletter  
 Office            Membership  
 Workshops     Other

You will be contacted regarding your choice(s).

# SOHO has Artifacts for Sale



SOHO has for sale a fine selection of artifacts salvaged from Dye Villa (c. 1889) and associated structures which were located on Cortex Hill. The group of buildings were demolished for a planned "affordable housing" project but the developer had a change of mind and the site is now a parking lot.

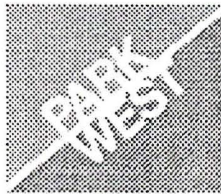
The artifacts, donated to SOHO by the property owners Mr. and Mrs. Bob Davis, include:

- A great pair of paneled pocket doors with original hardware;
- A number of Victorian interior doors (some with rim locks);
- An 1880's front door with Queen Anne colored glass and all hardware;
- A cast iron fireplace front (originally marbleized);
- Several doors (1880-1910), interior hardware, large porch columns, and more...

Call the office for details (297-9327).

## ANNOUNCEMENT

There are several openings on the County of San Diego Historic Site Board. It meets at 1:00 p.m. on the second Wednesday of each month. Interested parties should call their County Supervisor's office and ask for an application or contact Joshua Wolfe at 565-3327 for more information.



## YOUR OPPORTUNITY

Bankers Hill Irving Gill historical site #63. Charming 4BR, 3 baths, remodeled kitchen, wine cellar, brick patio, large wooded lot. Call Jane Haro 298-3284 or Park West



Save Our Heritage Organisation

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## 1991 People in Preservation Nomination Form

Nominee Name: \_\_\_\_\_

Address: \_\_\_\_\_

Contact Person Name: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Nomination submitted by: \_\_\_\_\_

Organization: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Reasons for Nomination: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Brief Description of Work Achieved: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Historical Significance of Nomination: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

List of Exhibits Presented in Support of the Nomination:

*(Please be advised that nomination materials will not be returned.)*

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Suggested Category if Applicable: \_\_\_\_\_