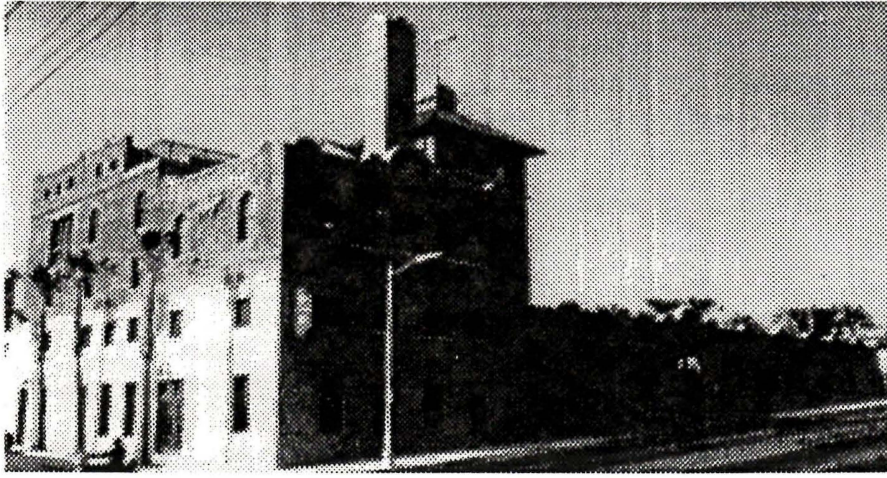




Reflections

Volume XXII N. 2, March-May 1991

Save Our Heritage Organisation



CALIFORNIA THEATER REVIEW PROCEEDS

In spite of an earlier City Council action "adjusting" the historic designation of the 1920's Spanish Colonial Revival California Theatre, the Environmental Planning division of the City's Planning Department has ruled that the proposal for demolition will require a full review, including the preparation of an E.I.R. Environmental Review addressing the significant and cumulative effects that loss of this resource would cause. The E.I.R. must also look at options that would not negatively impact the historic theatre, such as a redesign to include the building (which SOHO feels is very viable), and even alternative sites for the project.

The developers had sought to avoid this formal review process in which they must address the feasibility of other options. The E.I.R. includes opportunities for public participation and comment, both in the preparation of the required documents and in hearings.

SOHO has already contributed a response to the notice of preparation and scope, and is looking forward to receiving the draft E.I.R. for our comments.

If you want to be informed of future meetings regarding the future of the California Theatre please call our office and leave your name, address, phone number and message on SOHO's answer machine.

People in Preservation Awards 1991 Ceremony at Historic Mission Brewery

Eleven awards were presented at SOHO's annual People in Preservation Awards Dinner which took place May 23rd. Some 100 Guests gathered to celebrate the occasion and salute the following awards.

- San Diego Hardware - Phoenix Award**
- Lawrence Riveroll - Stewardship Award**
- Rancho Santa Fe Historical Society - Enlightenment Award**
- Bob Sinclair - Midas Touch**
- Welton Jones - Press Award**
- City of Oceanside - Good Government Award**
- Mac McKnight - Craftsman Award**
- Vicki Cole - Miles Parker Award**
- Von Marie May - Kate Sessions Award**
- Alana & Bruce Coons - Preservationist of the Year**
- Tom Mullaney & Dale Laney - Residential Investment Restoration**

SOHO President David Swarens opened the event with welcoming remarks and introduced Ann MacCullough and Angeles Leira, co-chairs of the event. Writer Roger Showley accepted on behalf of Welton Jones who was out of town. Past president Sandy Somerville accepted on behalf of Rancho Santa Fe historical Society and Mark Ruiz accepted for San Diego Hardware. Sal Giametta of Mayor Maureen O'Connor's office also presented the awardees with proclamations.

Participating in the awards ceremony were San Diego City Councilman John Hartley; architect Wayne Buss; Kathryn Willets, chair of the San Diego Historical Sites Board; and Don Wood, a 1990 SOHO awardee and past president of C-3.

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Reflections

Celebrating 21 years of active preservation in San Diego County

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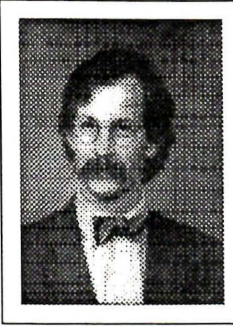
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- National Trust for Historic Preservation
- California Preservation Foundation
- San Diego Historical Society



President's Message

Celebrate our Heritage . . .

. . . was the theme of this years national Historic Preservation Week (May 12-18).

In this time of flag waving patriotism, its appropriate to not only celebrate, but also to examine, what our "heritage" means. To me its the unprecedented "experiment of Jefferson and Franklin, and their friends, of government "by the People, for the People", of rule by law and not by whim. Its also the world of Mr. Capra's "Mr. Smith", and Chandler's Marlow; of "mean streets a man must go who is not himself mean". In a bitter moment Chandler/Marlow described L.A., and, by extension, Southern California as "a mail order city, everything in the catalogue you could get better somewhere else." From the earliest periods of European contact, California has provided a canvas for dreams. Early in the 20th Century, Irving Gill described this area as "the open window". If such expansiveness was often ethereal or ephemeral, it also provided a unique environment where process was as important as product.

In working to provide protection for those elements of our built and designed world that provide our own diary on the land and that document our own lives as Californians and Americans, it is right that the decision making process integrate us as our changing world should integrate rather than obliterate our past.

With this as our goal, we truly "Celebrate our Heritage."

Mission Hills Home Tour

June 8

9 a.m. to noon

A combination trolley ride/walking tour of beautiful Mission Hills.

The cost is \$15 for SOHO members; \$25 for non-members, which includes a one year membership in SOHO. The tour starts at Mission Hills Congregational Church, 4070 Jackdaw (Corner of Jackdaw and Fort Stockton Dr.) Parking available. Advance registration only. Payment must be received by June 6 at SOHO 2450 Heritage Park Row, San Diego, CA 92110.

A SECOND LOOK FOR THE QUALITEE/CARNATION DAIRY

On April 23 Tuesday , the historic designation of the Centre city East landmark (recently featured in a cover article in "San Diego Home & Garden) has again been upheld by the San Diego City Council. The concrete building, a blend of Spanish and Moderne, stands at 10th and J Streets in the heart of downtown's old commercial district. A potential developer of the site asked for a "clarification" of the councils' previous 8-1 support of designation in response to his appeal of the action of the Historical Site Board.

With Deputy Mayor Filner chairing, the council voted 6-2 to reaffirm the buildings landmark status, with Mr. Roberts in thoughtful dissent, wanting to see a development proposal, and Ms. McCarty opposing less thoughtfully (she just didn't like the building).

At the previous council hearing the developer had contended that designation and preservation would "make my project economically impossible". With the "second look" provided by designation, feasibility was reevaluated, and he approached the council with a project integrating a large part of the site. The Council agreed with SOHO, however, that a project-driven designation would be putting the milk cart before the horse. With designation, we're looking forward to a Qualitee project.(DS)

Giant Dipper Historic Preservation Fund Established

In 1981 when the Save the Coaster Committee was formed, the Mission Beach Giant Dipper roller coaster had been sitting abandoned and neglected for almost 5 years. The Giant Dipper was built in 1925 for John D. Spreckels' new Mission Beach Amusement Center. At the closing of Belmont park in 1976, the roller coaster was one of the few reminders of the seaside attraction that had given enjoyment to generations of San Diegans for 50 years. Recognized as a City of San Diego Historic Site in 1974, the coaster was added to the National Register of Historic Places in 1978. In 1986, the National Park Service further honored the Mission Beach Giant Dipper by awarding it National landmark status.

Efforts by the City of San Diego to force demolition of the roller coaster were almost successful but, with initial support from SOHO and SOHO's contribution of \$1500 'seed money', the Save the Coaster Committee was created. Volunteers from throughout the United States and the world contributed time, money and expertise to ensure preservation of our historic coaster. After 8 years of hard work the coaster was saved. In 1989—90, the San Diego Coaster Company completed restoration and reopened the ride on August 11, 1990 to long lines of impatient riders. In today's world of gigantic wooden coasters and extreme steel coasters, riders of the Giant Dipper are often amazed at the unexpected excitement of this seemingly small and unimpressive coaster.

As part of the new life for the Mission Beach Giant Dipper, the Save the Coaster Committee has established an endowment fund to provide "life insurance" for the coaster. The endowment fund has a two-fold purpose: to provide a permanent source of basic maintenance funds should the coaster need them at some future time, and to share our success by creating a source of grant funds for small, local preservation projects that may not qualify for traditional sources of funding. Priority will be reserved to the coaster itself, if in need, but once a principal of \$50,000 has been

Continued Page 5

HISTORIC SITES BOARD DROPS GRADING

At their February meeting San Diego's Historical Site Board dropped its long time policy of including significance "grade" with designation actions. Grade I had been applied to the most important sites, those which the board felt were potential National Register sites, with Grade 2 and 3 reserved for less significant or only local significance. Grade 4 was a "commemorative" designation with no land use restrictions generally accompanying it.

SOHO had independently requested this action because of the abuse during the appeal process which has occurred in recent years. The Site Board's action should end possibilities for confusion which had existed, and the increased emphasis on clear and explicit "findings" as an element of actions brings the city process into step with the legal requirements of state and federal environmental law.

Annual Preservation Week Message from National Trust President J. Jackson Walter

"1991 marks the twenty-fifth anniversary of the National Historic Preservation Act of 1966. With this legislation, Congress mandated that our nation's heritage is a birthright that must be protected. We can be proud of what has been accomplished as a result. Let us take this anniversary year to inspire friends, neighbors, and civic leaders to share our commitment now and in the years ahead."

From **Historic Preservation News**

Rick Garbini, Landscape architect and SOHO board member, continues a good recovery after recent heart surgery.

SOHO appreciates the out-of-town membership renewals of: Susan Andrea of Silver Spring, Maryland, a member for 10 years; Coup & Smith Architects of Calexico, members for 7 years. Special recognition and acknowledgement to 20-year members:

- HARRY EVANS
- DR. RONALD CONVERSE

WELCOME NEW MEMBERS

Barbara McMinn
 Susan Mertz
 James Royle, Jr.
 Douglass Scott
 Charles & Nina Weber

OTHER MEMBERSHIP RENEWALS

Member 15 years +
 Marilyn Crehore
 Gloria Eddy
 Nancy Fitzpatrick
 Dudley Graham
 Karen Ledterman
 Gardner Marston
 Ramola McKenney
 Mrs. Willia Missler

Membership News

Grace M. Moran
 Myrl Randel
 Bernis Wall
 Mr. & Mrs. Pitt Warner
 David West
 Edwin & Marie Wordell

Members 10 years +
 Janet Backer
 Capt. Luis & Vivian Bangs
 Miriam Davis, CDP
 Charlotte Schriefer
 Crystine Seipel
 Olive Stafford

Members 5 years +
 Preston & Ethel Berlau
 Honorable David Gill, Judge
 Mary Lyn Hyde
 Bette James
 Bucile Kittredge
 David Kuivanen
 Robert McQuead, A.I.A.
 Carol Mendel
 Karle Meyer
 K.A. Sienknecht
 Chaterine Shelton
 Steven Sund & Renee Vallely
 Barbara Swearingen

Celia Wetherbee
 Jacquoline Williams

Members 1 - 4 years
 Jennifer Betts
 Amy Burwick
 Bethel & Ruth Dahl
 Carol Dick
 Daniel Dixon
 Alyse Ford
 Susan Francis
 Marvin Freedland
 Janet Gailey
 Jim Gibson
 Liz Gordon
 Mark & Carol Landsman
 Bill & Suzanne Lawrence
 Ann MacCullough
 Ron & Dale May
 M. C. McDonald
 Jere McInerney, Ph.D.
 Donald McKie
 Rosann Muller & Mark Loveridge
 Charles & Juliette Sykes
 Rick Taylor
 Iomes/Van Rickley & Assoc.
 Jay & Michele Wegter

Honorary Student Members
 Eddie Kisfauludy
 William Yelles

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!

- | | |
|---|----------------------------------|
| <input type="checkbox"/> New Member | <input type="checkbox"/> Renewal |
| <input type="checkbox"/> \$1000 Lifetime | |
| <input type="checkbox"/> 500 Benefactor | |
| <input type="checkbox"/> 250 Corporate | |
| <input type="checkbox"/> 100 Executive | |
| <input type="checkbox"/> 50 Professional | |
| <input type="checkbox"/> 25 Individual/Family | |
| <input type="checkbox"/> 10 Student | |

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Telephone: (W) _____

I would like to help with:

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|------------------------------------|-------------------------------------|
| <input type="checkbox"/> Tours | <input type="checkbox"/> Newsletter |
| <input type="checkbox"/> Office | <input type="checkbox"/> Membership |
| <input type="checkbox"/> Workshops | <input type="checkbox"/> Other |

You will be contacted regarding your choice(s).

SAN DIEGO — TIJUANA International History Fair

The SOHO awards for 1991 were shared by Pacific Beach Middle School junior Eddie Kisfauludy and William Yelles, a Senior at Grossmont High. Mr Kisfauludy's project grew from his involvement with volunteer work crews from the "Save the Coaster Committee" and focussed on Belmont park's "Giant Dipper" Roller Coaster. Interviews, news clippings and photos combine to give a history of the amusement park attraction and especially the preservation and restoration efforts which led to its recent reopening for operation by "San Diego Coaster Company."

Mr. Yelles, "San Diego's vanishing movie Palaces — Going, Going, Gone?" documents the special fascination these unique buildings hold for us, and also documents the cumulative loss our city is facing as one after another is lost or threatened, including, most recently, downtowns Spanish Style confection "The California".

Several other projects, including another on the Coaster and several on historic areas such as Kensington and Chula vista addressed SOHO concerns in compelling and creative ways. The entire fair was a treat to visit. Its clear, at least to the young people participating in this annual event, that history retains its importance. *David Swarens*

Giant Dipper Fund cont.

achieved, applications will be accepted through SOHO and the Save the Coaster Committee.

We invite you to continue your support of historic preservation in San Diego by contributing to the growth of the Giant Dipper Historic Preservation Fund, to help build a permanent resource for emergency needs of the coaster and a new source of grant funding for the San Diego preservation community.

Save the Coaster Committee is a tax-exempt nonprofit California corporation. All contributions are tax deductible. Contributions may be sent to: Save the Coaster Committee, P.O. Box 83067, San Diego, CA 92138. (JS) *Judy Swink*

SOHO & The California Preservation Foundation Co-Sponsor Housing Workshop in San Diego on June 20

The workshop at the Mission Brewery will bring together developers, neighborhood groups, planners, housing and redevelopment agency representatives, public officials and preservationists..

Learn from statewide experts about strategies for providing housing opportunities through the preservation and adaptive re-use of older structures. Representatives from the public, private and non-profit sectors will describe partnerships created to develop affordable housing solutions in historic contexts.

The topics will include:

- Financing by combining historic rehabilitation and low-income tax credits
- Funding sources for housing and neighborhood preservation
- Working within the regulatory process
- Cost effective and sensitive reailitation and retrofit of housing stock.

Call SOHO (297-9327) or Elizabeth Morton at the California Preservation Foundation (415) 763-0972, or send your name, address and request for more information about CPF's June Workshop to Housing Workshop, California Preservation Foundation , 1615 Broadway, Suite 705, Oakland, CA 94612

Preservation Awards cont.

They served on the awards jury along with Lynn Benn of the Planning Commission and Leira, MacCullough and Swarens.

Among those in attendance were developer of the Mission Brewery Michael Foote with son Chas; City of San Diego Architect Mike Stepner; Ron Buckley, secretary to the Historical Sites Board; David Allsbrook, Projects Director of CCDC. Also John Rose, facade easement participant with SOHO; 1990 SOHO awardees Robi and Dale Robison, and the Fishers and Webbers and long time SOHO members and supporters Mary Ward, Betty and David Goldberg, and Carol Lindemulder.

On the National Front

The story of the federal acquisition of the contested land at the Manassas, Va., Civil War battle field finally has drawn to a close. The issues raised by Manassa endure. Many people are pleased that the battle field has been secured, but few applaud the way it was done. The process was far too time consuming, divisive, and costly.

The National Trust advocates a new approach to the protection of national landmarks. That approach, we have learned from Manassa, must rely on cooperation, not confrontation. The interested parties—federal, state, and local governments developers and other private parties; and preservation and conservation organizations—must work together, first to assess thoroughly the status of these national treasures and then to search for alternatives to costly federal, indeed governmental, purchase of land. This approach is embodied in legislation that preservation and conservation advocates have proposed and that was introduced in Congress in November by Sen. Dale Bumpers.

The Trust is working to see that the so-called National Heritage Conservation Act is adopted. It is also becoming involved with other government entities. Federal transportation policies are being scrutinized because on September 30 the law that has governed spending on highways, bridges, and mass transit will expire. During the last 30 years federally supported transportation projects have led to enormous losses in the historic and natural environments. Preservation requirements are now included in national transportation and environmental legislation. The vigilance of the Advisory Council on Historic Preservation has added greatly to the implementation of those requirements. But the transportation lobby still proposes such decades-old plans as the one to construct a six mile freeway through the historic heart of South Pasadena. Far too many historic railroad stations, bridges, and roads still succumb to decay and demolition. We need a sea of change in the policies that support destruction on the one hand and ignore decay on the other. *Robin Webster*

SOHO library needs you!

The inventory of the SOHO library has been completed. In an effort to establish a well rounded library for the use of our members, we are establishing a "Wish-List" program. Each month, titles of books that will be beneficial to the library will be listed. Members who have copies of these titles that they are no longer using are encouraged to donate the books to the office. Or, you may donate the purchase price of a book in honor or memory of someone special. All books received in this fashion will be recognized with a special bookplate.

This month's list is:

America's Architectural Roots: Ethnic Groups that Built America

by Dell Upton, \$9.95

Buildings of Main Street: A Guide to American Commercial Architecture by Richard Longstreth, \$8.95

All About Old Buildings: The Whole Preservation Catalog by Diane Maddex, \$24.95

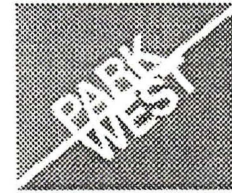
Old & New Architecture: Design Relationship, National Trust for Historic Preservation, \$18.95

Landmark Justice: The Influence of William J. Brennan Jr. On America's Communities, by Charles Haar & Jerold Kayden, \$34.95

Landmark Yellow pages: Where to Find All the names, Addresses, Fact & Figures You Need, \$16.95

Preservation and Conervation: Principles & Practices, International Centre for Conservation, \$19.95

Our old Kaypro computer bit the dust. SOHO needs a computer to handle mailing for our growing membership, correspondence and graphic needs. We also need a two-drawer file cabinet in good condition and a Carousel Slide Projector with remote & carrying case.



YOUR OPPORTUNITY

Call Jane Haro 298-3284 or
Park West Realtors 299-8020



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