



Reflections

Volume XXII N. 3, June-August 1991

Save Our Heritage Organisation

Affordable Housing Explored

A California Preservation Foundation workshop on June 20 brought together national and state-wide experts on housing, development and historic preservation to explore strategies for providing affordable housing through the preservation of older structures and neighborhoods. The day



(l-r) Elizabeth Morton, CPF Program Associate, John Merrit, CPF Executive Director and David Swarens, SOHO President.

long program was geared to those actively involved in housing preservation or production, such as housing developers, preservation groups, neighborhood organizations, housing and redevelopment agencies, public officials, lending institutions, and architects.

SOHO was a local co-sponsor of the workshop which was

held at the Mission Brewery Plaza. SOHO speakers and participants included David Swarens, SOHO president, and architects Wayne Donaldson and James Guthrie. Topics of discussion included: the combined use of preservation and housing tax credits; funding sources for housing and neighborhood preservation; approaches to neighborhood conservation and revitalization; rehabilitation techniques that are sensitive and cost-effective in older buildings and neighborhoods; and regulatory challenges and solutions involved in working with historic structure.

This workshop was one of three presented throughout the state by CPF.

“Preservation of both housing opportunities and historic resources is an increasingly urgent issue in many California communities. Too often, the older buildings and neighborhoods that make up a city’s historic fabric lie vacant or underutilized...while the need for affordable housing continues to escalate.”

From the CPF Conf.

Render Unto Caesar

Located in a section of University Heights noted for its historic and architecturally significant churches, Grace Evangelical Lutheran Church, at 3993 Park Boulevard, won for its architects, Albert J. Schroeder and Frederick Kennedy, Jr., both national and regional architectural awards in 1930 and 1933. In addition, two of the church’s original stained glass windows, designed by Frederic Wilson of the Judson Art Studios of Pasadena, California, regarded by experts to be exceptional examples of their particular style of stained glass artistry, were also awarded an architectural award in 1933. On the basis of this information prepared and presented to the board by Mrs. Ruth Peters and Alex Bevil, the San Diego Historical Sites Board designated Grace Evangelical Lutheran’s church, parsonage, and Sunday School buildings, as well as their interiors, as historic landmarks on December 5, 1990. The church board appealed the Board’s decision before the San Diego City Council. Among other issues, the designation would violate the congregation’s First Amendment rights to their freedom of religion. The Council was advised by Mr. Ron Buckley, Senior Planner and Secretary to the Historic Sites Board, and by a representative of the City Attorney’s Office that the designation in no way violated the church’s rights to freedom of religion. The precedent had already been set by the U.S. Supreme Court, March of 1990, when it upheld the application of New

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Reflections

Celebrating 21 years of active preservation in San Diego County

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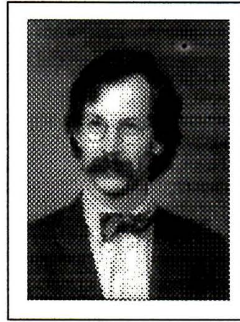
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A non-profit organization dedicated to the preservation of cultural resources, SOHO is a member of:

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



One of the highlights of this spring's California Preservation Foundation's state Preservation Conference in Santa Barbara was the introduction of Governor Wilson's Secretary of Resources, Douglas Wheeler. Mr. Wheeler is the first Cabinet level official to participate in a State conference in its 14 year run. If this participation, coupled with his own history as a director of both the National Trust and the Sierra Club,

wasn't encouragement enough, his remarks filled out the picture. Secretary Wheeler promises a prominent position for cultural and historic resources in California's conservation agenda, and specifically the development of a State register program. Letters to the Governor's office congratulating Wilson on his selection would not be amiss!

Preservation conferences, such as the annual State meeting hosted by the California Preservation Foundation, are valuable in many ways in addition to the "hard information and opportunities to network" with our colleagues, there is also a social and emotional element that helps provide a "context statement" for ourselves. That said, its time to register for the National Trust Conference in California (San Francisco) this year.

I'm afraid this is a good news, bad news, good news column this month. On July 10, demolition began on La Jolla's Green Dragon Colony, one of the late and most significant vestiges of the "old La Jolla". Permits were issued by the City Council in executive session in response to litigation by the property owner. Now the city and owner have been sued by the Coastal Commission and a local group, "Friends of the Green Dragon" and it's a matter for the courts. Donations can be sent to "Friends" c/o SOHO.

...But the good news is...

On July 25 the Planing Commission unanimously rejected the "Park Plaza" proposal which one city council member has characterized as "the death of Gaslamp." The project proposal involves demolition of two Hubbard and Gill buildings in the National Register District and the "amendment" of standards to allow a building 252% of the current maximum height. This development is now set to go to the City Council for review on October 1st. Contact your representatives!

The three sections of this month's column remind me of the three basic rules for effective preservationists:

1. Get Involved
2. Get Involved
3. Get Involved.

Two anonymous donors have pledged \$11,000 to the Green Dragon Defense Fund as a challenge to encourage other contributions. Also, some 50 contributions ranging from \$15 to \$100 have been received to date. With regard to anonymous donors, their anonymity will be scrupulously respected and they are encouraged to telephone the SOHO president directly at 232-4475. Other contributors may contact the SOHO office.



The Magnificent Marston Home, 1915

George Marston throughout his life was an incredibly generous person. In 1974 the Marston family continued that generosity by giving the Marston house and grounds, through a life estate, to the city of San Diego and the San Diego Historical Society.

The history of this structure began in 1904, when George and Anna Marston retained Hebbard & Gill to design their new home at 3525 Seventh Avenue. The project was begun but was interrupted by Irving Gill's travel to the East coast to supervise projects. It is likely that on one of those trips, Gill visited Chicago, where he was introduced to the new Prairie Style of architecture. Upon his return to San Diego, he modified the Marston design but was limited because construction had begun. Thus, San Diego felt the influence of a new philosophy of architecture and Irving Gill's distinctive style began to evolve.

Many major features of San Diego can be attributed to George Marston. He founded the San Diego Historical Society, commissioned William Templeton Johnson to design the Serra Museum, was instrumental in the development of Balboa park, etc. One small example of his foresight and his charitable a spirit is his installation of an electrical generator and street lights on Seventh Avenue. He supplied his neighbors with electricity until public service became available several years later.

Today the house and grounds are available for tours. The present goal is to return the interior furnishings to a 1905-1915 American Arts and Crafts period.

Paul Johnson, A.I.A. & SOHO member

“...I hope that you of San Diego whose city is just entering on its great period of development will recognize what so many old communities have failed to recognize; that beauty is not only well worth while for its own sake, but that it is valuable commercially.

Keep your waterfront and develop it that it may add to the beauty of your city...and do not let a number of private individuals usurp it and make it hideous with building and then force your children to pay them an exorbitant sum to get rid of the ugliness they have created.”

*Theodore Roosevelt
San Diego, World Exposition, July 27, 1915*

GIANT DIPPER Historic Preservation Fund

In 1981, when the Save the Coaster Committee was formed, the Mission Beach Giant Dipper had been sitting abandoned and neglected for almost 5 years. Efforts by the City of San Diego to force demolition were almost a reality but the Coaster was saved by the last-minute efforts of a small group of people. In the ensuing eight years, that small group was joined by supporters from throughout San Diego and the United States, volunteers who contributed time, money and expertise to ensure preservation of our historic coaster.

Today, San Diego Seaside Company has completed the Giant Dipper's restoration. We and our children can enjoy our beachside landmark for decades to come. As part of the new life for the Mission Beach Giant Dipper roller coaster, the Save the Coaster Committee has established an endowment fund to make certain that the coaster will never again be so close to destruction. The endowment fund has a two-fold purpose: to provide a permanent source of funds in case the coaster should ever need them, and to provide a source of grant funding to other small local preservation projects. Priority will at all times be reserved for the coaster itself.

We invite you to support the Giant Dipper Historic Preservation Fund in order to provide a permanent source of maintenance funding for emergency needs of the coaster, and so that we may share our success with future preservationists in need of the same support given to the Mission Beach Giant Dipper.

Save the Coaster Committee is a non-profit, tax-exempt California Corporation. All contributions are tax-deductible. Contact: Save the Coaster Committee, P.O. Box 83067, San Diego CA. 92138

Reprinted from Save the Coaster Committee

Membership News

WELCOME NEW MEMBERS

William Adams
 A La Francaise
 Gina Barnes & Ken Tablang
 Dr. Bill Casper
 Judy & Don Clifton
 J. David Drielsma
 Henry Eimstad & Barbara Nolan
 Philip Gill
 Stephen Hubbard & Janet Patzer
 Paul Johnson, A.I.A.
 Joyce Krause
 Francis & Nedralind Millican
 Rick Millican
 Kathleen Moore
 Thomas Mullaney
 Mona & Ward Neels
 Palmier Bistro
 Cliff Shults & Ellen Koutsky
 Jack Simmons
 Douglas & Lucia Smalheer
 The Gathering
 Kathryn & Leo Willets
 Sharon Siefert

RENEWALS

Member 15+ years

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 Angel & Ed Kasitz
 Jack Meek
 Will & Jean Rudd

Member 10+ years

Mrs. Bayonne Glenn
 Maureen O'Donnell
 Judith Swink

Member 5+ years

M. Wayne Donaldson, A.I.A.
 Lawrence Forman
 Mary Grandell
 Shirley Hanson
 David Kuivanen, A.I.A.
 Mr & Mrs Robert Lossing
 Robert McQuead, A.I.A.

Member 1-4 years

Barbara Anderson
 Sandra Brassfield
 Corey Jon Braun
 Robert Broms

City of Carlsbad
 Camille Cowlshaw
 Janice Fahey, A.I.A.
 Philip Landale
 Annette & Frank Leuver
 Kathleen Markham
 Everett Mehner
 North Park Theatre Foundation
 Joseph Rogers
 Ann Wilde
 Don Wood
 John & Leeann Wotton

IN MEMORY - Roger Revelle died July 15 of complications of a heart attack. He was 82. A SOHO member since 1985, Revelle and his wife, Ellen, served as honorary chairpersons for SOHO's 20th Anniversary celebration in 1989

CONGRATULATIONS to Mary Ward, a founding member of SOHO and County Historian, for her research on the historic Johnson-Taylor Ranch House.

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	Name _____
<input type="checkbox"/> 500 Benefactor	Address _____
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I would like to help with:

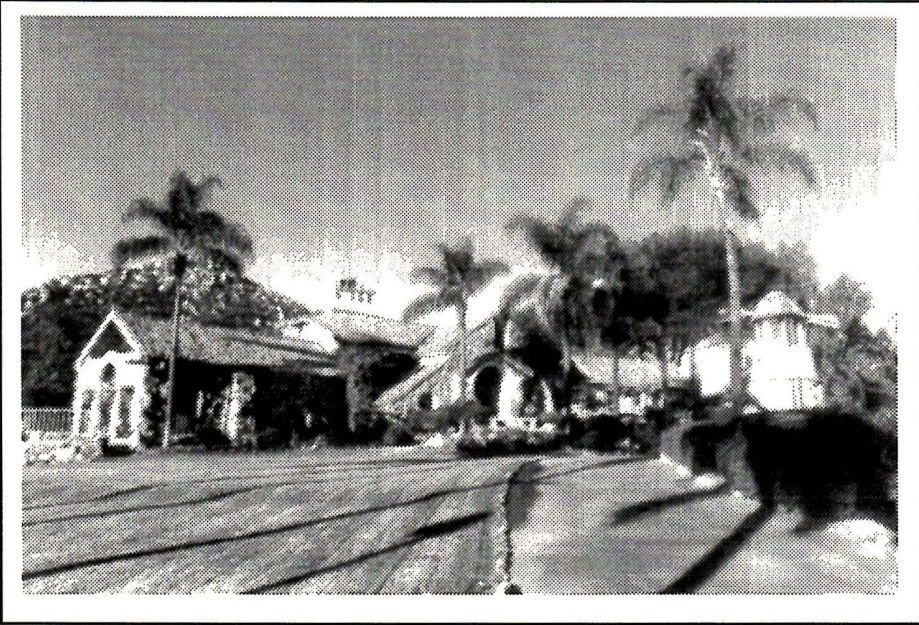
- | | |
|------------------------------------|-------------------------------------|
| <input type="checkbox"/> Tours | <input type="checkbox"/> Newsletter |
| <input type="checkbox"/> Office | <input type="checkbox"/> Membership |
| <input type="checkbox"/> Workshops | <input type="checkbox"/> Other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

You will be contacted regarding your choice(s).

45th National Preservation Conference in San Francisco, October 16-20

The 45th National Preservation Conference will be held in San Francisco, October 16-20, 1991. The focus will be on the future of historic preservation with plenary sessions addressing "What do we value and want to preserve?", "How will we live and how will historic preservation be part of our lives?" and "What are our visions, goals and strategies?" An additional 36 educational sessions will also be offered. The conference is co-sponsored by the national Trust for Historic Preservation, the national park Service, and the Advisory Council on Historic Preservation. The Preliminary Program will appear in the June issue of Historic Preservation News.

For information, contact Preservation Conferences the national Trust, 1-800-YES-NTHP



Amy Strong Castle Open to Public

For the first time in history, the Amy Strong Castle at Mt. Woodson, a national historic landmark in inland North San Diego county, is open to the public. The castle is named after Amy Strong, a prominent dressmaker who designed elegant fashions for San Diego's elite and wealthy visitors including opera star Madame Ernestine Schuman-Heink.

In 1901, after the death of her longtime friend, Dr. Woodson, Strong purchased 120 acres at the base of Mt. Woodson from his sons. As they became available, she purchased adjacent properties bringing her holding to approximately 380 acres. At age 40, Amy devoted her creativity to the development of Amy Strong Castle. Built at a cost of \$50,000 and designed by architects John T. Vawter and Emmor B. Weaver, the castle's asymmetrical design has created a landmark structure. Strong insisted on five different style pillars, a sloping, rambling roof with irregular tiles, and a Dutch windmill. The 12,000 square-foot estate features 27 rooms, including five bedrooms, four bathrooms, four fireplaces, sewing and music rooms, a parlor, an enclosed patio, a 72-foot living room and a guest house. The castle is eclectically styled with four-to-eight foot thick walls made of blue granite boulders, personally selected by Strong from Mt. Woodson. Strong's flair is abundant with color streaked walls painted like columns, protruding moss-laden rocks and engraved floors. Indian carvings on ceiling beams are side by side with Dutch floral borders. A 14th century sundial, within a domed ceiling, is found in a small living room; while an upstairs porch, where Strong kept her swing has etched tiles with a design that winds into her initials. Attached to the castle is an authentic Dutch windmill which originally was used to pump water to the house from a nearby spring.

Strong sold the castle to Lawrence en Heitlein because of her failing health. In 1957, it was sold to Dr. and Mrs. Ezra Tippits and they later sold the estate and property to a group of private investors. Davidson Communities purchased the castle and the surrounding land in the summer of 1989 for its new gate-guarded golf course community named Mt. Woodson, in honor of the adjacent mountain. The castle is now being used as a sales information center for Davidson Communities' Mt. Woodson development. Visitors may view the castle 10:00 am to 6:00 pm Tuesday through Sunday and 12:00 pm to 6:00 pm on Mondays. For more information call 789-7332.

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York City's landmark laws to St. Bartholome & Episcopal Church, and overturned a conflicting ruling by the Washington State Supreme Court that declared Seattle's landmark designation of the city's First Covenant Church a violation of the First Amendment's guarantee of freedom of religion. The court's message was that the municipalities have the authority to regulate Churches by historic preservation ordinances.

The San Diego City Council upheld the Board's designation by an 8-1 vote. The church council graciously accepted the ruling and is now willing to work with the Historic Sites Board in any renovation work undertaken by the church in the near future. The City Council's decision strengthens the San Diego Historic Sites Board's ability to designate historic church properties in order to protect them and other historic religious structures and sites throughout the city.

Alexander D. Bevil, SOHO member

Architectural Ornaments of San Diego Buildings

Looking for an unusual gift idea? How about a one-of-a-kind hand painted ornament of your home or office or a friend's? Or maybe you would enjoy a series of Gaslamp facades, or your older neighborhood? Your children might like a ornament of the house where the grew up, or the spot where they were married!

Carol Lindemulder is offering this new celebration of San Diego Architecture in the form of wooden Christmas ornaments (or wall plaques). Each original measures from 4" to 8" width, and the two sizes run \$25 or \$35. Why don't you beat the last minute rush and call Carol? 295-6188

Same old News

Our old Kaypro bit the dust. SOHO needs an IBM compatible or Mac computer to handle mailing for our growing membership, correspondence and graphic needs. We need a two-drawer file cabinet in good condition. We can also use a 35 mm camera and a Carousel Slide Projector with remote & carrying case. Don't forget your old equipment donations are tax deductible.

The Mission Hills Tour in June was a big success.
SOHO's next neighborhood tour will be North Park.

Batchelder Tiles For Sale

Some 1,200 to 1,500 unused pre-1928 Batchelder Tiles and architectural items are now available for sale here in San Diego. Sets for borders, fireplaces, etc. Finished in gouaches and glazes. Several sets in black matte.

Installation available. Call Clyde or Naomi at 224-3151

Carey & Co., Architecture is seeking candidates for historic preservation Architect/Project Manager, Preservation Project Captain and Architectural Conservator/Researcher. Qualified persons should submit resumes to: Mr. Kyle James

Carey & Co. Architecture
300 Brannan, Suite 403
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