



Reflections

Volume XXIII N. 1, February-March 1992

Save Our Heritage Organisation

Council Acts on Preservation Plan Elements Gain Acceptance

by David Swarens

On the afternoon of Tuesday, February 25th, the San Diego City Council had its first opportunity to act on elements of the comprehensive historic preservation plan, that has been developed over the last several years by the city's Historical Site Board. And act it did, unanimously (Mayor Maureen O'Connor was absent), adopting a policy direction to: comprehensively inventory the city's cultural resources; prepare an educational and promotional program celebrating these resources; and provide more and better economic incentives for owners of historic properties.

A BIG THANKS to the many SOHO members who responded to the call and participated in the public hearing or corresponded with their council representatives. Together, we demonstrated the

Continued on page 3

Invite a Friend to Join SOHO

During the month of April, SOHO is aiming to recruit at least 50 new members. And how do we hope to accomplish this? By calling on you, a current member, to invite a friend to join our ambitious group.

As a member, you know about the many benefits that a SOHO membership offers. You know of the important work and mission of the organization: to preserve our historic and cultural landmarks and resources. Membership dues and contributions support this work.

Share this information with friends!

Talk to friends who share this common interest and concern in preserving "Old San Diego." Let them know that membership provides them with access to a network of resources at the local, state and national levels. Remind them that members receive *Reflections*, the SOHO newsletters that keeps them abreast of preservation news, and

Continued on page 4

People In Preservation

May 10-16 is National Preservation Week. Locally, the highlight of this celebration is SOHO's annual People In Preservations Awards event in which individuals and organizations are honored for their efforts in preservation and restoration.

This year's function is scheduled for **Thursday, May 14th**. Mark this date on your calendar now! Several locations are being considered and an announcement on a site is forthcoming.

For your convenience, a nomination form is enclosed in this newsletter. Please use it or pass it on to someone who might want to submit a nomination. Additional forms are available at the SOHO office. All nominations must be received in the SOHO office by April 15th. An independent jury of preservation experts will review the submitted nominations and name the honorees.

Over the years the SOHO People In Preservation Awards have become recognized as the premier local event of National Preservation Week. Make your plans now to attend the 1992 presentation.



Reflections

Celebrating 21 years of active
preservation in San Diego County

Board of Directors

President

Suzanne Lawrence

Vice President

Robert Broms

Secretary

Paul W. Johnson

Treasurer

William Adams

Nancy Ajemian

Corey Jon Braun

Margaret Elliot

Anna Major

Juliette Mondot

Brigitte Noel

Dale Robison

David Swarens

Sedonia Weathersby

Robin Webster

Executive Director

Al Alferos

Reflections is published by:
Save Our Heritage Organisation

P. O. Box 3571

San Diego, CA 92163

(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

President's Report

Designing SOHO's Future

Initial funding for organizational development granted—Congratulations to us! SOHO would like to thank the National Trust for Historic Preservation and Congressman Bill Lowery for their support of this project. Over the next several months we will be working to do all of the planning, preparation and fundraising necessary to take part in this process. Through this process SOHO intends to build a strategic plan for the organization which will strengthen our role in the community, provide for increased services, and allow SOHO to address the increasingly complex issues of preservation.

Membership Development—A key component to our organizational development strategy is broadening our base of support, increasing awareness of the organization and our good work, by increasing our membership. In this endeavor we need your help. Enclosed is an organizational brochure and a membership application. We are asking you to tell a friend about the organization, pass on the information and encourage them to join.

Program Development—SOHO has increased our membership activities greatly this year. The monthly Preservation Forum series has been a great success! In response to the success of these programs SOHO wishes to continue to increase our neighborhood home tours, presentations and workshop activity even more. If you would like to participate in the development of new membership activities please call the office at 297-9327!

At the Office—As SOHO continues to operate within the increasingly technical challenges of administering a non-profit organization, our mechanical administrative needs continue to grow as well. We are proud to announce the arrival of our new Minolta copy machine. Our office is still in need of computer equipment to maintain membership data, generate correspondence and perform desk top publishing. In addition to these basic needs our wish list also includes increasingly essential items such as a fax machine and a multiline phone system. If you can help provide any of the above "wish list" items, new or used please call our office. All donations will be tax deductible.

Thank you for your support during this exciting and critical time.

City Council *continued from page one*

constituency that historic resources have, and provided the groundwork for a truly comprehensive preservation plan for the city of San Diego.

A motion by Councilman John Hartley, seconded by Councilwoman Abbe Wolfsheimer, started the discussion after a brief formal presentation by the Planning Department and members of the sites board. Lengthy public testimony, alternating five speakers "for" and five speakers "against," preceded council discussion.

A historic site owners group coordinated much of the opposition testimony. While the group's leader made it clear that they did not oppose the items before the council for consideration at this time, many in the group voiced a generalized opposition.

Supporting the program of inventory / education / incentives were other historic property owners and residents of communities with historic resources. They were joined by advocates of community conservation goals including local chapters of the Sierra Club, the AIA, and C-3. And, of course, SOHO was well represented.

Karl ZoBell, chair of the Planning Commission, which had reviewed and recommended the adoption of these plan elements, also provided his personal endorsement for consideration.

In the course of council action, Hartley and Wolfsheimer reviewed and accepted a number of friendly amendments from other council members (and resisted one from Councilman Tom Behr which would have restricted any consideration of funding).

Finally, the council arrived at a motion all could support (we were anxiously counting votes until the end ourselves) and directed city staff to bring forward proposals and budgets to implement the beginning of a comprehensive preservation plan while endorsing and enlarging a study committee currently reviewing an updated regulatory ordinance applying to historic and cultural resources. This committee, created by the Site Board and Planning Commission in response to commission hearings, was originally suggested by SOHO. Now, by council direction, SOHO will have a delegate along with two additional members—owners of historic sites, with one delegate of the property rights group.

What's Next?

The comprehensive historic plan needs your continued support.

- Let your council representative know you appreciate their important policy decisions reached on February 25th.
- Let the mayor and council know they must remember preservation in this difficult budget year as the city prepares to adopt its first ever 2 year budget package.
- Follow and support the development of a much needed updated preservation ordinance to complete the comprehensive preservation plan. (SOHO will help to keep you informed)

Editor's note: David Swarens, immediate past president of SOHO and owner of the Austin Bungalow in the Sherman Heights Historic District, has been named as SOHO's delegate to the historic ordinance revision study committee. He will represent SOHO well.

Unreinforced Masonry Ordinance

by Paul W. Johnson

SOHO member Robert D. Ferris, has been representing the organization in the ongoing drafting of an ordinance concerning the seismic hazards associated with unreinforced masonry buildings. This committee has met for many years and is comprised of representatives of various related professions and community leaders. A report from Mr. Ferris follows:

Seismic Retrofit Committee
Meeting of December 10, 1991

REVIEWED: Draft Ordinance prepared by City and did not accept its concept of a mandatory Structural Survey and Report as part of the voluntary ordinance concept which was previously agreed upon.

ACTION: Requested a revised draft ordinance to be reviewed at next meeting and to include the following:

1. Structural Surveys to be voluntary.
2. Structural Surveys not to be public information
3. Seismic Retrofit to be required when:
 - a) Building Occupancy is changed to a higher (more restrictive) category.
 - b) Building remodel exceeds 33% of the value of the building and occurs within a five year period.
 - c) Building is declared unsafe per U.B.C.
4. Seismic Retrofit not required on change of ownership if no change in occupancy.
5. Bracing of parapets to be mandatory within five years

Continued on page 7

Exploring the Uniqueness of Older Neighborhoods Hidden Treasures, Sherman Heights Lecture and Tour

The Sherman Heights program is scheduled for **Saturday, April 25 from 10:00 am to 1:00 pm**. This tour, which follows the very successful Barber Tract Tour in December, was also funded, in part, by the City of San Diego's Commission of Arts and Culture. It is part of the continuing series designed to promote the character and appreciation of older neighborhoods by strengthening neighborhood awareness and pride.

SOHO will present a short lecture by a historian at the Sherman Heights Community Center, 2260 Island Avenue, San Diego. In addition, Rob Quigley, FAIA a renown local architect and designer of the Sherman Heights Community Center (now in process) will be our guest speaker. Following the lectures there is an escorted walking tour (approximately one hour) which will point out a variety of structures reflecting the character and richness of Sherman Heights and ending at the historic Villa Montezuma for a noon tea.

Registration will begin at 9:30am, with the lectures starting at 10am. Reservations for the lecture and tour are now being accepted by phone-in registration (619-297-9327). The cost for this Sherman Heights Neighborhood Awareness Program is \$10 for SOHO members; \$15 for non-members. As part of a special membership drive, a program and a SOHO membership are offered at a reduced price of \$25. For more information or to make reservations for the "Urban Treasures: Sherman Heights Lecture and Tour," call the SOHO office at 297-9327.

SOHO welcomes members who'd like to volunteer to assist with the Sherman Heights tour. We need tour escorts and people to help shuttle at the end of the tour back from the Villa to the Community Center. In addition we need help with refreshments for the noon tea.

SOHO Friend *continued*

they qualify for special prices and discounts for tours of historic districts, workshops, lectures and other exclusive events.

Special recognition and prizes will be awarded to members who recruit the most new members.

To help you get started, we are enclosing a brochure and membership application for you to share with a friend. More are available by calling the SOHO office at 297-9327.

Annual California Preservation Conference

The 17th annual California Preservation Conference will be held April 23-26, in Eureka. Sponsored by the California Preservation Foundation, this always informative 4-day conference combines the challenges and successes of California's historic preservation movement. Detailed information and registration forms are available at the SOHO office. Call 297-9327.

Adams Avenue Line 11 Trolley Tour

by Alex D. Bevil

San Diego's Save Our Heritage Organisation (SOHO) announces a tour of five communities along Adams Avenue: University and Normal Heights, North Park, Bonnie Brae, and Kensington Park. Funded in part by the City of San Diego's Commission of Arts and Culture, the event seeks to promote an appreciation of the City's built environment.

On **Saturday, May 16, 1992** at the Normal Heights Community Center, 4649 Hawley Boulevard, SOHO will present a series of short lectures by several noted land use and transit historians, urban geographers, and architectural historians who will discuss the contribution the #11 street-car line had in the development of the communities along Adams Avenue.

Following the lectures, a chartered Old Town trolley bus will pick up tour participants at the center. From 11am to 3pm the trolley bus will transport tour participants along the tour route. The trolley bus will transport passengers to key points in the heart of each historic community. Here visitors can follow a self-guided tour prepared by SOHO.

Walk-in registration will begin at 9:30am, with the lectures starting at 10am. Reservations for the lecture and tour are now being accepted by phone-in registration. (619-297-9327) Advance tickets are \$10 for SOHO members, \$15 for non-members. A special membership

Continued on page 7

The SOHO Spotlight

William A. Adams, attorney and SOHO board member, is the new chair of the Gaslamp Quarter Merchants Association. He was elected to head this Business Improvement District at a meeting on March 3rd.

Paul Johnson, architect and SOHO board member has received a scholarship to the Campbell Center in Illinois to study historic paint analysis this summer.

Anna Major, SOHO board member, has been appointed to serve on the City of San Diego Historical Site Board. Major was nominated for the seat by Councilman George Stevens. The appointment was made by Mayor Maureen O'Connor.

Kathryn Willetts, has resigned as chair of the Historical Site Board. On February 26th, at her last meeting as chair, Willetts was warmly applauded for her leadership role on behalf of preservation in San Diego. Willetts, a SOHO member, served on the Site Board for over 8 years.

Miss Grace Moran, a SOHO member since 1972, celebrates her 87th birthday on March 18th.

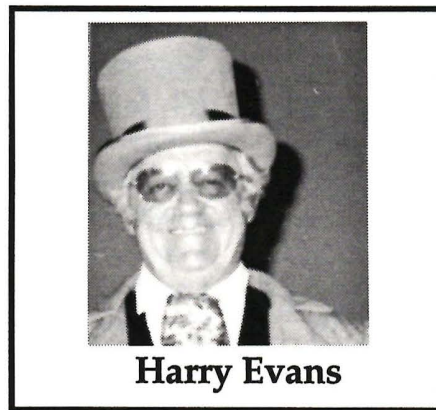
Congratulations to all!

In Memorium

(Editors note: The following is excerpted from a piece written by Carol Lindemulder for the San Diego Union-Tribune. Lindemulder knew Evans since the founding of SOHO in 1969. She worked with him on numerous preservation projects, most recently the founding of the Historic Preservation Endowment Fund. They both were members of the Historical Sites Board.)

Harry Evans, a dedicated leader in the preservation of San Diego's history, passed away on February 13, at the San Diego Hospice. He leaves behind the many friends he made as a volunteer for so many important San Diego causes.

If you are lucky you will have one friend, in your lifetime, who sets a standard of personal integrity high enough that you must ever be re-evaluating your own motives and thoughts. Such a friend was Harry Evans.



Harry Evans

Harry Evans did not believe all old buildings should be saved, rather only those of certain merit architecturally and historically. If he disagreed with you about whether a structure (new or old) had merits, he would let loose his shout-of-a-laugh, saying "you gotta be kidding!" Conversely, if those of us who were supposed to recognize the historic or architectural value in an example of early San Diego building refused to do so, the dust did not settle under Harry's feet.

He took immediate initiative by buying the building, supporting or initiating litigation if necessary, calling on the City Council, or Board of Supervisor, and find-

ing countless volunteer hours to do fundraising, appear and speak at hearings, and attend the limitless emergency meetings which all causes necessitate.

Harry could be outspoken about his likes and dislikes in architecture, but they always reflected a great deal of personal thought. To argue with Harry took courage of the highest kind, when discussing art and architecture. He made any thinking person re-evaluate his of her own

position, not one but many times. In a discussion with Harry, you came away better for having proven to yourself that your reasons had validity.

Discussion about architecture and historic preservation in our city deserve this kind of attention.

We will have one less architectural advocate, on less voice for preservation of the best historic landmarks. We will have one less friend with whom to share a laugh about the working of our fair city, about the historic characters of that city whom Harry loved so well, and yes, a laugh about how seriously we sometimes take our own opinions. Yes, we will miss you, Harry Evans!

Membership Renewals

Members 20 plus years

Mr. & Mrs. L. Allen
Helen Bouris
Dr. & Mrs. Ronald Converse
Mr. & Mrs. D. Dickinson
Mr. & Mrs. Larry Ford
Frances Heilbron
Elinor Meadows
Miss Grace Moran
Edythe Scripps
Ann & Arnold Senterfitt
Mary Ward

Members 15 years plus years

Robbins & Marilyn Crehore
Ethel Greene
Mr. & Mrs. Philip Ham
Marian Jenkins
Margaret MacGregor
Mr. & Mrs. Peter Norton
Mr. & Mrs. Richard Seymore

Members 10 plus years

Susan M. Andrea
Janet H. Backer

Membership News

Charles Bahde
Sherry & Marty Bloom
Louise Borchert
Mrs. T. R. Eller
David Goldberg
Marie Burke Lia
David & Michele Lowenstein
Margaret E Queen
F. N. & Sarah Spiess
Olive Stafford
Mary Vaughn
Mr. & Mrs. Rolla Williams

Members 5 plus years

Bobett J. Bersbach
James D. Blick
Stephen Boeh
Mr. & Mrs. J. E. Caffee
Coup/Smith Architects
Mrs. Robert Davis
Vivian Henderson
Mary Lynn Hyde
Lorimer/Case Architects

Chuck & Robin Luby
Ramola McKenney
Jim & Jerry Ray
Sue Redondo
Charles & Judy Reilly
Ruth Sewell
Celia Weatherbee

Members 1 to 5 years

David Anderson
Lorenzo Ardilla
David Bloom
Jane Campbell
Tom & Marilyn Carnes
Daniel Dixon
Dan & Barbara Driscoll
Kathleen Fannella
Suzanne Fitzpatrick
Alyse Ford
Rick & Gail Garbini
David & Iris Gimbel
David & Ann Johns
William Manley
Barbara Clark Marsh
Jon & Anna McPherson

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 _____
<input type="checkbox"/> 250 Corporate	City, State, ZIP _____
<input type="checkbox"/> 100 Executive	Telephone: (H) _____
<input type="checkbox"/> 50 Professional	Telephone: (W) _____
<input type="checkbox"/> 25 Individual/Family	
<input type="checkbox"/> 10 Student	
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
<input type="checkbox"/> I would like to make provision for SOHO through: <input type="checkbox"/> My will	
<input type="checkbox"/> Please contact me to discuss this further. <input type="checkbox"/> A trust	
You will be contacted regarding your choice(s). <input type="checkbox"/> Life Insurance	

More Membership News

Michael Nabholz
Roger Nulton
Cuth Porter
Lurelle Robbins
Edward & Martha Rower
Jeffrey Shorn, AIA
Dr. Juan XII Suras
Matthew & Sedonia Weathersby

Welcome New Members

Tony Allison
Raymond Borrás
Nina Canepari
Susan Coburn
Dr. & Mrs. Max Elliott
Hope Firestone
Dena Jan Gerwer
Barry E. Hager
Margaret Hansen
Susan Harrison
Nicole Howard
Lloyd & Brenda Hubbs
Marie Janis
ad Kerchner
Joanne Kerr, Phd.
Anne Klein
Sigrid Koebel
Mimi Levinson
Al Margraff
Cynthia Moyers
Ira Parker
Milt & Rebecca Parker
Stephen & Karen Reed
John & Cathie Robbins
Kathleen Stoughton
Mary Jane Trager
Rose Wong

Special Acknowledgement to Renewing Corporate members

Architects Lorimer/Case
Dr. Juan XII Suros

...
Condolences to family
of Harry Evans.

...
Condolences to family
of Charlotte Hardin.
...

Happy Birthday Theophile Verlaque

By Paul Miller

"Theophile Verlaque Day" will be held in Ramona, California on April 25, 1992 beginning at 11:00 a.m. to celebrate the 150th anniversary of Theophile Verlaque's birthday and to dedicate the plaque which identifies his home as one included on the National Register of Historic Places.

This house, built by French immigrant Theophile Verlaque in 1886, was the first permanent residence built in the community of Nuevo, later known as Ramona. It is one of the oldest and best preserved buildings in the San Diego backcountry and is closely associated with a noted Ramona pioneer family. The Verlaque House remains a rare example of an adobe French Colonial style residence in the Western United States. It stands as a monument to the vision and character of the pioneer settlers of San Diego County. It was placed on the National Register of Historic Places on August 7, 1991.

The "Theophile Verlaque Day" celebration will be held at the Ramona Pioneer Historical Society Museum at 645 Main Street, in Ramona. The celebration will include a birthday party with food, speeches and tours of the Museum located in the Theophile Verlaque house. For more information, please call 619-789-7644 or 789-1062.

Adams Ave. *Continued from p.4*
package will be offered. A one year SOHO membership and two tickets will cost only \$35. Additional tickets will cost only \$10.

Advance ticket holders will receive a replica of an old San Diego Electric Railway trolley ticket. This will serve as a receipt for admission to the morning lecture and self guided tour booklet. Tour booklets will also be available along the tour.

Several other events are planned for that day. The community of University Heights is planning to celebrate the 2nd anniversary of the dedication of Trolley Barn Park. Arrangements are being made for the SDERA to set up a booth in the park that day interpreting the significance of the streetcar along Adams Avenue (and throughout the

city). The communities of Normal Heights, North Park and Kensington are planning events concurrent with the tour.

It is hoped that this "trolley tour" will be the first of several. Other trolley tours in the planning stages are of the #2 line along 30th Street through the communities of South Park, Burlingame, and North Park; the Point Loma Rail Road; and the Orange Avenue line in Coronado.

Retrofit *Continued from p.3*

after adoption of ordinance.
Removal of parapets not acceptable for historic structures.

The committee feels that it is coming to the final version of the ordinance and it is hoped that the ordinance will be placed before City Council in approximately 6 months.

Advertising

Reflections is a bi-monthly publication mailed to over 500 members, public and elected officials, and local and out-of-town preservation groups. Advertisements are accepted. Rates are:

Standard business card—\$35
(\$60 for two consecutive issues.)

2 1/2" x 5" \$50 5" x 5" \$100

Call SOHO (297-9327) for more information.

(619) 291-9041

Cordelia Mendoza



**Heritage Park
Antiques
In Old Town's
Victorian Village**

open daily 10-5:00

2460 Heritage Park Row, San Diego, California 92110

The Coronado and Southbay Heart Institute
CARDIAC, VASCULAR & THORACIC SURGERY

JUAN XII SUROS, M.D. INC.

480 Fourth Avenue, Ste. 314
Chula Vista, CA 91910

230 Prospect Place, Ste. 210
Coronado, CA 92118

(619) 425-6070

**Copy Shop
in Old Town**

3965 Arista, San Diego, CA 92110

(619) 692-1077

FAX
COPY
PRINT
NOTARY
RESUMES
ENVELOPES
LETTERHEAD
TYPESETTING
RUBBER STAMPS
BUSINESS CARDS
FAX (619) 692-0944



Save Our Heritage Organisation

P.O.Box. 3571

San Diego, California 92163

(619) 297-9327

NON PROFIT
ORGANIZATION
U.S.Postage
PAID
San Diego, CA
PERMIT NO. 984