



August 1993

# Reflections

Save Our Heritage Organisation

## Broms Re-elected President 1993-94 SOHO Board of Directors Named

**A**t its Annual Meeting on June 24, the general membership ratified a proposed slate of 1993-94 officers and directors as brought forth by the Resource Management Committee. The slate was accepted by unanimous vote.

### 1993-94 SOHO Board of Directors

**Robert Broms** President  
**Paul Johnson** Vice President  
**Corey Jon Braun** Treasurer

Returning Directors  
**Nick Fintzelberg**  
**Ron May**  
**David Swarens**

New Directors  
**Remigia Bermudez**  
**Alex Bevil**  
**Janice Fahey**  
**Nancy Helsper**  
**Ellen La Place**  
**Vonn Marie May**  
**John Reardon**

Broms, Johnson and Braun all agreed to serve another year as the officers of SOHO with the post of secretary remaining vacant for the time being. Fintzelberg, Ron May and Swarens return with a year remaining on their terms.

Bevil, Bermudez, Helsper and Vonn Marie May were named to 2-year terms. Fahey and Reardon will each fill a 1-year term. La Place was named as an alternate director.

The meeting was held in the historic building which now houses the architectural offices of **Robert Ferris, Inc.** Ferris graciously volunteered the use of the facilities for the business meeting and a social hour both before and after business matters were completed.

## By-laws Changed

Following the introduction by Broms of a proposal to modify the SOHO By-laws by changing the number of directors from the current fixed number of 15 to a variable number of 11 to 18, there was a motion by Paul Johnson, seconded by **Robin Webster**, to make the change as proposed. The vote to accept the change was unanimous.

## SOHO Lady to Grace the Lawrence Residence...Again!

Alex Bevil, last year's recipient of the dilapidated but tradition-steeped table lamp affectionately known as "the SOHO Lady," picked outgoing board member **Suzanne Lawrence** to be its caretaker for the next year.

The 18-inch tall lamp, featuring a base shaped in the figure of an Oriental woman and a well-worn, frill-lined shade, was salvaged from a trash bin back in 1969 by a SOHO member, cleaned up and presented for the first time to the volunteer of the year.

This "unusual" trophy goes to the person whose efforts have gone "far and beyond" the call of duty. This is the second time Lawrence has been so honored, and she was gently reminded that the keeper of the lamp, by tradition, is required to display it in a prominent location in her home.

The selection of Lawrence by Bevil was a popular one with the members present because over the years she has given so much of her energy and time - days, nights, weekends - to SOHO. During her years on the board of directors, Lawrence also served as vice president and as president in addition to heading up a number of committees and special panels. SOHO thanks you, Suzanne Lawrence!

*(Continued next page.)*

## SOHO Board (cont.)

### Outgoing Board Members

In addition to Lawrence, other board members who completed their terms of office were **Anna Major**, who served for four years, and **Dale O'Day Robison** and **Margaret Elliot**, who served two years. SOHO salutes these good folks for all of the time and effort they contributed to the cause of historic preservation!

By Al Alferos

**Reflections...** Celebrating  
23 years of preservation services in  
San Diego County.

#### BOARD OF DIRECTORS

President  
**Robert Broms**

Vice President  
**Paul Johnson**

Treasurer  
**Corey Jon Braun**

Directors  
**Remigia Bermudez**  
**Alex Bevil**  
**Janice Fahey**  
**Nick Fintzelberg**  
**Nancy Helsper**  
**Ellen La Place**  
**Ron May**  
**Vonn Marie May**  
**John Reardon**  
**David Swarens**

Executive Director  
**Al Alferos**

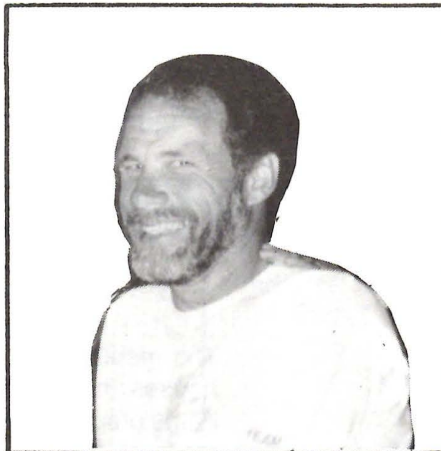
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o National Trust For Historic Preservation  
o California Preservation Foundation  
o San Diego Historical Society

## President's Column

By Robert Broms



At times I can best benefit my readers by conveying the panoramic view of the lay of the land as seen from the top of that metaphoric column we discussed last time. At other times, the broadest understanding can be gained from the close examination of the forces converged on a single site. This is one of those times. As we descend together into the trenches, however, do allow me to point out several features of the terrain.

On the eastern horizon, we have the slowly escalating debate currently pitched in terms of the false dichotomy between cultural resource management and property rights. Recently the County Historic Site Board, the city of Carlsbad, and the city of Escondido (courtesy of a misleading article in the Wall Street Journal) have all been caught up in such discussions.

On the western horizon, we have growing threats to statutory environmental protections at various government levels, all masquerading under the guise of economic necessity. It is too easy for "regulatory relief" to become a smokescreen behind which our environmental laws are dismantled. This trend continues locally and statewide despite good documentation that, throughout the 1980's, those states with the strictest environmental laws had the strongest economies.

A bit farther down the column now, we

have a good view of some areas closer at hand. Areas that will come into sharper focus in the months ahead.

**The Salk Institute** - There is a swelling chorus of protest against the impact from changes in the surroundings upon the existing complex.

**Center City East** - Watch this area. Under consideration as the location for both a new central library and a new sports arena, CCEast will need vigilant advocates to protect existing resources

Ah, we've arrived on terra firma. Our destination: **The T.M. Cobb Warehouses** - Formerly threatened by the Park Plaza Tower that would have shattered the Gaslamp height limit; purchased by the City of San Diego only to have the Redevelopment Agency itself request demolition.

Hearings on the certification of the Supplemental Environmental Impact Report were held June 11, at the Centre City Development Corporation (CCDC), and June 28, at the City Council sitting as the Redevelopment Agency. The CCDC Board recommended certification of the Supplemental EIR while paying lip service to a non-binding suggestion to study further the retention of the existing facade as part of the "contemplated" project "envisioned" for the site. I say "contemplated" and "envisioned" rather than "proposed," because this "phantom project," while widely shown and loudly trumped, in the community, at CCDC, and to Council, was segmented off from the narrowly drawn actions respecting demolition treated in the SEIR. The Redevelopment Agency certified an obviously skewed and inadequate EIR. That certification was posted with the County Clerk on July 1. Due to numerous instances of the agency and its executive arm, CCDC, failing to comply with the requirements of the California Environmental Quality Act in the creation and certification of this disclosure document, the board of directors of SOHO, on July 19, voted to file suit to force compliance with the Act.

(To be continued.)

## Camp Pendleton Landmark Chapel Damaged in Winter Storm

On a wintry evening in January, the historic Ranch House Chapel at Camp Pendleton Marine Base was heavily damaged by flash flood waters from the Santa Margarita River which runs through the base. This was not the first flood suffered by this adobe structure but it was by far the most devastating. Two walls collapsed and most of the interior contents were washed far downstream. Through the diligence and hard work of volunteer docents, many of the historic artifacts were recovered and can be restored. The lovely stained glass windows were also recovered with only minor damage, a "miraculous" sign that the chapel will eventually be restored to its former glory.

### Friends of Ranch House Chapel

Due to the recent cuts in the defense budget there is little federal money available for the restoration project so an ad hoc citizens group called "Friends of the Ranch House Chapel" has been formed to raise funds and oversee the project. The group already has sponsored one event on the site of the chapel, initiated a letter-writing campaign, and has other fundraising plans in work.



Pictured during a fundraiser at the Ranch House chapel are **Kathie Graler**, history and museum officer at Camp Pendleton, SOHO's **David Swarens** whose musical group played during the event, and **Ann Rothwell**, chairperson of the committee in charge of fundraising efforts. The damaged chapel can be seen in the background.

SOHO, under the umbrella of its non-profit status, is working with the group and has set up a special bank account to handle the contributions and donations made to the project. SOHO also is providing technical assistance to the project.

The chapel was built in 1810 as an adobe winery for the nearby Mission San Luis Rey and was later used as temporary quarters, a blacksmith shop and an all-purpose ranch building for the Rancho Santa Margarita y Las Flores.

In 1942, the rancho was purchased by the U.S. Marine Corps and the deteriorated adobe storage shed was restored and transformed into a mission-style chapel. Built originally for the Women Reserves during World War II, the chapel soon became the main chapel for the base until Marine Memorial Chapel could be built. The stained glass windows were made possible through donations from former ranch owners and employees.

The chapel has been a popular site for weddings and, most recently, was home to the Camp Pendleton Episcopalian congregation. Due to its early beginnings and its association with the historic Rancho Santa Margarita y Las Flores, the chapel is listed in the National Register of Historic Sites, along with the adjoining ranch house and the bunkhouse museum.

### Volunteers, Funds Needed

The Friend of the Ranch House Chapel are looking for a "few good volunteers" and, of course, donations towards the restoration project. Those interested in becoming involved may contact **Ann Rothwell, chairperson of the group, at 747-1046**. Tax-deductible may be sent directly to SOHO, P.O. Box 3571, San Diego CA 92163. Please make your check payable to "Friends of the Ranch House Chapel."

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### New Book on Irving Gill

The San Diego Historical Society announces a soon to be published book on San Diego's most noted architect, Irving Gill. After years in research, this long-awaited publication, written by Bruce Kamerling, a Society curator, is now completed. With many illustrations and photographs, the work will be the most comprehensive on Gill to date. Many in the architectural, historical, and preservation fields anxiously anticipate the arrival of this valuable resource.

Gill is now considered to be one of America's most important early modern architects. His work has been discussed in numerous books, but this will be the first one exclusively about the master architect. This year marks the 100th anniversary of Gill's arrival in San Diego.

Kamerling is curator of collections and the curator of the Martson House, and has been with the Historical Society for 16 years. He has also been associated with SOHO, the San Diego Historic Site Board, and the Balboa Art Conservation Center.

The Historical Society is moving forward with the publication of the Gill book and the plans to mount an exhibit on Gill even though the tight financial climate is presenting a big challenge. Any financial support towards these effort is greatly appreciated. For more information, call the Historical Society at 232-6203.

## Heritage Park News

**H**eritage Park Victorian Village is moving beyond its misnomer as a "petting zoo" for Victorian Homes and moving toward a goal of becoming a living museum for this fascinating era.

The June Heritage Festival in Old Town was an excellent example of what can be accomplished. During the day, visitors were treated to a quilt show, tatting exhibitions, a working spinning wheel, costumed actors giving "porch talks" about the period, an historic fashion show, harpists and other music, various artists and artisans, pony cart rides, a display of antique vehicles, horse-drawn Victorian carriage rides, historical mini-tours, and a Victorian tea. Of course, many wonderful people volunteered their talents and time.

There are current plans to repeat this activity at some level at least once a month. As one enthusiastic person put it, "This could become the Williamsburg of the West."

To further enliven the park, the Heritage Park Bed & Breakfast Inn is opening a tea room in the Bushyhead House. Open Tuesday through Sunday, "noon to fourish," the menu includes Royal Afternoon Tea, Ha' Penny Light Tea and various ala carte items. "Special Teas" are themed for various occasions such as Children's Teddy Bear Tea, Hats-Off-To-You Tea, Mystery Tea and more. A tour of the Queen Anne style B&B Inn is included with afternoon and light tea. Reservations are recommended.

The original Temple Beth Israel, a non-denominational chapel, continues to be popular for weddings and related functions. The County is becoming more aggressive in its marketing efforts and is working with the Inn on a cross-marketing program. The park offers a romantic one-stop opportunity for bridal couples who can make their wedding plans, get dressed, married, celebrate with well-wishers and spend the first night of their honeymoon without ever leaving the grounds..

An historical walking tour of the park and vicinity has been developed and is available for group charters. It features the stories behind the creation of the park, the owners of each of the houses there, and extends into the area around the park with tales of the Whaley House, the Old Adobe, El Campo Santo and the Mormon Battalion. The tour excludes Old Town State Park.

In the works is a Heritage Trail which will trace the first two hundred years of San Diego history from the founding of the Presidio to Father Horton's New T.Own. Also, plans are being explored to set up a historical resource center in SOHO's Senlis Cottage - a clearinghouse - to handle inquiries from visitors and tourists. One of the first steps to this program is to recruit docents.

Come rediscover this secret corner of San Diego history!

## Mural Discovered in Escondido Business

By Paul Johnson

Recently, during the interior remodeling of a downtown Escondido business, a historic mural was discovered underneath plaster that was being removed. The mural, located on the interior wall of Printcraft, owned by Randy and Bobette Stewart, depicts a fruit stand originally located close by. The date of the painting has been placed in the late 1920's to early 1930's, and best information to date indicates authored by local sign painter.

The Balboa Art Conservancy executed restoration of a four foot length of the mural. The entire mural extends 16 feet. The work done by the conservancy has brought the artwork back to almost new condition.

Cindi Fargo of the Escondido Downtown Business Association is leading the efforts to restore the remainder of the mural. SOHO is assisting in investigating preservation avenues. Efforts include exploring public assistance, easements, funding sources and possible aid from arts organizations.

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**This is a good example of a win-win situation.**

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This particular preservation opportunity has two interesting points about it. First, our history has a peculiar way of popping up in places where you least expect it. Secondly, this is a good example of a win-win situation. The owner's business has enjoyed public exposure and the historic community is assisting in the preservation. This is the way every preservation opportunity should be.



**WANTED...**A live-in caretaker for the historic Stein Family Farm in National City. Must be interested in history and historic preservation and willing to assist with various projects on the farm. Single person or couple preferred. For more information, call 477-4272

# Impressions of Long Beach

by Robert Broms

She's the largest ocean liner afloat. She is the symbol of the city of Long Beach, recognized worldwide. And she was the site of the 18th annual California Preservation Foundation Conference.

She is the Queen Mary! At 1,019 feet, 6 inches in length and originally displacing nearly 86,000 tons, she is arguably the largest single art object ever created. More than just a superb work of naval architecture, which, with her red bottom, black hull, and white superstructure, she surely is; she is also, as a single ensemble, a masterpiece of art deco, the harmonious product of over 100,000 individual craftsmen. With over 1,000 Atlantic crossings to her credit, her career capped by an epic voyage around Cape Horn (she's too large for the Panama Canal), she is not simply a tourist icon for Long Beach.

Her history is metaphor of the twentieth century. During the tumultuous days of the late 1930's, she brought Europeans of all classes and nationalities to new lives in America. In the early 1940's, she provided passage to some 750,000 troops from America and the Commonwealth headed to European Theater of Operations. After the war, she spent another two years ferrying war brides back to North America. During the 1950's and 60's, she offered that touch of luxury fast disappearing from the modern scene. With the introduction of the Boeing 707, air fares were reduced to where the Queen could no longer compete economically. In 1967 she entered a new phase of her life, finding a new home in the Pacific. Since then her story has been an epic of the financial vagaries of adaptive re-use. Recession has forced her sometime companion, the Spruce Goose, to seek refuge in Oregon. The Queen endures. Her California neighbors love her enough to have resisted the advances of trans-Pacific rival Hong Kong. But even in this rivalry she typifies broad trends of the late century. She has always been just a bit larger than life.

As a piece of living history, the Queen Mary was a most fit setting for the CPF conference. Some 400 persons attended, some from as far afield as Hawaii, Washington state, Utah, and Washington D.C. Organized around the theme "Celebrate Diversity: Communities Unified for the Future." The conference was co-sponsored by the Long Beach Heritage Coalition and the City of Long Beach with major participation by the National Trust for Historic Preservation, State Office of Historic Preservation, and the Long Beach

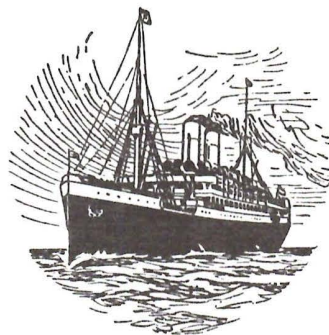
Unified School District.

Venues included First Christian Church, Long Beach Museum of Art, First Congregational Church, Apsara Restaurant, the Cambodian community, the Breakers, Rancho Los Cerritos, Birdland West, and the various ballrooms and salons of the Queen Mary herself. Long Beach is a perfect resting place for the Queen as the city's character was set during the 1930's in the great building boom which accompanied the development of the oil industry and coincided with the recovery from the 6.3 earthquake of March 10, 1933. A strong Moderne feel persists due to the many surviving examples of W.P.A. public works and private residential high-rises.

The conference tracks themselves covered the following areas: neighborhood issues in culturally diverse communities, urban context, education and cultural understanding, nuts and bolts (basic law, methods, and strategies), and a seminar on the California Inventory System. Yours truly attended the Plenary Session, a regional networking group for San Diego, and workshops on: highways, the California Register of Historic Resources, Secretary of Interior's Standards for Rehabilitation, Property Rights, C.E.Q.A. and Historic Landscapes. Other highlights included the Legislative Breakfast, the Annual Meeting, the Gala Dinner, Live Auction and Dance. Post-conference tours included five oriented to different themes and areas in the City of Long Beach itself and one offshore to Avalon, Santa Catalina Island. Every few years I find myself in Long Beach and, while no expert on its history and architecture, I always enjoy the experience.

But as a native Californian who has never been to Catalina, I jumped at the chance. The Channel Islands as a whole form a fascinating oceanic realm of California. Catalina in particular is part of the broad movement beginning in the last century which gave birth to resort communities up and down the coast. And it is unique among such communities in its monopoly pattern of land ownership. Avalon's Casino, Webber and Spaulding's masterpiece of 1929, is one of California's truly worthy contributions to the world's architectural treasury.

Other than the fact that CPF executive director John Merritt promised us all a tidal wave to rival last year's Eureka earthquake but was only able to deliver an unseasonable torrential rain, this year's conference must qualify as an unparalleled success!



## Easton Bungalow Designated (But Unprotected?)

On May 26th, the Jane Easton, located along Torrey Pines in La Jolla, was added to the historic register of the City of San Diego as a "significant Arts and Crafts residence and landscape, designed by a notable master builder."

The action by the city's Historic Site Board, followed a protracted and often acrimonious 3-month hearing process.

The property, which was nominated by SOHO, was designed and built by Emmor Brooke Weaver, one of the most prominent local practitioners of the Craftsman style, which was largely developed in Southern California.

The 1911 "singlewall" board and batten and shingle bungalow was designed for Jane Easton, the founder of Christian Science practice in La Jolla, who lived there until her death in the mid-1940's. Weaver, himself, considered this one of his best works, and maintained a relationship with the house and its occupants for the remainder of his long life.

The gardens have traditionally been attributed to pioneer horticulturist Kate Sessions, and the house's integration with natural and designed features of the site and its north coast views is a model of the Craftsman ideal.

In a second action, the Site Board, in an apparent effort at conciliation, and to avoid a threatened appeal of designation, authorized a "fail safe" mitigation plan which would allow the redevelopment of this site facilitated by the removal of the bungalow and some other associated improvements, while requesting that some elements of the landscape design be integrated into any new development.

Roger Mohling of Poway has expressed a commitment to move and restore the house in the Mt. Woodson area. This plan would be implemented if, following a 90-day "marketing" period, no preservation buyer is identified who would restore the house on site and preserve intact this fully integrated historic environment, or no other preferable plan appears viable.

Normally, under San Diego's historic preservation ordinance, a one year period is granted for such a process, while properties such as this, which are in

the coastal zone, enjoy an additional layer of review of development (the state Coastal Act includes protection of biological, cultural and historical resources).

The Easton bungalow, "a monument of the Arts and Crafts movement" (Dr. Robert Winter) has long been a source of recognized significance and has been widely published (most completely in California Design 1910, 1974, page 138). It deserves the best in preservation planning - *what is happening may be somewhat less!*

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## Church Plans Proceed

The go-ahead has been given for the restoration of key elements to the 1909 Irving Gill First Church of Christ Scientist located at Second and Laurel Streets.

Variations were required to reconstruct a tower and dome removed in a 1950's remodel. Much of the original design is believed to be intact under the surface treatments. Approval to proceed was given at a Planning Director's hearing in July.

A major work in Gill's mature adaptation of the California Mission style will be returned to the public by the efforts of the congregation.

Jim Kelly-Markham of Bokal Kelly-Markham Architects and Kathleen Kelly-Markham are the project team for this rehabilitation project.

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## Free Workshops Offered

The History Computerization Project now offers free workshops and a printed tutorial on the use of computer database management for historical research, writing, and cataloging. Those unable to attend the workshops can still obtain the 80-page workshop tutorial by mail.

The workshops and tutorial give organizations and researchers a chance to see how easy it can be to build an historical database, at no cost or obligation.

The project is sponsored by the Regional History Center of the University of Southern California and the Los Angeles Historical Society.

For a current workshop schedule and a free copy of the tutorial contact: **History Computerization Project, 24851 Piuma Road, Malibu, CA. 90265. Telephone: (818)591-9371.**

## **NEWS BULLETIN. . .** (Continuation of the President's Column)

On July 30, SOHO filed a lawsuit in Superior Court against the City of San Diego, the San Diego City Council, and others over the acquisition and planned demolition of the historic Cobb Property located at the corner of Fifth Avenue and K Street in the Gaslamp Quarter.. The suit, as filed by attorney William A. Adams on behalf of SOHO, claims that the city:

**Wasted Public Funds and Property, and violated;  
The California Environmental Quality Act (SEQA);  
The San Diego's Resource Protection Ordinance; and  
The Gaslamp Quarter Planned District Ordinance.**

The suit asks the Court to set aside and void the acquisition of the property. . . On August 3, SOHO held a news conference at the site to provide details of its action. The following is an excerpt from a statement read at the news conference by SOHO president Robert Broms:

"SOHO has taken this action, unprecedented in its 25-year history of fighting to save San Diego's cultural resources, because we had exhausted all available administrative remedies. Throughout the recent history of this site, the city has conveniently ignored, or given self-serving interpretations to, any state statutes or local ordinances that threatened to derail their peculiar vision of progress for this area. Only a massive public outcry against the blatant violation of height limits stopped the 315-foot high rise last year.

At that time, we were promised that we would be consulted on any plans for the city's newly acquired historic buildings. Instead, application was made for demolition permits. And, subsequently, at every step of the process, the city has refused to change its plans in response to a long list of legitimate objections raised by many private and public entities... We are outraged by the favoritism shown by the city's purchase of the property at an inflated price - despite the limitations on use dictated by every applicable planning ordinance.

We are outraged by the city's willingness to destroy these key historic buildings at the very entrance to our premier historic district. This is, quite simply, a betrayal of the public trust, the insidiousness of which is only compounded by the act of acquiring the property in order to achieve that goal."

**"In the face of this disregard of the public interest, our only recourse is to submit the facts to the judgment of an impartial court."**



# Member News



### Members for 10 years

Mrs. Leslie Fox  
Shirley Hanson  
Cheryl Spicer  
Karna Webster  
Celia Wetherbee

### Members for 5 years

Robert Broms  
Jim Gibson  
Marge-Howard Jones  
Angeles Leira

SOHO welcomes the following new members . . .

**Sheryll Jackman, ASID**, head of the Jackman Group in Coronado ...**Vonn Marie May**, former chairperson of the City of San Diego Historical Site Board and currently on the staff of San Diego City Councilman John Hartley ...**The Stiegler's, Ione and Anthony**. Ione is an architect and member of the San Diego Historical Site Board. Husband Anthony is an attorney.

Other new members include...

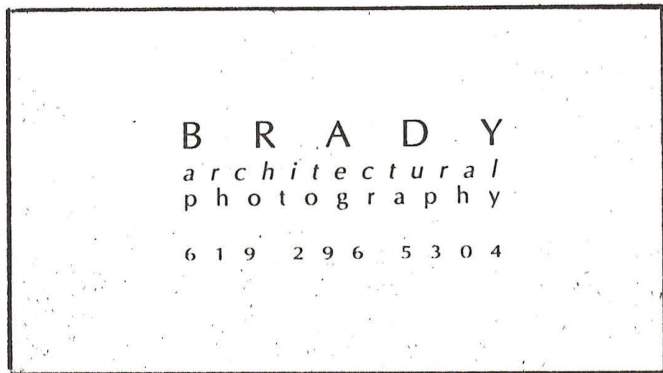
**Mark Burry**  
**Edna Harper**  
**Barbara Hermann**  
**Marjorie Jackson**  
**Reuel Olin**  
**Bob Grinchuk**  
**Douglas Reed**

SOHO salutes these good member for their continuous support...

**Members for 15 years**  
**Mrs. Bayonne Glenn**  
**Charlotte Schriefer**

SOHO also wished to acknowledge and thank the many "new" former members who signed up again during the "Welcome Back" campaign. We are delighted to have you back in the SOHO family.

**VOLUNTEERS NEEDED...**Do you have a few hours a week that you can spare for SOHO? Volunteers are needed in the office to answer the telephone, greet visitors, and perhaps do light clerical work. If you are interested in this or any other volunteer work please call the office , 297-9327.



## SOHO Membership Application

Membership privileges include the newsletter *Reflections* to keep you informed of preservation issues and activities, as well as special prices for SOHO workshops, tours and related activities and events.

Please call the SOHO office (297-9327) for more information. To apply for 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!**

### Membership Categories

- \$1000 Lifetime
- 500 Benefactor
- 250 Corporate
- 100 Executive
- 50 Professional
- 25 Individual/Family
- 10 Student

Name \_\_\_\_\_

Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Phone (H) \_\_\_\_\_ (W) \_\_\_\_\_

Yes, please send information on SOHO' Planned Giving Program

I would like to help with:  Tours  Newsletter  Office  Membership  Workshops  Other  
You will be contacted regarding your choice(s).



## *Your Place in History?*

### **FOR SALE**

\* \* \*

Four La Mesa historical wonders available. Built in the early 1900's, these homes await the right type of buyers who respect and cherish the architectural charm and character of the past.

Call **Cameron Conant** at **Everson Realty** for more information:

**461-3793**

### **FOR SALE BY OWNER**

\* \* \*

#### **1932 CRAFTSMAN Beauty . . .**

Upgraded and remodeled. Original two bedrooms and bath...*plus*...add-on.  
A charmer! Let's save this one from the developers.

Call Barbara at 282-1396.

### **FOR SALE**

**Unique, Ornate Victorian House.  
One of San Diego's Best!**

**657 20th Street  
Adjacent to Downtown with View!**

#### **San Diego Historic House #208**

3 bedrooms, study, formal dining room, big kitchen. Exquisite multi-shade paint job, original stained glass. Tiled back yard, fruit trees, raised vegetable garden. Finished wood floors, new ceramic tile, ceiling fans. Featured in book, "Timeless Treasures of San Diego."

**\$169,000. Call 239-3729**



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