



March 1995

Reflections

Save Our Heritage Organisation

WORLD WAR II ENDS-1945!!

The 50th Anniversary

Vonn Marie May

1995 marks the 50th anniversary of the end of World War II. With National Historic Preservation Week approaching we usually plan events always for the second week of May. However, this year it is being expanded to a third week to encompass Armed Forces Day

that commemorate and illustrate American military history.

SOHO has received a small grant from the Trust to put together a series of tours that include MCRD, NTC, the Pt. Loma SubBase and both NAS

Miramar and North Island. The Old Town Trolley has consented to be our transportation conduit as well as staffing story tellers on board. A lecture series is also being planned to be held at the San Diego His-



Naval Training Center, San Diego CA Gate 1

May 20th. Celebrating the end of a war appeals to me and must appeal to the National Trust for Historic Preservation as they are promoting a program that does exactly that all over the country.

Through the 'Legacy' grant program and a partnership with the DOD (Department of Defense), the Trust is contacting non-profit groups to arrange educational programs and tours of sites

tory Museum with military historians and Meredith Vezina editor of *TRADITIONS* an excellent military history magazine. The SDHS exhibit "War comes to San Diego" will still be presented in the Museum during this time. What better city to host events like these than San Diego?

For anyone interested in participating, please contact our Event Coordinator Paul Johnson @ 297-4659.

Mills Act Passed!

Paul Johnson

The Mills Act is existing enabling legislation, which allows municipalities to enter into property tax reducing contracts with owners of qualified designated historic properties. The statewide legislation has existed since 1976. The reduction in property taxes generally ranges from 40% to 70%.

On November 1, 1994 the City Council of San Diego considered implementation of the Mills Act. The City Manager and the Historical Site Board had prepared separate recommendations for adoption of the Mills Act. Of several differences between the two proposals, eligibility was the greatest difference. The City Manager's version recommended offering Mills Act contracts only to owner occupied single family residences. The Historical Site Board format had all qualified historic sites eligible.

On February 27, 1995 the City Council voted unanimously in favor of adoption of the Mills Act. The features passed include eligibility to all qualified designated historic properties, except those within a Redevelopment Zone or Redevelopment Study Zone. As the Redevelopment Zones rely heavily upon property taxes, the loss in revenue will have a greater impact upon them. The City Council directed Redevelopment Agencies to formulate a plan of implementation of the Mills Act within their zones and to return to the City Council for presentation of the plan within 120 days. There will be a fee of \$100 per \$100,000 property valuation, for the administration of any Mills Act contract.

With the passage of the Mills Act, the City Council of San Diego has given a very significant incentive to local owners of historic properties. Job well done City Council!

**President's Message
Vonn Marie May**

A River Ran Through It

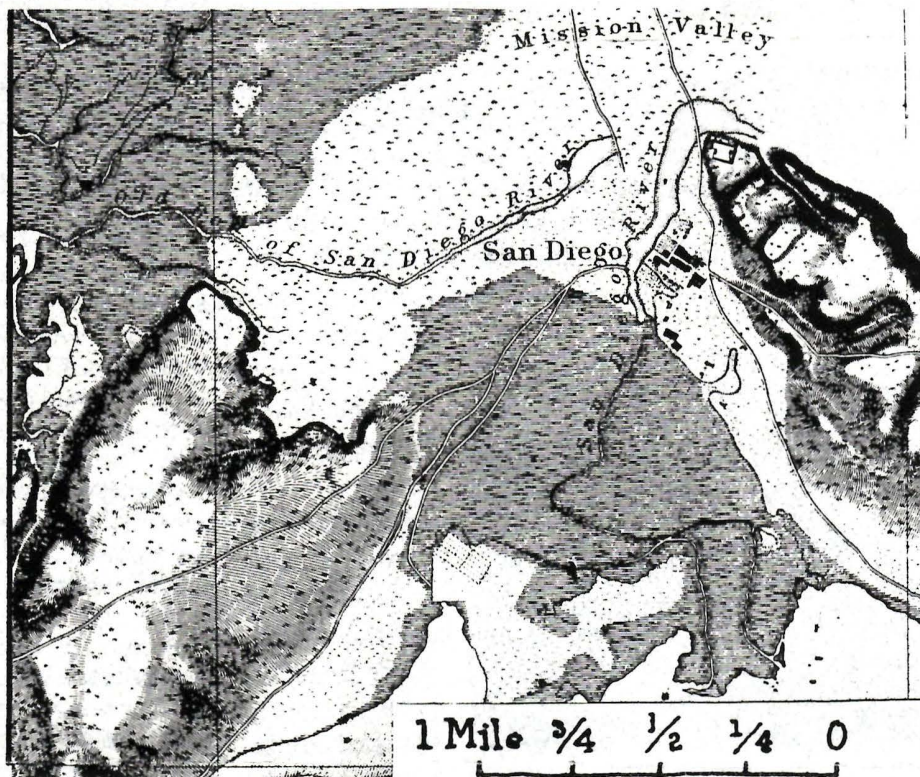
On a map commissioned in 1849 by the Ayuntamiento de San Diego (Mexican Town Council) 1st Lieutenant Cave J. Couts drew his *Town and Beach Map*. The small village of San Diego at that time included a square named for Washington and was bounded by Juan Street to the northeast, Twiggs at the southeast edge, San Diego Avenue on the southwest and along the northwesterly edge fronted on the San Diego River. He had represented the river's southern tributary that flowed down what is now Taylor Street and eventually curved and headed toward San Diego Bay. (Cal-Trans would have been underwater)

was rich in both freshwater and saltwater marshes and attendant uplands. In our current vision to 'link the bays' can we now acknowledge the ground truth of what once was.

was dynamic and unpredictable and would change course depending on significant flood events.

The first mention of the river was in

From Smythe's *History of San Diego*: The San Diego River rises in the Volcan Mountains 60 miles from the city. It flows through El Cajon and



ex-mission ranchos, the pueblo lands of San Diego and into False Bay. At Capitan Grande, 35 miles from its mouth, it is joined by a branch rising to the southeast of the Cuyamaca Mountains. Fed by numerous springs on its course, it flows to Capitan Grande all year, then it sinks into the sands and disappears in the curious manner of California rivers.

The illustration chosen for this article shows the

From SDHS *Journal of San Diego History* Summer 1969.

river more in its historical environmental setting. In a very sophisticated manner this drawing illustrates the two primary pilot channels of the river (circa 1830) with additional environmental information i.e: marshlands, salt flats and general confluence and topographic information. In its pristine and verdant state, prior to any dams or reservoirs upstream, the confluence

the diary of Sebastian Vizcaino in 1602. When the Spanish returned in 1769 with the intent to settle the area, the San Diego River was found to be a river with "excellent water". It is thought that in 1774 the river returned to False Bay after a period of heavy rain. The river has apparently shifted its channel back and forth between Mission (False) Bay and the San Diego Bay in times past. It

Clearly, Old Town San Diego was a 'riverside' community. One would ask where is that point of reference today? The very reason for the siting and the cultural growth of the area was its immediate and obvious relationship with the river, navigable or not. Could we in some way pay homage to the San Diego River as a significant physical point of reference?

Senlis gets Spruced

The home of SOHO, Senlis Cottage in Heritage Park, is getting some minor repairs and a new coat of paint. The efforts are being coordinated by the County of San Diego but the labor force is being provided by the NCCC (National Civilian Community Corporation or the Corporation for National Service), a division of the President's 'Americorps' program. Reminiscent of our former depression era CCC (California Conservation Corps) the NCCC employ and train young adults for viable work that ultimately benefits our public properties.

Soon after their work is done SOHO will be hosting a volunteer house cleaning and filing session of the Senlis office interior. Those wanting to participate please call Vonn Marie @ 223-4420.



Environmental Advocates - a new resource

David Swarens

A new group has recently formed bringing together the seemingly diverse interests of urban planning, biological conservation and cultural/historic preservation. *Environmental Advocates, law in the public interest* has recently incorporated having met for the several months in SOHO's cottage.

What these groups share is a concern for the resources of California, and a frustration with the resources which have been available in their defense.

Environmental Advocates (E.A.) will be a not-for-profit legal group providing both information and litigation as well as other representation services to the local environmental community, including those like SOHO involved in the protection of cultural and historical areas.

E.A. hopes a "resourcefull" community will be able to help provide for a "resource-full" region both present and future.

SOHO

Save Our Heritage Organisation

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Vonn Marie May

Vice President

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Secretary

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Reflections is published by:
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San Diego, CA 92163
(619) 297-9327

SOHO, a non-profit corporation dedicated to preservation of historic and cultural resources, is a member of:
National Trust for Historic Preservation
California Preservation Foundation
San Diego Historical Society

The California Preservation Foundation Presents:

**HOUSING IN HISTORIC BUILDINGS:
A Perfect Fit In Imperfect Times**

Rehabilitation and adaptive use of historic structures can be a powerful contributor in efforts to retain and restore affordable housing in older communities. Successful projects often require creative partnerships between housing providers, preservation organizations, public officials and lending institutions.

In these training sessions, statewide experts drawn from the public, private and not-for-profit sectors will share their strategies for providing affordable housing by reinvesting in older buildings and neighborhoods.

WORKSHOP AGENDA

Basic Premise: Why using historic building stock for affordable housing projects makes even more sense today . . . economically, politically and socially

I. Historic Resources and Reuse Opportunities

A. Advantages and Disadvantages vs. New Construction

- funding availability
- cost of acquisition
- cost of rehabilitation vs. new construction
- permitting
- code and seismic issues
- OHP requirements

B. Potential Uses and Locations

- conversion of obsolete commercial buildings to housing
- storefront commercial to mixed use
- non-conventional housing types (e.g., artist lofts, live/work)
- applicable to downtown or neighborhood center locations

II. "Do's and Don'ts" of Creating Affordable Housing in Historic Structures - Cost, Code, and Regulatory Issues

- what characterizes a good or bad site for a housing initiative?
- seismic retrofit — what does it really cost?
- what is the certification process?
- how to make a commercial building look (and function) like housing
- other Code issues — are historic buildings easier or harder to work with?
- construction problems
- parking cost

III. Financing and Acquisition Strategies

- foreclosures/REO
- "bargain sale" provisions of Tax Code
- cost, value, and basis: cost vs. cash
- conventional debt and role of the Community Reinvestment Act
- unconventional debt: direct State loans; State-authorized tax exempt loans, etc.
- sources of equity: how to blend historic preservation tax credits with affordable housing tax credits
- opportunities for mixed income projects
- opportunities for for-profit developers, including joint ventures with non-profit corporations
- funding options: rural grant writing vs. urban redevelopment agencies

IV. Political Dimension (political & fiscal realities to deal with, and strategies for building support)

V. How Does It Work In Real Life?

- Successful Case Studies will be featured in each workshop, as described by individuals involved in putting the projects together.

Details:

March 31 at Mission Brewery, 2150 W. Washington, San Diego.

Doors open 8:15 a.m., workshop runs 9 - 5 p.m. with a break for lunch and morning and afternoon breaks.

REGISTRATION FORM

Please reserve my place at the workshop in:

- San Diego, March 31, 1995
- Woodland, April 6, 1995
- Fresno, April 7, 1995

Name _____

Organization _____

Address _____

City _____

Zip _____

Daytime phone _____

I am enclosing a check, payable to the California Preservation Foundation for:

I. Registration

CPF member rate @ \$60

Membership under what name? _____

Board or staff member of Non-profit Housing organization rate @ \$50

Name of organization: _____

Non-member rate @\$70

II. Late fee @\$10 (received after 3/24)

III. Introductory CPF membership

Individual @ \$25

Non-profit organization @\$60

Business/government agency @\$85

TOTAL

Please clip this form and return to:

Register today to avoid the late fee!

Workshop Registration
Calif.Preservation Foundation
1615 Broadway, Suite 705
Oakland, CA 94612

Co-Sponsoring Organizations

California Housing Partnership Corporation, California Tax Credit Allocation Committee, Centre City Development Corporation, Mission Brewery, National Trust for Historic Preservation, Non-Profit Federation for Housing and Community Development, Rural Economic and Community Development Service, San Diego Housing Commission, Save Our Heritage Organisation, State Office of Historic Preservation.



Save Our Heritage Organisation

The 1995 People in Preservation Awards

Call for Nominations

Each year the Save Our Heritage Organisation Celebrates the best of preservation by presenting People in Preservation Awards to individuals and organizations whose projects demonstrate outstanding dedication and commitment to excellence in historic preservation.

The People in Preservation Awards recognize exceptional accomplishment in preservation, rehabilitation, restoration and interpretation of our architectural and cultural heritage.

SOHO pays tribute to its award recipients and applauds their accomplishments at a special program during National Preservation Week, 7-13 May.

SOHO invites you to participate in the celebration by nominating those individuals you believe are the most deserving of a People in Preservation Award.



The 1995 People in Preservation

Nomination Form (Please type or print clearly)

Nominee: _____

Address _____

Contact Person _____

Telephone _____

Nomination Submitted by: _____

Organization _____

Address _____

Telephone _____

Reasons for Nomination: _____

Brief Description of Work Acheived: _____

Historical Significance of Nomination: _____

List Exhibits Presented in Support of the Nomination:

(Note! nomination materials will only be returned if stamped self- addressed envelope is included)

Send completed nomination forms and exhibits to:

SOHO, P.O. Box 3571, San Diego, CA 92163. Nominations must be received by 31 March 1995

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Member News

Welcome New Members

Jack McKeown

Diane Maher

Maria Eugenia Castillo

Louise K. Torio
&
Steven Veach

In Memorandum

Jeanne Camiel

Jeanne Camiel, a faithful member of SOHO for 23 years, passed away on January 13 in her home in Del Mar. She was 87.

In addition to SOHO, Mrs. Camiel was involved with several other community organizations.

Her surviving family includes two sisters, Claire Kaplan and Lee Douglas, who also are longtime SOHO members

Docents Needed

The Balboa Theater Foundation is preparing a multimedia presentation documenting the history of the Balboa Theatre.

The Foundation needs interested adults to serve as docents for these showings.

The dates of the presentations are:
April 22, 23, 29, 30.
May 6, 7, 13, 14, 20, 21, 27, 28
If you are interested in helping with this project contact Jan Manos (619) 466-2542

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).



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