



October 1995

Reflections

Save Our Heritage Organisation

Sherman Heights Plan Approved

The San Diego City Council recently adopted a plan that will serve as the foundation for the revitalization of Sherman Heights, the historic district located just to the east of Centre City and an area which represents some of the earliest residential development associated with Alonzo Horton's "New Town."

Residents had eagerly awaited such a plan since the neighborhood first was designated as a historic district in 1987. Earlier action by the council had assured that the community would retain access to the Mills Act property tax incentives for historic sites, a program which is restricted in other redevelopment areas. (Sherman Heights is in a so-called "study area.")

Already, construction has begun on new "historic style" street lighting, and restoration of the 1913 landmark church owned by the Chicano Federation will soon begin.

The revitalization plan grew from several large meetings held in the neighborhood and the coordinated efforts of community activists, preservationists, civic institutions and city staff.

Deputy Mayor Juan Vargas and his staff also played a large role in bringing the plan to fruition as a "Livable Neighborhood" model.

H.R. 1662

Measure to Provide Tax Break

A measure working its way through Congress would create a historic rehabilitation tax credit for historic structures occupied by the taxpayer as his or her principal residence. If enacted, the bill could be of significant benefit to some SOHO members.

Labeled H.R. 1662, the measure would:

- o expand home ownership opportunities for low and middle income individuals and families;
- o stimulate the revival of decaying neighborhoods and communities;
- o enlarge and stabilize the tax base of inner cities and small towns; and,
- o preserve and protect our invaluable historic resources.

Provisions of H.R. 1662

Rate of Credit

The rate of credit is 20% of the qualified rehabilitation expenditures (same as the current credit). Eligible buildings are those "certified historic structures" currently eligible for the existing tax credit plus buildings individually listed on state or local register

Eligible Buildings

that have been nationally certified. Eligible buildings (or a portion) must be owned and occupied by the taxpayer as his or her principal residence. Condominiums and cooperatives would be eligible.

Maximum Credit

Minimum Expenditures

The maximum credit allowable would be \$50,000 for each principal residence, subject to Alternative Minimum Tax provisions. As with the current credit, rehabilitation must be substantial - the greater of \$5,000 or the adjusted basis of such building - with an exception for buildings in census tracts targeted as distressed for Mortgage Revenue Bond purposes and Enterprise and Empowerment Zones, where the minimum would be \$5,000.

At least 5 percent of the qualified rehabilitation expenditures would have to be spent on the exterior of the building.

What do to

Contact your congressional representatives now and ask them to support H.R. 1662. For your convenience, the names and addresses of San Diego's congressional delegation are included inside.

What a SOHO Member Thinks

Ed. note. Following is SOHO member Carol Lindemulder's response to a recent newspaper article regarding the City of San Diego looking into the purchase of downtown skyscrapers.

A Centerpiece Structure for Downtown

Are we really going to purchase a bunch of anonymous skyscrapers?

It would seem that in this critical time of unemployment and lowering of real estate values in California, the City of San Diego has a real opportunity to fix up what it already owns. This will put a lot more San Diegans back to work, and offer a star attraction for San Diegans and visitors alike; let's restore our magnificent Balboa Theater building in Horton Plaza.

Look at all the pluses! It is located in the center of Horton Plaza Shopping Center, hardly a real estate value likely to slip. It is located next to an enormous parking structure, making it a perfect City office building. As the City owns it and it is empty (owned for 10 years and vacant - what a waste) there will be no purchase cost and no relocations of tenants.

Restored and retrofitted, the costs will match some of the figures quoted for buying a skyscraper, (some of which also need retrofit) which will provide no special benefits to the San Diegans whose taxes will pay for it. The Balboa will provide a centerpiece of history, a place for both visitors and locals to be proud of, relate to, amidst the excitement of the Gaslamp Quarter, historic heart of our city.

The Theater could be used by the Council and CCDC (Centre City Development Corp., the City's redevelopment agency) for large public forum opportunities, where Council chambers are too small; it could also provide additional space

for visiting conventioners to assemble, on the convenient corridor of travel up Gaslamp from the Convention Center, freeing more space there.

The Theater could be leased to our own, or other theater companies needing space, thereby providing economic return. The offices above and along Fourth Avenue could become lease home for many San Diego non-profits, and city agencies, like CON-VIS and the COMMISSION FOR ARTS AND CULTURE, which could benefit from close proximity to tourists. The broad windows along Fourth could display items from a relocated CITY STORE, as well as information about San Diego activities in a central location for the CITY INFORMATION CENTER.

A restored Balboa would bring more people into Gaslamp during the day, people as yet unfamiliar with all it has to offer, San Diegans coming down to do business with the city.

The Magnificent Balboa, with its gorgeous dome, would become a showplace where City officials would meet potential inventors in a building clearly demonstrating the City of San Diego's commitment to downtown, and its historic heart below Broadway, not just to all the anonymous skyscrapers north of that street. And, as part of a National Register District, this nationally listed historic structure will be eligible for federal, state and private funding sources for historic properties, not available to a skyscraper of no historic value.

Let's spend some funds on a centerpiece for all San Diego!

Let's write to our City Council!

(Signed)
Carol Lindemulder

Save Our Heritage Organisation

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□

SOHO, a non-profit corporation dedicated to preservation of historic and cultural resources, is a member of:

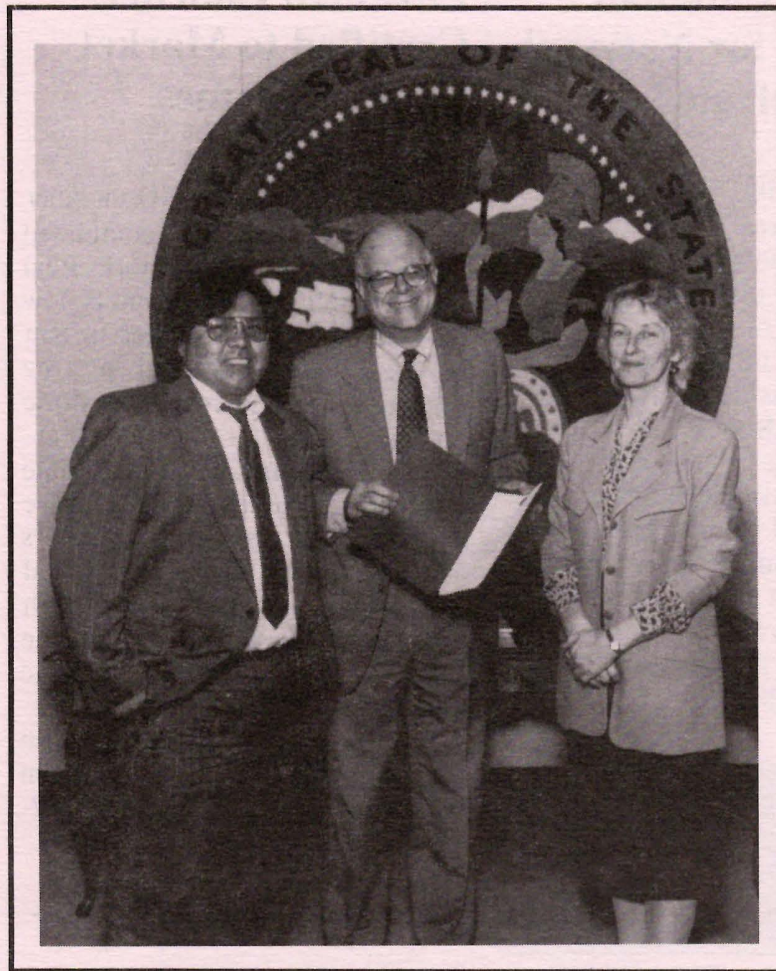
The National Trust for Historic Preservation.

The California Preservation Foundation.

The San Diego Historical Society

Fort Guijarros Journal Published

The Fort Guijarros Museum Foundation has published a journal which covers the history, archaeological findings and other activities carried out by the Foundation and its members. This publication is a "must have" for preservationists and archaeologists. \$8.00 each. To order, call the Foundation at 229-9743.



More PresWeek News

Governors Award

Remember the earlier report that in May SOHO had received a 1995 Governor's Annual Historic Preservation Award for its leadership role in the restoration of St. Francis adobe chapel in Warner Springs, and SOHO president Vonn Marie May had flown to Sacramento to accept the award on behalf of SOHO?

Well, we finally received a photograph taken at the acceptance ceremonies. Shown with Vonn Marie are (l-r) Leroy Miranda, director of the Cupa Cultural Center on the Pala Indian Reservation, and Douglas P. Wheeler, State Secretary for Resources.

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M. Wayne Donaldson Honored

At the Annual Conference of the California Preservation Foundation, SOHO member M. Wayne Donaldson, FAIA, was named Preservationist of the Year, the highest honor bestowed by the statewide organization. Look for a profile on Donaldson in an upcoming issue of *Reflections*.

Celebrate the Gift of Cleveland National Forest

Gala to Honor Birthday of Theodore Roosevelt

The Cleveland National Forest Foundation extends an invitation to all to the Annual Birthday Celebration honoring Theodore Roosevelt. The event will take place Saturday, Oct. 28, from 2 to 6 pm at Rancho Samataguma in Guatay. There will be a sunset paella supper...birthday cake ...silent auction...and more. Casual dress is suggested.

The list of special guests include Tippi Hedren, Joan Embry, and Audrey Geisel.

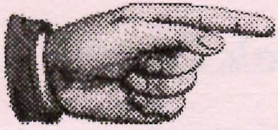
As the foundation notes, Roosevelt is recognized as one of America's greatest environmentalists. Under his leadership, the Cleveland National Forest was established as 2,000,000 acres of magnificent wilderness from which ranged from Mt. San Jacinto to the Mexican border. Over time, this irreplaceable heritage has declined in size to 650,000 acres.

The Cleveland National Forest Foundation was created for the sole purpose of protecting what remains of the Forest. The 2,600-acre Rancho Samataguma borders on the Cleveland National Forest. The name, some say, was derived from the Indian word meaning "Valley of Water."

Nestled in its own valley and surrounded by oak-covered mountains, the ranch is a haven to all animals and guests. Its lakes are home to swans, geese, and ducks. Its meadows nourish horses, llamas, sheep and buffalo, and many domestic pets belonging to the owners.

Guests at the event will be able to tour the ranch and grounds.

For details and to make reservations, call Marti at 424-3421, or Yvonne at 441-0879.



WANTED

Archives Manager

The La Jolla Historical Society needs an Archives Manager. 12 hours per week. Preferably Tuesday, Thursday and Saturday. Contact Barbara Cole at 454-4766 for more details.

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Architect

The firm of Architect Milford Wayne Donaldson is seeking a California licensed architect to fill a position available by Nov. 1995. Qualifications include:

- * Past experience in the field of historic preservation.
- * Working knowledge of the Secretary of the Interior's Standards, Historic Structures Report, and Archaic Materials Conservation.
- * Proficient with working drawings.
- * Extensive Contract Document experience.
- * Experience with Construction Administration/Observation.
- * Proficient in 3-D perspectives and renderings.
- * CADD proficient (Autocad R12).
- * Salary to be negotiated.
- * A proficiency test will be administered at time of interview.
- * Only qualified persons need apply.

Send resume to:

Milford Wayne Donaldson, FAIA,
Inc.

530 Sixth Avenue
San Diego CA 92101
Attn: Brian Rickling/
David Marshall

Move to Eliminate Funding for National Trust Defeated

On July 13, the House of Representatives voted (281-129) against the Hutchinson Amendment to eliminate all funding for the National Trust for Historic Preservation in the 1996 Interior Appropriations Bill (H.R. 1977).

Rep. Bob Filner was the only member of the San Diego Congressional delegation to show his support of historic preservation by voting against the Amendment which, had it passed, could have dealt a severe blow to National Trust projects and activities. SOHO thanks Rep. Filner.

San Diego County Congressional Delegation

Senator Barbara Boxer, 525 B St,
Suite 990, San Diego CA 92101,
239-3884.

Senator Dianne Feinstein, 750 B
St, Suite 1030, San Diego CA
92101, 231-9712.

48th Dist. Rep. Ron Packard, 221
E. Vista Way, Suite 205, Vista
CA 92084, 631-1364.

49th Dist. Rep. Brian Bilbray,
1011 Camino del Rio South,
Suite 330, San Diego CA 92108,
291-1430.

50th Dist. Rep. Bob Filner, 333 F
St, Suite A, Chula Vista CA
91910, 422-5963.

51st Dist. Rep. Randy
Cunningham, 613 W. Valley
Parkway, Suite 320, Escondido
CA 92025, 737-8438.

52nd Dist. Rep. Duncan Hunter,
366 S. Pierce St, El Cajon CA
92020, 579-3001.

Elizabeth Courtier Certified to Market Historic Homes

Brand new SOHO member Elizabeth Courtier has completed the National Trust's Historic Real Estate training program and is now the first real estate broker in San Diego county certified by the National Trust to market historic homes.

The Historic Real Estate program includes an exclusive group of real estate practitioners nationwide who have demonstrated a particular interest and a high degree of knowledge about the marketing and sale of historic homes.

Courtier is affiliated with Nobel Prize Properties in Mission Hills. She can be reached at 297-9910.

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The National Register

Few issues are the source of more confusion and concern among property owners than the restriction (or lack of them) that result from listing in the National Register of Historic Places.

The Register is the federal government's official list of properties worthy of preservation. The List is maintained by the National Park Service in Washington. More than 800,000 properties are included in the Register; most are buildings, but ships, trains, bridges, and archaeological sites area also included.

Listing in the Register does not mean a property must be preserved or guarantee that it will be preserved; it simply means that the property is significant and should be preserved. (A ongoing bit of information from the National Trust.)

CALENDAR

Oct. 8 - The Ocean Beach Historical Society plans a **History Walk** to rediscover the Theosophical Society at Point Loma Nazarene College. It's free! Call Mary Allely, 276-3750.



Oct. 11-15 - The National Trust for Historic Preservation's **Annual Conference** will be held in Fort Worth, Texas.



Oct. 14 - An **Old Town Craft Faire** in Heritage Park, Old Town. 10 am to 4 pm. Discover treasures that are destined to become family heirlooms. Quality crafts and fancy accessories made by local artisans. Sponsored on the County Craftsman of San Diego. Call 688-1124.



Oct. 20 - The San Diego Historical Society offers a **Preview Opening** of an exhibition of pieces from the Society's Historic, Decorative, and Fine Arts Collections. 6:30 to 9:30 pm at the Museum of San Diego County in Balboa Park. Call the Society office for details, 232-6203.



Oct. 21 - The Ramona Historical Society presents a **Public Celebration** to commemorate the 10th Anniversary of the Guy B. Woodward Museum. At the Verlaque House, 845 Main St, in Ramona. Tours of the museum and grounds... demonstrations of turn-of-the-century arts and crafts. 11 am to 4 pm.

Oct. 21 - The Lakeside Historical Society presents a **Day in the Park** at Lindo Lake Park. Craft show and sale..food..antique car show..and more. 8 am to 5 pm. In Lakeside, take the South entrance off Lindo Lane past the VFW.



Oct. 24 - 20th Anniversary presentation of the **Orchids & Onions Awards, "Love Thy Neighborhood."** Neil Morgan of the San Diego Union Tribune hosts this special anniversary program at the Naval Training Center in Pt. Loma. For ticket information, call the San Diego AIA office at 232-0109.



Oct. 26 - The North Park Community Association sponsors **Nostalgia Night in North Park** featuring a presentation by Evelyn Roy Kooperman, San Diego author of two books on *San Diego Trivia*. At the North Park Christian Fellowship, 2901 North Park Way. 7 pm. Free admission/free parking. Call 295-9749.



Oct. 28 - The Cleveland National Forest Foundation invites all to the **Annual Birthday Celebration** honoring Theodore Roosevelt. From 2 to 6 pm at Rancho Samataguma in Guatay. Sunset paella supper...birthday cake... auction...tour...and more. For information and to make reservations, call Marti at 424-3421, or Yvonne at 441-0879.



Oct. 29 - Pacific Daylight Saving Time ends.



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
- Yes, please send information on SOHO' Planned Giving Program

Name _____

Address _____

City, State, Zip _____

Phone (H) _____ (W) _____

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

Member News

SOHO welcomes new members **Stephen and Susan Finger of Solana Beach**, and **Carol Kovalcheck, Bill Lawrence and Jeff Ramirez**, all of San Diego. Lawrence and Ramirez also are members of the 1995 SOHO Board of Directors.



Membership Milestones

20 years
Mark Tarasuck

10 years
Louise F. Dail
Mrs. Robert S. Davis, Jr.
Elizabeth M. Dunshee
Ellen Revelle Eckis

10 years

Mrs. Lucile Kittredge
Joe and Ruth Sherman
David Swarens
Marcella Williams

5 years

Juliette Mondot

Thanks all ... for your longtime support of SOHO.

* * *

HAPPY BIRTHDAY...**Marcella Williams**, a SOHO member for 10 years, celebrated her 80th birthday on Aug. 31st. SOHO sends congratulations and best wishes.

* * *

Ralph Lewin, SOHO board member and head of the San Diego office of the California Council for the Humanities, has been promoted to Assistant Director of the Council at the main office in San Francisco. He begins his new job on Nov. 1. Because of this pending move, Lewin submitted a letter of resignation to the board at its Sept. 18 meeting. Lewin brought a lot of energy and enthusiasm to SOHO and he will be missed.



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San Diego CA 92163

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