



April 1999
Volume 30, Issue 2

Reflections

SOHO IS THE OLDEST
CONTINUALLY OPERATING HISTORIC
PRESERVATION ORGANIZATION IN CALIFORNIA.

S E R V I N G S A N D I E G O C O U N T Y S I N C E 1 9 6 9

1999 People in Preservation to be honored on May 14 aboard the Berkeley

L O U I S E T O R I O

NATIONAL PRESERVATION WEEK IS COMING MAY 9 -15, AND SOHO will announce 11 People in Preservation Awards on Friday, May 14 beginning at 6:00 PM aboard the Berkeley. Everyone is invited, and it's a wonderful chance to see the types of preservation projects happening in San Diego County today and honor the people who are making them happen.

The winners aren't announced until National Preservation Week (read all about them in the June issue of Reflections), so you'll have wait to hear exactly who the jury chose. The award winners were picked from dozens of nominations reviewed by the jury. This year's jury included Historical Site Board staff member Corey Braun; SOHO president and past PIP winner Bruce Coons; senior city planner Coleen Frost; SOHO Board member Fred Harder; San Diego Union-Tribune columnist Welton Jones; historian and past SOHO president Vonn Marie May; and Old Globe Theatre's Craig Noel.

Come to the party! We're having it at one of the prettiest locations on the San Diego waterfront: on board the 1889 ferry Berkeley, owned by the Maritime Museum. The cost for all the good food and company is \$25 per person. This gets you yummy things to eat, delightful desserts, music courtesy of the Windsor Hills Consort, the company of other preservationists, and access to the Maritime Museum displays (have you seen the Titanic Exhibit yet?). The bar is no host, and the view is romantic.

When you're on the Berkeley, imagine seeing the Catalina restored in San Diego's harbor. (The Catalina and the Berkeley are approximately the same size.) Having SOHO's PIP Awards on board a restored ship will also highlight the plight of the Catalina, which is sinking in Ensenada's harbor. The Catalina is one of SOHO's most endangered sites for 1999. (See the Catalina insert page in the center of this Reflections.) Come to the party to hear what the other sites are and what SOHO is trying to do to preserve those sites.

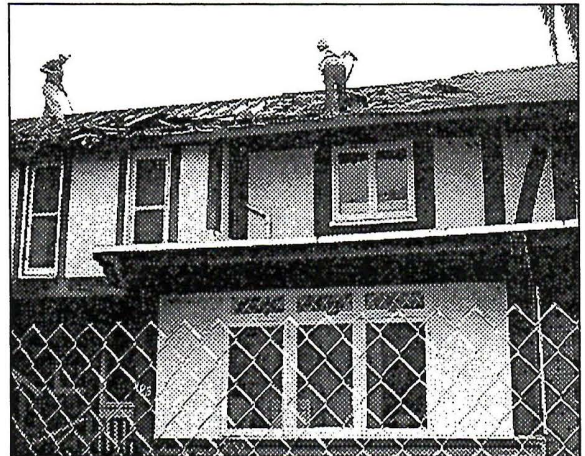
This party is always lots of fun and helps show your support for area preservation projects. Please join us. Costs to attend is being held to the same as in previous years, but if you'd like to be a sponsor or make any additional donation to

SOHO or any of the preservation fights we face, we welcome your contribution. SOHO is a 501(c)(3), so your donations are tax deductible.

Make your reservation now by calling SOHO at 619-297-9327 and sending your check to SOHO, P.O. Box 3429, San Diego, CA 92163-1429. Tell us how many people are coming to PIP if you're sending an additional donation. We will call you to acknowledge receipt of registration (we aren't printing tickets for this event). See you on May 14! •

SOHO MEMBERS STOP DESTRUCTION OF 1905 HEBBARD & GILL HOUSE

ANOTHER HISTORIC HOME ALMOST MET ITS FATE ON MARCH 26 DUE TO THE CITY'S ERROR IN ISSUING A DEMO PERMIT. SEE ARTICLE ON PAGE 5.



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PRESIDENT'S MESSAGE

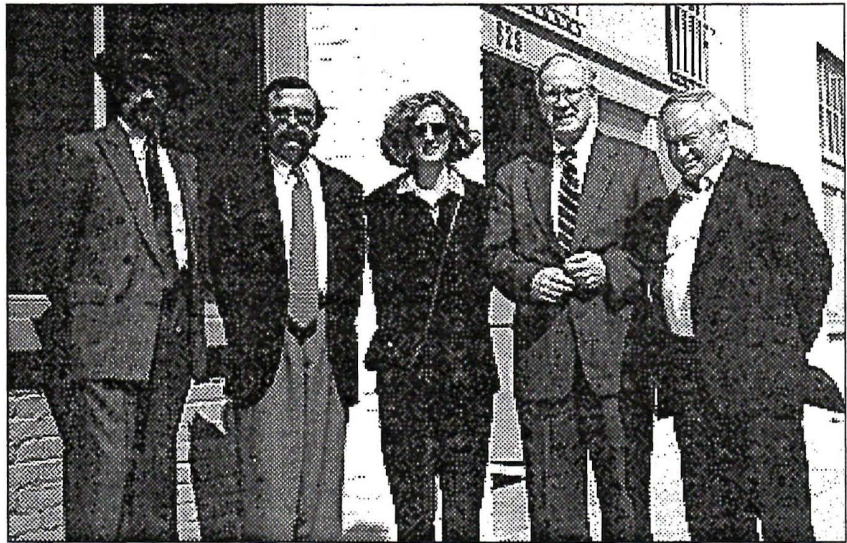
BRUCE COONS

NATIONAL TRUST FOR HISTORIC PRESERVATION TAKES INTEREST IN SAN DIEGO

On March 22 we had the opportunity to take Richard Moe, President of the National Trust for Historic Preservation, on a tour of some of the historic sites that are in peril in San Diego. Accompanying Mr. Moe was Peter Brink, VP for Programs, Services & Information, and Courtney Damkroger, the Assistant Director of the National Trust Western Office based in San Francisco. Mr. Moe was in town for the National Main Street Conference (see related article on page 3). We were able to show Mr. Moe the Old San Diego Police Headquarters, the Balboa Theatre, the John Ginty House, and the site of the now-demolished Cobb Warehouse (that's the current hole in the ground next to the "Historic Heart of San Diego" sign in the Gaslamp District). Of particular focus was Rosario Hall and the formerly-proposed Historic Warehouse District that will be destroyed with the coming baseball stadium development.

All this was probably much more than the National Trust staff expected to see in such a short time. Mr. Moe remarked that with the number of preservation threats facing San Diego today, it could occupy the resources of a National Trust regional office if it were located here. He also remarked that the Warehouse District and the Old Police Headquarters would qualify for the National Trust's Eleven Most Endangered List. Think about that.

The National Trust promised to work with SOHO in any way possible, and they responded quickly with letters of support to our elected officials regarding the Balboa Theatre, the Ginty House, the baseball stadium area, and the historic police building. We look forward to working with their staff



From left to right: SOHO's past president David Swarens; SOHO's current president Bruce Coons; Courtney Damkroger, Asst. Dir. of the Western Office of the National Trust; Richard Moe, President of the National Trust; and Peter Brink, VP, Programs, Services & Information.

more closely in the future, and we welcome any help and advice they can supply.

A program that the National Trust may be rolling out for local preservation organizations involves matching funds for hiring permanent staff. SOHO is the largest local preservation organization in the largest city that does not have permanent staff to carry out its preservation mission. Think of what we could accomplish if we could dedicate a staff to preservation issues, instead of being all volunteer, all the time. This is a goal of SOHO's whose time has come again.

When SOHO's board members were showing the National Trust staff around, it really hit home just how significant San Diego's preservation problems are. We only showed the National Trust the tip of the iceberg, and we are facing one of the greatest series of threats in our 30 year existence. This *Reflections* is filled with reports of threatened sites that are worth preserving because they add context and meaning to our region's history. Help us keep them around.

I am so please and impressed with how many of you contacted your councilmember or the mayor regarding the Ginty House; it's the

type of preservation activism that helps persuade our representatives that these issues are important to us. If our elected officials don't hear us because we don't speak up, then we deserve what we get. Please do all you can to talk to your representatives about what we face here in San Diego County. The time is now, before we lose what's left.

I want to thank the media for taking notice of these issues. SOHO has been contacted and interviewed no less than five times in the past two weeks. We're always willing to be a resource on any questions that you might have.

Preservation and redevelopment can work together to make a strong, interesting, vibrant city. Let's not lose what's interesting here. In two year's time I'd like to take Mr. Moe on another trip around San Diego, to show him how our elected officials rose to the occasion and created a city where preservation and redevelopment work together to form a great place to live and work, a place that has a past and a history. Without remembering the past, we create a shallow future. Here's to a San Diego County with depth. •

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Moving? Send SOHO a change of address. Bulk mail will not be forwarded by the post office.

MANY SOHO MEMBERS SERVED AS VOLUNTEERS AT THE NATIONAL MAIN STREET CONFERENCE HELD IN SAN DIEGO MARCH 22 TO 25. WHILE THE MAIN STREET PROGRAM IS IN MANY SMALLER TOWNS AND CITIES, ONLY TWO CITIES ARE CURRENTLY PARTICIPATING: BOSTON AND SAN DIEGO. THE CONFERENCE WAS AN OPPORTUNITY FOR LOCAL INTERESTED PRESERVATIONISTS TO SEE HOW THE MAIN STREET PROGRAM WORKS AND WHAT SUPPORT THE NATIONAL TRUST CAN PROVIDE FOR LOCAL MAIN STREETS CONCERNED WITH SAVING HISTORIC RESOURCES WHILE DEVELOPING ECONOMIC OPPORTUNITIES. THE FOLLOWING ARTICLE SHOWS HOW THE MAIN STREET PROGRAM IS WORKING IN NORTH PARK.

HOW A MAIN STREET PROGRAM WORKS: North Park Main Street partners historic preservation with business development

R I C H A R D K U R Y L O

Assistant Director, North Park Main Street

NORTH PARK MAIN STREET IS SUCCESSFULLY demonstrating that historic preservation and business development activities can work hand-in-hand.

In 1996, North Park was selected as the pilot community to bring Main Street to the City of San Diego. Main Street is a system of community-based economic revitalization that was devised by the National Trust for Historic Preservation to save historic and significant commercial buildings within economically depressed commercial districts. The Main Street Program is based on the principles of self-determination and direct, inclusive community participation in the revitalization process. It works in communities of all sizes, including rural towns, small cities, and urban neighborhoods. There are over 1,200 Main Street communities nationwide that enjoy a vast network of information and support.

When Main Street first appeared on the San Diego radar, there was an immediate push by the city's Office of Small Business to implement the program by adopting it to the City's Business Improvement Districts. A Business Improvement District (BID), supported by its member businesses, funds business-related activities and improvements that benefit the commercial district. Presently, there are 18 BIDs in the City of San Diego. Following North Park's lead as the pilot Main Street program, two other BIDs -- Mission Hills and Ocean Beach -- have also officially adopted the Main Street strategy.

The Main Street methodology utilizes a comprehensive four point approach emphasizing design, economic restructuring, organization, and promotion. Over 65 volunteers on these four committees form the backbone

of revitalization efforts in North Park. Using this approach, North Park Main Street has had numerous accomplishments and successes in just a few years.

North Park Main Street was self-designated an Arts, Cultural, & Entertainment district and is working proactively to recruit new businesses into available spaces. We conducted focus groups, business surveys, and shopper intercept surveys as part of an overall marketing strategy. We actively participated in storefront improvements, including successful projects like the Odd Fellows Building, which received a SOHO People In Preservation Award in 1998 for Historic Preservation. Art-based streetscape improvements have been implemented and more

are on the way. North Park Main Street created Development Criteria for

North Park Main Street to guide new development in the district.

These criteria received an Orchid Award for city planning. We played an active role in finding developers for the historic North Park

Theatre, which succeeded in attracting six competing developers who presented proposals. North

Park Main Street hosts an annual Spring Festival in May and North Park Days in October. We have hosted regular merchant mixers, and we actively assists in retaining existing businesses.

Database software developed for North Park Main Street has enabled us to identify and track improvements in the district. In the first two years, there has been a net gain of 12 new businesses and 61 new jobs, with over \$900,000 in public improvements invested in the district and over \$150,000 in private sector projects. At the same time, North Park Main Street has succeeded in restoring historic commercial structures and retained the historic urban design of the neighborhood.

The Main Street approach in the Business Improvement District has shown that historic preservation and business development can succeed as a partnership. For more information, visit North Park Main Street's website at www.northparkmainstreet.com/npbid, or call 619-294-2501. •

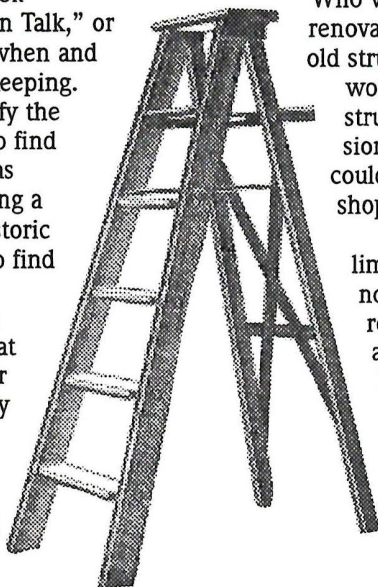
Rich Kurylo is also a member of SOHO's Preservation Action committee.



New workshop! "Walls Can Talk!" offered on Saturday, April 24

SOHO HAS SCHEDULED A NEW SOHO WORKSHOP FOR SATURDAY, April 24, at 10:30 AM on "Walls Can Talk," or how to discover when your house was built, when and what changes were made, and what's worth keeping. The workshop will demonstrate how to identify the materials typically found in old houses, how to find hints to the original layout, and how to keep as much historic fabric as possible while still living a modern life. This workshop will also show historic photos of the house and briefly discuss how to find original paint colors.

SOHO gets calls from many people who are unsure what is original to their home and what is a later remodel. In trying to restore an older home, homeowners need to be able to identify original fabric so that they don't mistakenly get rid of what should be kept. The workshop will be conducted by SOHO President Bruce Coons and Rurik Kallis, San Diego's old house restoration specialist.



Although the workshop will take place on site at a historic 1887 San Diego home that currently could be described as an extreme fixer-upper, anyone with an older home will find good advice on how to proceed with caution before they pick up crow bar and heat gun.

The owners of the workshop home plan on restoring the house to the original color scheme discovered by SOHO.

Who would be interested in this workshop? Those renovating an old home or considering rehabbing an old structure will be interested in this hands-on workshop. Also, anyone working with historic structures as part of their job, including professionals who prepare and evaluate historic surveys, could benefit from the information in this workshop.

Preregistration is required since space is limited. Cost for SOHO members is \$15 and for non-members is \$20. You may phone in your registration by calling SOHO at 619-297-9327 and sending your payment to SOHO Workshop, P.O. Box 3429, San Diego, CA 92163-1429. Directions to the location will be provided upon registration. You will be notified by phone of registration confirmation and workshop location. Wear casual clothes that can get dusty and bring safety glasses (if you have them). •

BE THERE!

Port of San Diego seeks input on April 29. Old Police Headquarters gets its National Register "dedication" on May 8

YES, WE ARE STILL HOLDING ON FOR DEAR life with this unique National Register site!!

The San Diego Unified Port District needs to be convinced that their decision to demolish the National Register police headquarters building in order to build a parking structure for the Seaport Village expansion is not good public land stewardship, even if the Port and its developer have promised to "recreate" a few building elements in a different location closer to the street. Come voice your opinion on what you want to see on the site -- like maybe the existing Police Headquarters -- in the second open meeting with Port officials on Thursday, April 29 at (probably) 5:00 PM at the Embarcadero Planning Center (the old Coral Reef Restaurant -- across from the Old Police Headquarters). While this is

billed as a planning session for the "Central Park" area -- the park over the planned parking structure where the Police Headquarters building now stands -- you have a right to voice your desire to see the Old Police Headquarters be an integral part of this Seaport Village expansion project.

Now, this is what you **MUST ATTEND**: On Saturday, May 8, from 10:00 AM to 4:00 PM the San Diego Police Historical Association is sponsoring another event to raise awareness toward the preservation of their former police headquarters and show support for retaining the structure. On that day the building will be "dedicated" with a virtual National Register Plaque, having been listed on the National Register in July of 1998. No, the Port of San Diego isn't paying for

a traditional bronze plaque to be installed on a building they want to raze. Preservationists are installing the "virtual" plaque to bring awareness that this is a National Register building and a must-see-to-believe site. All people serious about preservation, especially preservation of buildings on public land, are encouraged to show your support by bringing all your friends and family. Once again tours, memorabilia and souvenirs will be on hand to enjoy. Parking may be difficult, so SOHO's suggestion is to take the trolley blue line and get off at the Seaport Village stop.

The Old San Diego Police Headquarters covers two plus acres and surrounds a beautiful courtyard. It was designed by master architects Alberto Treganza and the Quayle Brothers, and was constructed through the post depression WPA and the PWA New Deal era programs. The structure is very well built and is begging for creative adaptive re-use.

Tell everyone you know to be there on the 8th of May. This is one of those preservation pre-bulldozer moments. Your attendance is fondly required. •

DEMOLITION BY INTENT: SOHO stops destruction of 1905 Hebbard & Gill House in Hillcrest

CITY OF SAN DIEGO ISSUES DEMO PERMIT FOR HISTORIC PROPERTY IN ERROR

E R I K H A N S O N

SOHO MEMBERS WERE ALERTED EARLY FRIDAY, MAY 26 OF THE START of demolition on the E. Milton Barber house at the corner of 1st and Robinson with the words "they're putting up a fence and tearing it down." "It" is one of the last two Hebbard & Gill English Revival style houses with anything resembling its original exterior shape (the other house being the Marston House Museum). The Barber house was about to join the list of fallen homes in the style that made the San Diego architectural partnership famous: the Ermina Carrington house; the Julius Wangenheim house; the Edmund Parmelee house -- all now gone.

SOHO immediately called the City Development Services office because we "knew" a demo permit could not have been issued for this site. As a historic site by a significant architect, a request for demolition would trigger a 90 day review by the Historical Sites Board. Unfortunately, due to city snafu, a demo permit was granted in error.

SOHO got a stop work order issued and posted on the fence around the property. The demo crew was made to cease demolition and the stop work order stayed posted on the fence until at least 6:00 AM on Saturday, May 27. Somehow, the demo crew arriving at 8:00 AM that morning to finish the job "didn't see" the stop work order and continued demolishing the building for at least three hours until the city official who signed the original demo permit was brought on site.

The combination of lax city plan checkers and aggressive property owners who wanted this historic building destroyed leaves a noble old home without roof or most windows.

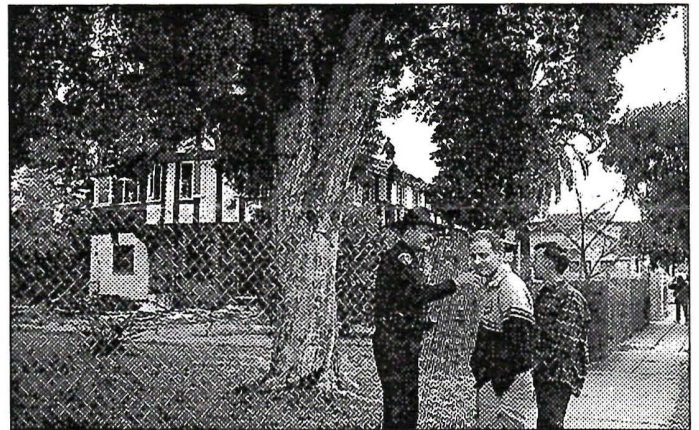
To add insult to injury, the owners have posted two banners stating "this house was not designed by Irving Gill." Well, just because they say it isn't a Gill doesn't make it true. In fact, this house is extremely well documented as a Gill design.

This house on the northwest corner of 1st and Robinson was designed in 1904 and built in 1905. The architect was Irving Gill, then in partnership with William S. Hebbard, forming one of San Diego's most well regarded firms of the period. Gill made all the drawings and the presentation sketch himself. The eight sheets of drawings and the sketch survive at the University of California Santa Barbara archives (see for yourself by calling 805-893-2724 for a viewing appointment). Not only did Gill design this home, but certain features like flush-panel doors that later became a frequent part of Gill's vocabulary, but not Hebbard's, are featured in this house.

In 1909 when Mr. Barber wanted a rental house designed, he went to Irving Gill, who was then not in any partnership, confirming at least that Barber respected Gill's design skills for this new project.

Hey, don't take SOHO's word that this is an Irving Gill design. Look it up in the building list of late author and Historical Society Curator Bruce Kammerling's book *Irving J. Gill, Architect*. Professor Thomas Hines also attributes this house confidently as a Gill design in his soon to be released book on Gill. Want more proof? Check out the period references in the *San Diego Union* of October 16, 1904 (p. 5), December 5, 1905 (p. 6), January 1, 1905 (p. 17) and March 8, 1905 (p. 7).

The fact that this house was designed by Irving Gill wasn't even the main point to dozens of Hillcrest neighbors who called SOHO not knowing who Gill was but loving the house for its style and quaintness. The neighborhood already has a big uninteresting apartment building across the street from the Barber house (supposedly courtesy of the same owners as the Barber house property) and the neighbors don't want another character-defining corner of their neighborhood destroyed. Besides, didn't we San Diegans learn from the widespread destruction of blocks in North Park in the 1980 how destroying homes to build high density apartments is



SOHO members call the police when demo work continues.

bad for neighborhoods? Must Hillcrest go through what North Park barely survived a decade ago?

The legal situation on the Barber house is liable to drag out for some time. The house had been in the pipeline for local historic designation for some months, and its case will be heard at an upcoming Historical Sites Board meeting. With the stop work order, the owners are legally responsible to secure the area. Now, with the roof gone, there is no protection from the elements for this building. So while the area is secure, the rain can now continue to do the work that the demo crew cannot.

SOHO urges you to tell the Historical Sites Board, the Mayor, and your city councilmember how special the Barber House is and how historic preservation is important to our city. Don't let bulldozers back into buildings in the middle of the night. Don't let city error go unchecked. Don't let "demo by neglect" turn into "demo by city mistake" when there are so many people willing and able to buy historic properties like these to restore and adore them, not to redevelop their sites. SOHO will keep you apprised of new developments. •

IN EL CAJON:

Olaf Weighorst house proposed as part of "Wild West" downtown

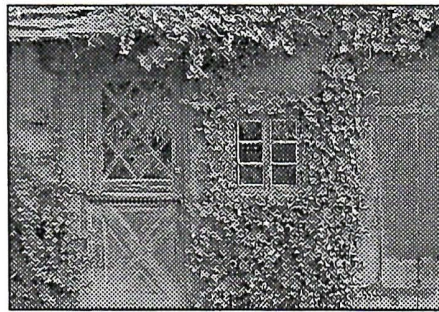
P A M E L A B E N S O U S S O N

IN THE NOVEMBER 1998 ISSUE OF **Reflections**, SOHO reported on the Weighorst House and plans to move it closer to El Cajon's downtown. On November 10th, 1998, the El Cajon City Council adopted a resolution to approving the Planning Commission's decision in granting a Conditional Use Permit allowing the Olaf Weighorst house to be moved to the downtown Rea Avenue location and function as a museum and tourist attraction. Members of SOHO unsuccessfully appealed to the Council to delay action on the CUP because the move would represent an extreme risk to the integrity of the Weighorst resource. The Weighorst Foundation and the El Cajon Chamber of Commerce believe moving the famous Western artist's hand-built house and adobe cantina to a new downtown theme center would be a "real catalyst for tourism." SOHO is concerned that the procedure would be equivalent to a "demolition and rebuild," resulting in the ultimate loss of an important national and local historic resource.

In a letter to the Council written by architect Alan Campbell after a visit to the property, he states "the adobe cantina, stables, and undulating (adobe) wall around the compound could not be moved, and would have to be rebuilt. The attached garage, with a floor of brick pavers set directly on the soil, would have to be cut loose, as would the massive stone fireplace, the wonderfully sagging L-shaped entry porch, and the small extension to the southeast with the concrete block wainscot. The remaining structure of the house appears to be built with a wood subfloor more or less flush with the outside grade, with a sunken crawl space....it would seem that substantial

excavation around the entire perimeter would be required in order to slide steel girders under the floor joists...I suppose it could be argued that the torquing and tweaking that inevitable results from house-moving will only enhance the jerrybuilt charm of the place"

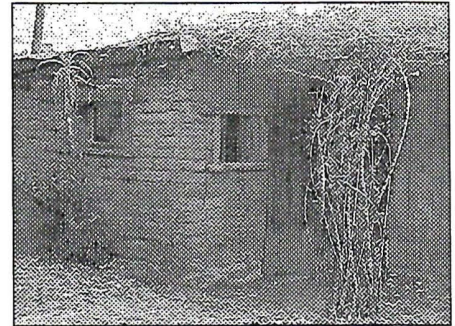
To those concerned about the calamitous plans to move the Olaf Wieghorst house to the center of El Cajon's business district, the Mayor of El Cajon appears to have "shot himself in the foot." During a February 9 City Council Meeting he endorsed holding a workshop for the Planning Commission staff to work with the Downtown Management District and the neighborhood to "develop design guidelines of a



Western nature for development on Rea Street." Mayor Mark Lewis and City Council member Richard Ramos painted a verbal picture of a wild west theme park with adobe mission style architecture, wooden sidewalks, hitching posts and staged gunfights and, of course, a Wieghorst Museum as the central attraction.

When the workshop convened on March 30, Mayor Lewis, wearing his cowboy hat, was, according to Emmet Pierce of the Union Tribune, "blasted out of the saddle." The western theme park idea favored by the mayor proved to be very unpopular with those in

attendance, including members of Downtown El Cajon, Inc, and the Community Development group, directed by Jim Griffin. Mr. Griffin cautioned that the western theme would not attract new businesses to the redevelopment area. Other council members preferred a more diversified "Old Town" concept, incorporating the old Fire Station and Knox Hotel into the project. The mayor was, however, still upbeat, apparently encouraged by the large turnout. This was indeed an



important show of concern in the community. The newly elected Mayor Lewis has asked for public input and suggestions.

At last November's City Council meeting the current location of the house was described by council members as crime-ridden, hazardous and an "inappropriate environment" for the house-museum. In response, SOHO members advocated the installation of overhead lighting and security devices to protect the property. At the same time SOHO encouraged the City Council and the Weighorst Foundation to foster neighborhood pride by inviting community awareness and participation in the property's restoration and to use the museum as an educational and historical resource serving both the local and Western Art communities.

The Olaf Weighorst house is now on SOHO's recently adopted 1999 list of endangered resources (the full list will be announced at SOHO's People In Preservation Awards on May 14). If you would like to help save the Wieghorst house on its original site, send your letter of protest to SOHO. We will forward all letters to the Mayor of El Cajon, The Wieghorst Foundation, and the California State Office of Historic Preservation. •

SOHO to visit the Catalina on April 16

On Friday, April 16, SOHO board members, interested individuals and the media will be taking a trip south of the border to check out the condition of the S.S. Catalina, which is still sinking off the Ensenada Harbor. SOHO and the S.S. Catalina Steamship Fund has been raising money to refloat the Catalina. While in Mexico the group will be guests of El Colegio de la Frontera Norte (COLEF). Maria Castillo-Curry, a researcher from the Urban Studies and Environment Department of COLEF, and a SOHO board member, has been instrumental in the negotiations between the Catalina Fund and the Mexican authorities in order to find the best solution

for re-floating, removing and refurbishing the Catalina. Bi-national preservation efforts such as this will help improve the relationships between the US and Mexico and advance education and research in the areas of industrial heritage studies and preservation planning on the border.

On March 6 Maria Castillo-Curry, spoke about the plight of the Catalina at the Congress of History's Maritime Conference aboard the Berkeley. Many people from that conference will be attending the trip on April 16.

Inserted in this Reflections is our flyer detailing the current situation and how you can help. Wouldn't it be great if preserving our past didn't cost anything? Until that day, anything you donate care of SOHO is tax deductible. As always, we're grateful for all help.

SOHO will keep you posted on new developments. •

Baseball Stadium project to proceed

ON WEDNESDAY, MARCH 31, THE SAN Diego City Council unanimously approved proceeding with the baseball stadium proposed for Center City East. That evening, Councilmen Juan Vargas (District 8) and Byron Wear (District 2), along with a rep from Christine Kehoe's office (District 3) met with concerned community leaders and individuals in the War Memorial Building at Balboa Park. The issue: how this new development will impact surrounding areas and neighborhoods and how those impacts will be mitigated.

This baseball stadium is moving forward without a completed EIR (Environmental Impact Report), so people living in the surrounding neighborhoods of Sherman Heights, Golden Hill, Logan Heights, Barrio Logan, and Grant Hill don't yet know how this stadium will impact life in these neighborhoods. The effect of this massive redevelopment needs to be studied in terms of its impact regarding homelessness, social services, parking, traffic, safety, litter, noise, and pollution. Because this construction will drive problems into other neighborhoods, communities like North Park and Hillcrest need to part of the EIR study area. Actually, at this time, we don't even know what the scoping is for

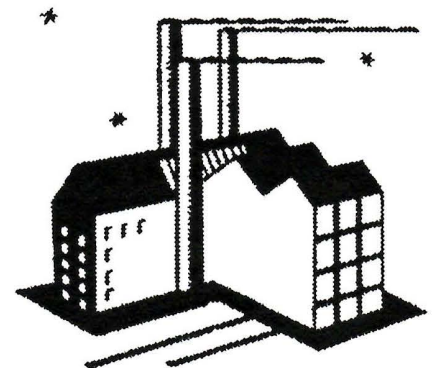
the EIR. It could be that only the 26-block project area is addressed, leaving the rest of the concerned communities to deal with whatever problems come up.

Because the city is giving no attention to the well-designed Park Bay Diagonal Plan, which relocates the stadium two blocks east on the empty Sempra Energy land recently purchased for this project, the impact to the historic fabric will be massive if continued as planned. (As discussed in February's *Reflections*, the Park Bay Diagonal Plan saves most of the historic Warehouse District and creates underground parking under the proposed pedestrian promenade that would lead from the new baseball stadium up to Balboa Park. The redevelopment area for the Padres to create the all-important hotels, which will provide the tax revenue so the citizens of San Diego won't pay any new taxes to support this redevelopment, would come from the infill on the empty lots that exist in the area now.)

Where is all this going? Supposedly in the next two months there will be a draft EIR that citizens will have 45 days to comment on. Then those doing the EIR will go back to make sure our comments are addressed before presenting

the final EIR for council approval. There will be a big push to adopt an EIR right away in order for this stadium construction to start ASAP. We will all have to see if our concerns are addressed in the EIR.

In the mean time, the Padres and Byron Wear have been quoted in San Diego Magazine as saying they considered the Park Bay Diagonal Plan but don't like it. The Padres want the stadium to be as close as possible to the Gaslamp District, but will the Gaslamp District really enjoy being near this stadium? The Padres and our city council seem to believe that being right on top of the Gaslamp is necessary to "spark" this redevelopment. If this redevelopment is that great, being only two blocks over would give the Padres an actually larger canvas to paint this wonderful redevelopment picture and save the historic structures. So why would any spark be needed? SOHO will keep you posted. (See related article on page 8.) •



PRESERVATION VICTORY!**Historical Sites Board votes local landmark status to three Warehouse District buildings**

OKAY, WE'RE USING HYPERBOLE IN THE HEADLINE HERE. (We take our victories as we find them!) On March 24, SOHO members testified in front of the Historical Sites Board to grant local landmark status to several buildings in the Warehouse District. Those buildings were Rosario Hall, Nason & Company Building (Artflex, built 1913), Schiefer & Sons Warehouse (built 1911), and SDG&E Company Office Building (built 1930). Of these, only the Artplex Building missed designation (by only one vote). The others were approved as local landmarks.

The oldest of these buildings, Rosario Hall at the corner of 12th and K, was built in 1870 and is the oldest surviving meeting hall/saloon in New Town. Besides that, it was the first site of Catholic Church services in New Town, as well as being the oldest surviving place where theatrical performances were held. Because it was moved off its original site to its present location around 1912, SOHO doesn't have a problem in moving it again to save it from destruction. Remember, historic sites should ALWAYS be kept on their original sites. However, in this particular case where the historic building was previously moved and its period of significance is not connected to the new site, it's acceptable to move the building again to keep it from demolition.

Think that a warehouse building can't possibly be historic? Did you read the letters to the editor in the U-T about this? Here as an open letter (at right) is one reply that didn't make it in the paper. •

SOHO IS RECOGNIZED FOR PRESERVATION EFFORTS

IN FEBRUARY AND MARCH, SOHO WAS HONORED THREE TIMES: by the County of San Diego for the preservation of the Victorian homes that now make up Heritage Park; by the San Diego Convention & Visitors Bureau, for SOHO's work toward preserving San Diego's historical heritage; and by the Congress of History of San Diego and Imperial Counties, for significant contributions to the preservation and development of the history of this region.

SOHO is grateful for being recognized by such fine organizations and is please to know that our efforts are being noticed. •

SAN DIEGO'S WAREHOUSES CAN BE JUST AS HISTORIC AS ENGLAND'S PUBS AND INNS

MR. CAIN, IN HIS LETTER THE OTHER DAY, HAD A HARD TIME perceiving that a building constructed as a warehouse could have historic value and thought it ludicrous that the Old Police was considered historic, yet he felt the Santa Fe Depot was "a priceless part of our heritage." So many San Diego residents seem to have this dual view of our older buildings: the buildings are either important and should be saved, or they are not worthy of existing a moment longer. There is no consensus on what buildings should stay or what should go, but everyone has their opinion.

In San Diego there seems to be an extreme lack of respect for San Diego's history and how that history is revealed to us by the buildings around us. Maybe that's because so many San Diegans relocate to our city from elsewhere; "back home" there always seem to be historical sites that all agree are worthy of preservation. But here in San Diego, California's first city, we dismiss our history and our older buildings as unimportant, and that's quite sad. By tearing down so many of our older buildings, we become a city no older than "today." As a city, San Diego is eerily like those plastic surgery ads in the back of magazines, where 80 year olds can look like 30 year olds. We're systematically erasing our physical history, and that's not productive. Character-defining wrinkles say that we have lived; character-defining buildings say that our city has a history. What will the buildings built today say about us in the future? What will we fight to preserve 30 years from now?

At this time, San Diego faces the impending loss of much of our historic fabric. If things continue as indicated, the Warehouse District will be squashed for the baseball stadium; the Ginty House will be cut apart and relocated off Cortez Hill; the Irving Gill house at 1st and Robinson (and others like it) will continue to have bulldozers tear them apart; and the Old Police Station will be "preserved" by possibly being semi-recreated elsewhere. Before it's too late, I invite Mr. Cain to call SOHO (Save Our Heritage Organisation) at 619-297-9327 and ask for a tour of these city landmarks that he finds ludicrous. (Heck, if he likes the Santa Fe Depot, which SOHO saved from destruction back in 1972, he obviously appreciates some historic sites!) Maybe SOHO can convince Mr. Cain and others like him that if we preserve nothing today, unlike England, we will never have 900 year old pubs and 400 year old inns to enjoy in the future.

*Louise K. Torio
unpublished letter to Union-Tribune
April 1, 1999*

SOHO's Arts & Crafts Weekend: a great success

SOHO STRIVES TO BRING YOU THE BEST EDUCATIONAL EVENTS, AND you told us that our third annual Arts & Crafts Week-end on March 6 and 7 was both great fun and extremely informative. It was successful thanks to our docents, Arts & Crafts homeowners, and SOHO's volunteers (all 88 of you!) who gave of their time and energy so generously to make it such a terrific event.

With six wonderful guest lecturers, two popular workshops, and our first ever Exhibition & Sale, there was plenty to do. We could not have done it without the commitment and special skills that each one of our tireless helpers brought to the weekend. Special thanks to those who hosted lecturers in their homes and entertained them during their stay in San Diego. That personal experience went a long way in making it a fun time for all, and everyone is looking forward to returning to an expanded Arts & Crafts gathering next year here in San Diego.

SOHO also wants to thank the homeowners who opened their beautiful homes for the tour. Your help in answering

questions, sharing restoration resources and allowing the tour to go considerably longer than anticipated shows you have big Arts & Crafts hearts, and we appreciate your generosity towards SOHO. We didn't expect that over 1,000 people would attend the home tour -- but because of the Weekend, 109 families became new SOHO members!

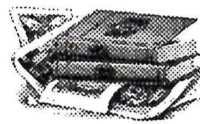
Many businesses gave labor and materials for the love of Arts & Crafts. Our appreciation goes to Curb Graphix, Andy Schneider Catering, Swedenborgian Church, Francis Parker School, David Kinney at the House of Hospitality in Balboa Park, Trader Joe's, Jakob Gerhardt-Imported Wines, Ralph's Groceries, Holland Communications - Bernard Brosfsema, and Teresa Pyle and In To Ink. Of course, SOHO's board of directors thanks Ingrid Helton for organizing the whole amazing event. Thank you, Ingrid, for all the hard work.

What to expect next year: the announcement of our next Arts & Crafts Weekend in late Spring 2000; expanded workshops; and a larger hall that will accommodate both the lectures and the Exhibition & Sale so we don't have to limit the attendance of the workshops nor limit the number of vendors who can show their wares. If you have any lecture or workshop ideas for next year's event, or you want to be the first to sign up as a volunteer, leave a message for Ingrid Helton at the SOHO office. •

PSST! GOT ANY SPARE VICTORIAN PARLOR FURNITURE OR POTBELLY STOVES? TWO MUSEUMS SEEK DONATIONS

TWO NEW MUSEUMS NEED YOUR HELP TO GET THEM LOOKING LIKE THEY SHOULD, SO NOW'S A GOOD TIME TO CHECK WHAT'S IN THE ATTIC that you won't mind going to a good cause. The County of San Diego is creating a parlor museum in the Sherman-Gilbert House in Heritage Park and is looking for late 1880s period items. The original 1882 Pacific Coast Terminus of the San Fe Transcontinental Railroad System in National City has been restored and needs donations appropriate for a railroad station for its intended July 1999 opening. You figure out which list is for which museum. •

Victorian parlor furniture
 picture frames
 whatnot shelves
 brickabrack
 Victorian busts
 tidies (do you know or must you ask!)
 rope portieriers
 Victorian books
 Victorian paintings
 Victorian lamps
 table coverings
 lambraguins
 stereo viewer and cards
 Victorian easels
 fireplace equipment & screen
 parlor organ and stool
 vases
 carpets



2 potbelly stoves & stove pipe coal scuttles
 8 Douglas chairs (saloon chairs)
 a partners desk
 a plantation desk (or Wells Fargo-style desk)
 telegraph and insulators
 oak telephone
 desk equipment: ink stands, pens, paperweights, etc.
 oil lamps
 wire waste baskets
 antique display cases
 waiting room benches
 antique picture frames and hangers
 Victorian tables
 original paperwork, period calendars
 baggage cart and milk can
 anything related to the early years of the Santa Fe and
 California Southern Railroad

Call Bruce Coons at 619-424-5011

Call SOHO at 619-297-9237

BALBOA THEATRE UPDATE: Balboa turns 75. Where are her white knights?

ABBOTT BROTHERS DEVELOPMENT OF ALAMEDA, AFTER THE RUSHED request to the CCDC board to accelerate the process for them to get into the Balboa to start restoration, realized that they couldn't accomplish a restoration in time for December 1999. That's when they need to have their mystery musical up and running in whichever town they pick. (The Union-Tribune reported the musical to be the Jimmy Buffet product about the good life in Margaritaville. Abbott Brothers will neither confirm nor deny.) So Abbott's rep asked CCDC for an exclusive negotiating period through the end of April so they can find another

theatre to open this play in, while they work on restoring the Balboa.

What will happen at the end of April? Who knows? With so much community involvement invested in meeting with this developer, it sure is a shame to think that the process of finding a sympathetic developer will need to begin again.

What was very encouraging was what Deputy Mayor Byron Wear, State Assemblywoman Denise Ducheny, and Peter Hall of CCDC said at the Balboa Theatre Foundation's low-key 75th Birthday Celebration on March 26. (It had to be low key with the limbo situation of the theatre.) Everyone pledged to continue the fight to make the Balboa operate again as a theatre. (We heard you -- and we have it on tape!) Especially coming after the Richard Moe visit and the National Main Street Conference, the restoration of the Balboa seems like it should be a no-brainer for San Diego

and a wise developer. The city has already pledged to pay for the new roof and the seismic retrofit (about \$1.4 million, down from much higher estimates calculated over a decade ago). It would only take about three million more to get rid of the dirt, clean up the place and put in new seats. If a developer wanted to make the Balboa state of the art again, as she was in opening day in 1924, no one here would object to pumping even more money into this wonderful place.

Several years ago, the goal was to have the Balboa restored and operating by her 75 Birthday. Now the goal is to get a sympathetic developer to seize the day with this project -- now, today, this year. If you restore it, the theatre and dance and arts organizations in San Diego County say they will rent it. Don't delay. Restore the Balboa now. She's a beauty at 75, but she deserves to be spruced up and open for everyone to enjoy before she gets any older. •

Trolley Barn Park Festival scheduled for April 24

AFTER YOU ATTEND THE SOHO "WALLS CAN TALK!" WORKSHOP ON April 24 (see page 4), head on over to Trolley Barn Park in University Heights (at Adams & Florida Street). You can be part of the celebration of the 50th Anniversary since the last trolley left that trolley car barn. (The trolley car barn was built around 1913 and torn down in 1980. It was on the site where Trolley Barn Park is today.) The site was designated a local historic landmark by the Historical Sites Board, and the University Heights Historical Association will unveil the historical marker with Councilmember Chris Kehoe and others at the 1:30 unveiling.

What else is there to do? Visit the trolley, an original San Diego electric railway Class 1 trolley car, built in 1912 and designated as the first mobile historic site in San Diego. There will be free trolley bus rides with our favorite historian and SOHO board member Alex Bevil, duplicating one of the original trolley routes. And for the kids, there will be trolley-shaped balloons (I want one!), ice cream and other surprises. For more information, call Ernestine Bonn at the University Heights Community Development Corporation, 619-297-3166•

SOHO is the preservationist's front line to save our historic sites. Don't let San Diego County become Anywhere, USA. Fight systematic historic building destruction, and get great discounts on tours & events too!

Questions? Call us at 619-297-9327.

MEMBERSHIP CATEGORIES

- \$1000 LIFETIME
- 500 BENEFACTOR
- 250 CORPORATE
- 100 EXECUTIVE
- 50 PROFESSIONAL
- 25 INDIVIDUAL/FAMILY
- 10 STUDENT

SOHO MEMBERSHIP APPLICATION

Please complete this form and send it with your check to SOHO, P.O. Box 3429, San Diego, CA 92163.

NAME _____

ADDRESS _____

CITY _____ STATE _____ ZIP _____

PHONE (home) _____ (work) _____

SPECIAL INTERESTS (architectural styles, periods, etc.) _____

DO YOU HAVE ANY SPECIAL SKILLS OR KNOWLEDGE that other SOHO members would benefit from your sharing with us (in a workshop or seminar)? _____

Are you interested in helping at SOHO events (like tours, membership drives, etc.)?

I WOULD LIKE TO HELP WITH: Tours Newsletter Office
 Membership Workshops Other events.

THANK YOU FOR YOUR SUPPORT.

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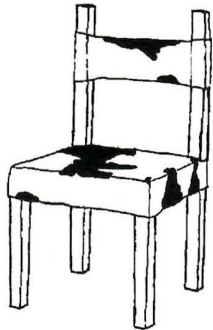
PAMELA BENSOUSSAN, AAIA
Appraiser



Art, Antiques & Residential Contents
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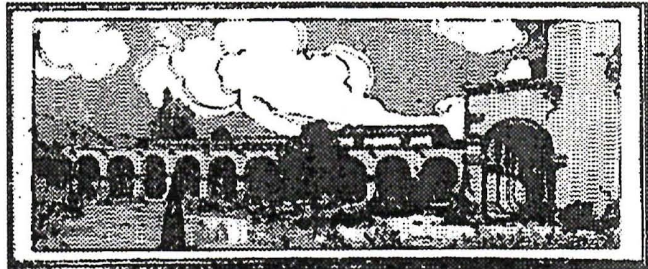


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CD: \$18.16 (\$15 + \$1.16 tax + \$2 shipping)

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or Janet Martini at 619-283-7895

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Please support the sponsors that support SOHO.

Do you have a service or an item for sale that would be of interest to SOHO's members?

Do you want to reach over 600 preservation-minded individuals and groups in Southern California every other month?

Put your message in the SOHO MARKETPLACE!

SOHO is a 501(c)(3) non-profit organization.
 Donations to SOHO are tax-deductible as allowed by law.

DON'T MISS THIS NEW SOHO WORKSHOP

“WALLS CAN TALK!”

SATURDAY, APRIL 24 AT 10:30 AM

LEARN HOW TO READ YOUR OLD HOUSE.
THE WORKSHOP WILL BE HELD IN AN 1887 HOME.

COST:

SOHO MEMBERS: \$15
NON-MEMBERS: \$20

REGISTER BY CALLING SOHO
AT 619-297-9237. SEE DETAILS INSIDE.

UPCOMING EVENTS

- April/May** SOHO Board meetings:
3rd Monday at 6:30.
Preservation Action: 1st Wed.
Education/Events: 2nd Tues.
Call SOHO for other meetings.
- April 24** **“Walls Can Talk! Workshop.**
10:30 AM in an 1887 house in
San Diego. \$20 non-members;
\$15 members. Register now by
calling SOHO at 619-297-9237.
- April 29** **Old San Diego Police**
Headquarters meeting with the
Port of San Diego. 5:00 PM. See
details inside.
- May 8** **Tours and virtual plaque**
unveiling at the Old Police
Headquarters. 10 AM - 4 PM.
- June 12** South Park Old House Fair.
- July TBD** Oceanside Train Tour
Details to be announced.
- September TBD** SOHO's Annual Meeting and
30th Anniversary Celebration.
Details to be announced.

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SOHO
Save Our Heritage Organisation
P.O. Box 3429
San Diego, CA 92163-1429

The SS Catalina, a California historical landmark, is stranded in Mexico and needs your help!

This ship is unique in design and history -- the only one of its kind on the West Coast.

In 1977 the Catalina was sold to a private party, and her troubles began. She was taken to Ensenada, Mexico about 15 years ago. She began slowly sinking towards the end of 1997 and, as a result of 1998's El Nino season, is now partially submerged, listing 15 degrees to

her port side, in the Port of Ensenada. Our divers have inspected the damage, and the

David Engholm resides in Oregon, he appealed to San Diego's Save Our Heritage Organisation (SOHO) for help. SOHO is a 501(c)(3) non-profit, all volunteer organization based in San Diego that is California's oldest continually operating preservation group. During 1999, SOHO is celebrating 30 years of preservation in San Diego County. Due to SOHO's proximity to the Mexican border, and the experience of several SOHO board members in dealing with issues in Mexico, SOHO is working in partnership with the SS Catalina Steamship Fund to help rescue this landmark from a watery grave.

Catalina can be repaired and refloated.

THE SS CATALINA IS SINKING OFF ENSENADA, MEXICO. ONLY YOU CAN HELP BRING HER BACK TO THE U.S.

The 1766-ton ship was driven by a steam triple-expansion, 3600-skip propulsion plant. She used oil rather than coal as fuel, and has a large single funnel aft of her pilothouse, and a distinctive rounded stern. Help us get this special ship back home so she can be restored and revered again.

THE CURRENT SITUATION

Abandoned by her previous owners, the SS Catalina was seized by the Mexican government. The Port of Ensenada is building a \$21 million cruise ship terminal and the Catalina is in the way. The Mexican government intends to donate the ship to the Catalina Fund in a collaborative effort to find a positive outcome for this once beautiful ship. However, we must come up with the funds to refloat and stabilize her, then finance her towing back to the United States. If we fail to raise the needed funds in a timely manner, Ensenada officials will be forced to dismantle the Catalina for scrap metal in order to get her out of their harbor.

BRING BACK THE CATALINA!

We desperately need your help to rescue this important part of our maritime history, and we don't have much time. If you love ships and the sea, you'll feel good knowing that your donation helped save this amazing ship. Any and all amounts are welcome, and your contributions are tax deductible as allowed by law.

THE HISTORY

This historic steamship, known as the "Great White Steamer," was built by Santa Catalina Island owner and chewing gum magnate William Wrigley in 1924 at a cost of one million dollars. She was used to elegantly transport passengers to the island of Catalina from the mainland. From the time of her maiden voyage in 1924 to her retirement in 1975, she ferried over 2.4 million people to and from Avalon Bay on Catalina Island.

Please make your check out to SOHO (put "Catalina" in the memo portion) and send your contribution to:
SS Catalina Steamship Fund, Inc.
c/o Save Our Heritage Organisation
P.O. Box 3429
San Diego, CA 92163-1429.

CATALINA FUND/SOHO PARTNERSHIP

The SS Catalina Steamship Fund, Inc. was established in Oregon as a non-profit organization with the sole purpose of rescuing, preserving, restoring and sustaining the SS Catalina as a floating monument of historical and cultural significance. David Engholm, a founder and current Director of the Catalina Fund, traveled on the ship in the 1960s and 1970s, and even served as her caretaker for one year. Because

During World War II, the SS Catalina did her part by being used in San Francisco Bay to transport a total of 820,199 troops, more than any other Army Transport throughout the war.

In 1976, the Great White Steamer was bestowed the honor of being placed on the National Register of Historic Places. She is also registered as California State Historical Landmark No. 894 and as the City of Los Angeles Historical Cultural Monument No. 213.

If you have any questions or if you want to get further involved in the Catalina's rescue, please call David Engholm, Director, SS Catalina Steamship Fund, in Oregon at 541-267-0451; Pamela Bensoussan, SOHO board member in San Diego, at 619-420-7782; or Maria Castillo-Curry, SOHO board member in Mexico, at 011-52-66-809933.

Thank you for your help.

THE SS CATALINA WON'T BE DISMANTLED FOR SALVAGE IF I CAN HELP IT.

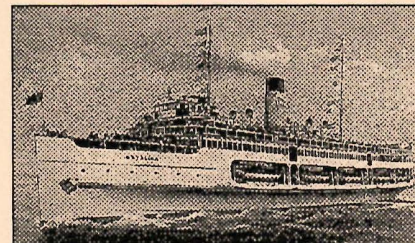
ENCLOSED IS MY CONTRIBUTION TO REFLOAT THE GREAT WHITE STEAMER

NAME _____ ADDRESS _____

CITY _____ STATE _____ ZIP _____

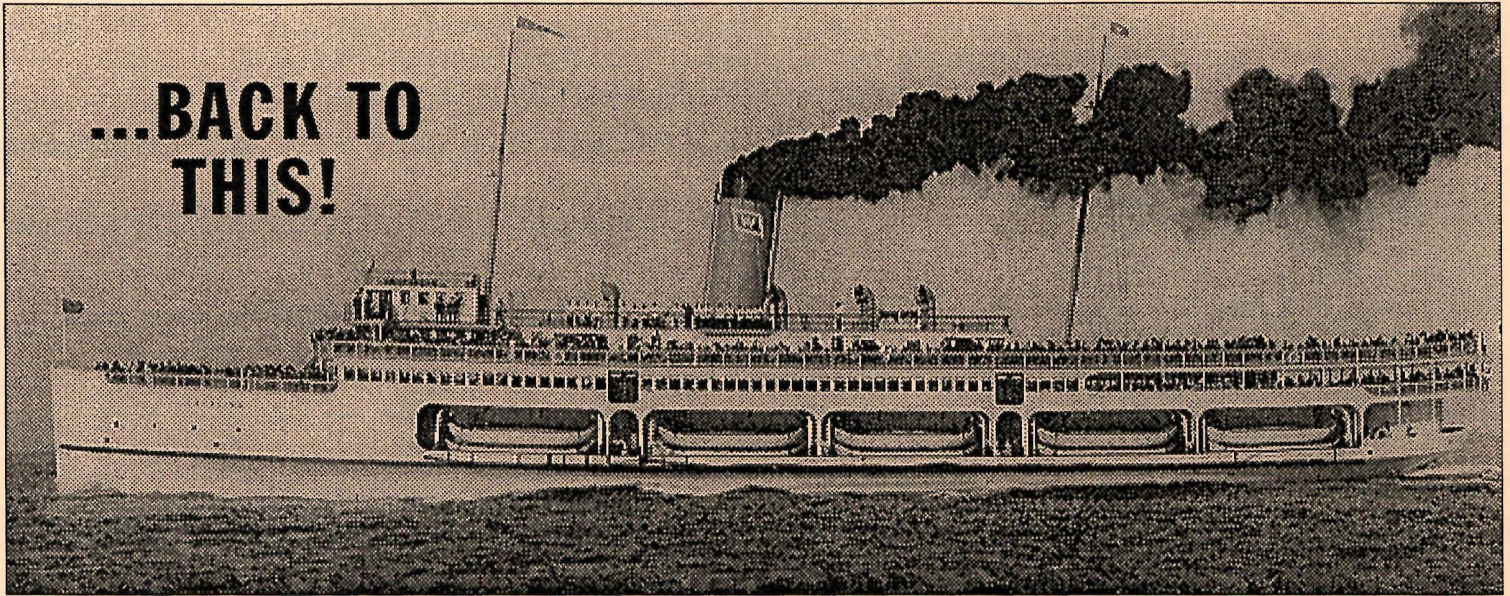
PHONE (DAYTIME) _____ (EVENING) _____

CONTRIBUTION LEVEL: \$500 \$250 \$100 \$50 \$25 OTHER \$ _____



We appreciate all contributions. Your contribution is tax deductible as allowed by law. Please make your check out to SOHO (put "Catalina" in the memo portion) and mail it with this form to SS Catalina Steamship Fund, Inc., c/o SOHO, P.O. Box 3429, San Diego, CA 92163-1429.

**...BACK TO
THIS!**



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c/o SOHO
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