



September 1999  
Volume 30, Issue 4

# 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

## SOHO & the National Trust sign agreement with the Padres and the City to save historic buildings in the warehouse district

LOUISE TORIO

THIS GOES UNDER THE "THEY SAID IT COULDN'T BE DONE" CATEGORY: SOHO and the National Trust for Historic Preservation have been meeting with the Padres development team for about five months now (since before the National Trust placed the Warehouse District area on their 11 Most Endangered List), and have actually signed an agreement on September 16 that will save more of the historic buildings in the project area than the City and the Padres initially thought possible.

Why have these talks? Because if SOHO didn't initiate this dialogue, then we would have had no ability to influence the City and the Padres on how historic preservation would help and enhance this project, not impede it.

Plans are being made NOW for what will happen after the City Council votes to approve the final Supplemental Environmental Impact Report and gives the go ahead to the project. (October 5 at 10 A.M. is the public hearing for comments to the City Council, and October 26 at 10 A.M. is when the City Council will vote.) While it is possible that the City Council will vote for a site that is not in the East Village, it is not probable.

If this stadium and redevelopment go in the East Village, the Padres have made it clear that they do not wish to move the stadium over two blocks east. Not only that, the SOHO members who live in the older historic neighborhoods to the east (Sherman Heights, Grant Hill, Golden Hill, Logan Heights, and Memorial) have expressed concern that any location pushing the project east pushes any traffic, parking and congestion issues further into those historic districts.

No site is without impacts. Prior to this agreement, the impacts to the historic properties in the East Village were going to be severe. Now, thanks to the incredible amount of effort by SOHO President Bruce Coons, past SOHO President

**SOHO MEMBERS:**  
**ANNUAL MEETING**  
**OCTOBER 3 AT 5:00**  
**AT THE HISTORIC GREG ROGERS HOUSE IN CHULA VISTA**  
*SEE PAGE 4*



*Peter Brink (National Trust), Larry Lucchino (Padres), Mayor Golding, past SOHO President David Swarens, SOHO's current President Bruce Coons. Photo: Pamela Bensoussan.*

and current boardmember David Swarens, and attorney and SOHO board member Maureen Steiner, as well as Courtney Damkroger from the Western Regional Office of the National Trust, we have come to an agreement on how these historic buildings will be saved and treated.

This is the best possible outcome for these buildings and is beyond our expectations. We've achieved a new benchmark. The bar has been raised with this agreement, and it can serve as a model for future projects with the City and other developers. Most of the historic buildings are saved, and only one historically designated building is lost (the SDG&E Service Building).

*continued in center spread*

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## PRESIDENT'S MESSAGE

B R U C E C O O N S

### A PUBLIC SERVICE MESSAGE

RECENT EVENTS IN OUR HISTORY HAVE BROUGHT HOME TO me certain thoughts about Americans and our relationship with our government, public service and responsibility for the way things are and the way this country will or could and should be in the future.

No matter what you think of the politics of the Kennedy family, you have to admire their sense of commitment to public service, the sense that they must give something back to the country, and their realization that they can and must work to improve the prospects for the country and its people.

It is apparent to me after living through the assassinations of John and Robert Kennedy that one of the reasons that a great many people were so upset by the loss of JFK, Jr. was the loss of the as-of-yet unrealized potential for great good they felt he could have done for the country. There was a hoped for return to a time when we felt good about the country and looked forward to an unlimited future, a future that everyone felt they had a stake in and where every one wanted to do their part.

It seems to me that we are waiting for someone to save us, to save the country, to make us feel better about our government. But it is we that must do this work. We must make our country a better place to live in. We must do this for ourselves and for the proverbial generations yet unborn. We must save

ourselves.

Your hardworking board of directors greatly appreciates comments we receive from all of you concerned with historic preservation. Comments like "thank you for what you are doing" and "people in the future will appreciate the work you are doing" and "keep up the good work" go a long way. We are spread very thin and not able to effectively meet all the challenges before us, and we really need your participation in any way you can:

- join the SOHO board (there's an application enclosed with this newsletter);
- help fund programs like our revolving preservation fund;
- make your voice heard. Let people know that historic preservation is important to you.

Preserving our country's architectural heritage, history and culture for the future is one great thing "you can do for your country," your state, your county, your city, and your home. It depends on you; no one else can do it for us. If we truly participate in shaping this country, I'm sure we will all achieve something to be immensely proud of. I think this is the message JFK, Jr. and his family were hoping to convey. Presidential candidate John F. Kennedy, with Jackie pregnant with their second child at the time, was asked if he would want his son, if he had one, to enter politics. He said yes, and if they had a girl, she should also. JFK said, "**I would hope they would take some responsibility for what went on.**" That child was a boy.●

## Historical Site Board says "not historic": Barber house destroyed

SOHO FIGHTS THE GOOD PRESERVATION FIGHT EVERY DAY. WE KNOW that we can't win them all, even if they are all important and deserving of protection as a historic resource. But the loss of the Barber House, a Hebbard & Gill design at the corner of 1st and Robinson, is particularly upsetting since the Historic Site Board voted 7 to 2 FOR historic designation. Eight votes were needed for the Barber House to be deemed historic, even if only nine board members are present out of the 15 members.

In March, you'll remember that the owners were mistakenly issued a demolition permit without the property going through Historic Site Board review. SOHO members alerted the city to the mistake, and the city stopped the demolition. You've heard the one about the guy who kills his parents, then throws himself on the mercy of the court because he's an orphan? Well, that's what the Site Board heard from the owners, that the building was in horrible shape and a danger to the community. However, the property was owned by the same

family for DECADES, so if the condition was as bad as they say, why wasn't this building maintained, especially since it was filled with rent-paying tenants up to a short time ago?

There were many Site Board members who argued strongly that the Barber House is important, and that the owners could retain the historic resource AND develop on their land. Heck, one board member has developed his historic properties very successfully in the Gaslamp. But two of the attending Site Board members voted "no," so the next day a demolition permit was requested and granted for the Barber House.

The city should be ashamed of this Site Board loophole of 8 votes needed, no matter how many board members are present. The mayor appoints the board members, and several of those members are very pro-new development. Too bad that due to board member absenteeism, the vote was one shy for historic designation. We all lost on this one.

In April Christine Kehoe's office promised historic preservation support for issues in her district if the Ginty House was moved. No one from her office was there to state her position for the Barber House. Hopefully, one of her reps will be there for the Mrs. Grant House on September 23 (see page 7).●

## SAVE OUR HERITAGE ORGANISATION

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**Moving?** Send SOHO a  
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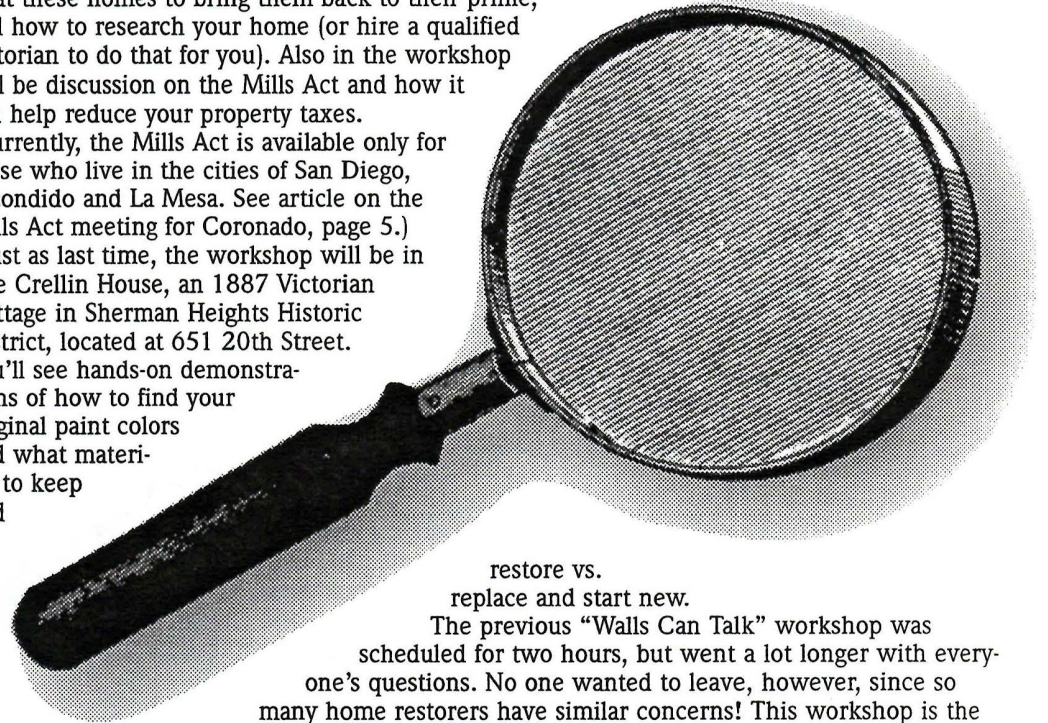
## Back by popular demand: “Walls Can Talk” Workshop on October 2

WITH THE RESPONSE FROM THE OLD HOUSE FAIR OF JUNE 12 AND THE REQUESTS FROM FOLKS ATTENDING several lectures given by SOHO board members this summer, SOHO will bow to popular demand and repeat the “Walls Can Talk” Workshop on October 2.

Back again will be People In Preservation award winner Rurik Kallis, a preservation contractor, and SOHO President Bruce Coons, a restorer of many homes, to discuss the common home styles you'll find here in the county, how to lovingly treat these homes to bring them back to their prime, and how to research your home (or hire a qualified historian to do that for you). Also in the workshop will be discussion on the Mills Act and how it can help reduce your property taxes.

(Currently, the Mills Act is available only for those who live in the cities of San Diego, Escondido and La Mesa. See article on the Mills Act meeting for Coronado, page 5.)

Just as last time, the workshop will be in The Crellin House, an 1887 Victorian Cottage in Sherman Heights Historic District, located at 651 20th Street. You'll see hands-on demonstrations of how to find your original paint colors and what materials to keep and



restore vs.  
replace and start new.

The previous “Walls Can Talk” workshop was scheduled for two hours, but went a lot longer with everyone's questions. No one wanted to leave, however, since so many home restorers have similar concerns! This workshop is the best bargain in town for owners of historic homes in need of renovation, so bring your questions and ask the experts. Remember: dress for mess!

Workshop size is limited so register early. Cost is \$15 for SOHO members or \$20 for non-members. Register by calling the SOHO line at 619-297-9327 and saying how many will be coming. We will call you to confirm your registration. Bring payment with you to the workshop. Workshop size is limited, so don't delay. Find out what advice the preservationists can provide for your restoration project. •

## SOHO on National TV



SOHO MEMBERS, YOU LOOK MARVELOUS!

This fall, you'll see SOHO and our historic preservation work featured on several upcoming television shows. SOHO and SOHO members were not only in the spotlight on Huell Howser's “California Gold” show in July (see page 12 regarding the S.S. Catalina rescue efforts), but we also will be part of several other historic home shows.

SOHO wants to thank the SOHO members who graciously opened their homes to these TV crews. Kathleen Suros, a longtime SOHO member and supporter, allowed us into her Irving Gill home on the ocean in Coronado for a segment of Bob Villa's “Restore America.” This show is scheduled to air on October 3 at 7:00 P.M. on HGTV. Judith Bond let us film her amazingly-original English-influenced bungalow designed by Emmor Brook Weaver (and seen on a previous SOHO Arts & Craft Tour) for a segment of “Homes With Style” for the Style Network, to be repeated on E! Entertainment on October 2 (check for times).

SOHO and San Diego County preservationists deserve to be on national TV. Tell your friends and check local listings for view times in your area. •

## SOHO PROMOTES HISTORIC PRESERVATION AT THE XVII BORDER GOVERNORS' CONFERENCE IN TIJUANA

M A R I A C A S T I L L O - C U R R Y

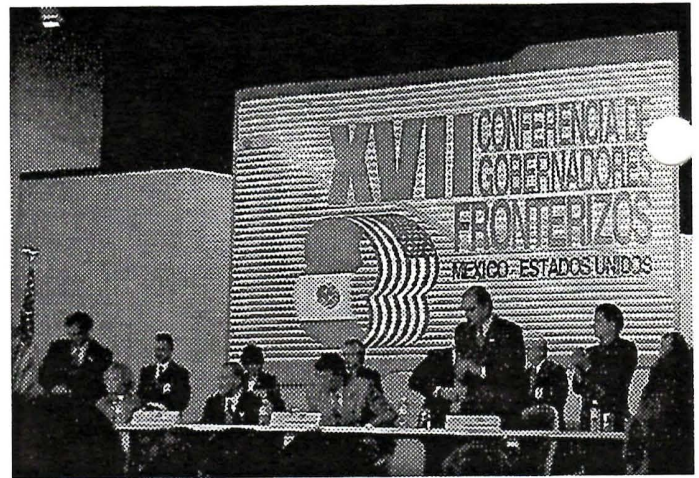
THANKS TO AN INVITATION FROM KRISTIN ALIOTTI, DIRECTOR OF THE Governor's Office of California/Mexico Affairs, SOHO board members Pamela Bensoussan and I had the opportunity to personally address several Mexican officials who attended the XVII Border Governor's Conference held on September 10th in Tijuana. This Conference reunited four US and six Mexican governors from ten states that share the 2000 mile US-Mexican border. Pamela and I spoke to several delegates about various efforts being made by SOHO and Mexican academic and cultural institutions, as well as individuals and organizations who are all working together to promote historic preservation in California and Baja California.

Inspired by the words of various governors who referred to the border as a region with a shared culture and history, I discussed the need for including historic preservation more broadly in the agenda of binational issues for California and Baja California. I believe that a better understanding of the region can be achieved through preserving the cultural heritage (which dates from ancient times to the recent past) that is shared by Mexicans and Americans on both sides of the border. I also believe in the potential economic benefits brought by historic preservation.

Pamela and I also talked briefly to the governor of Baja California, Alejandro Gonzalez Alcocer; Federal Deputy Jaime Martinez Veloz; Municipal President of Tecate, Constantino Leon; Municipal President of Ensenada, Daniel Quintero Peña; and to the Under-Secretary of the State Ministry of Tourism, Jose de Jesus Quiñones, about the preservation projects and recent activities sponsored by SOHO and El Colegio de la Frontera Norte, the research institution. SOHO has offered continued support, promoting cooperation in preservation through the organization of workshops, tours and conferences in Baja California. Specific projects mentioned include: efforts made by US organizations and individuals in rescuing the SS Catalina currently semi-submerged in Ensenada; SOHO's interest in the protection and restoration of Tecate's railway depot; the necessity of re-opening tunnel number 3 of the Tijuana and Tecate railroad in order to promote binational tourism; and support for the historic reconstruction of Tijuana's ex-municipal palace, designed by the Quayle Brothers, noted San Diego architects.

I look forward to continuing the dialogue in the near future, expressing hope that binational cooperation in historic preservation will get wider attention as a vehicle to promote better understanding of California and Baja California's common history and to foster regional economic development and environmental quality in our region.

SOHO hopes to do more with our neighbors south of the border to help establish historic preservation guidelines, especially in Tijuana. •



*Above: the governors at the conference. SOHO reps spoke to several important decision-makers about the benefits of historic preservation along the border.*



*Maria Castillo-Curry, SOHO's boardmember in Mexico. Photos: Pamela Bensoussan*

### WE WANT YOUR E-MAIL ADDRESS

IF YOU'RE A SOHO MEMBER WITH E-MAIL CAPABILITIES AND want to be notified about SOHO preservation action meetings, upcoming events and member news, we'd like to have your e-mail address. Then we can contact you about events you might be interested in, or let you know about preservation issues like the recent Barber House destruction. We will not share your e-mail address with anyone. The e-mails will go out to the membership with a "bcc" to you, so no other member will know anyone else's e-mail address.

E-mail will help SOHO get news to you as it happens, so you don't have to wait for a newsletter.

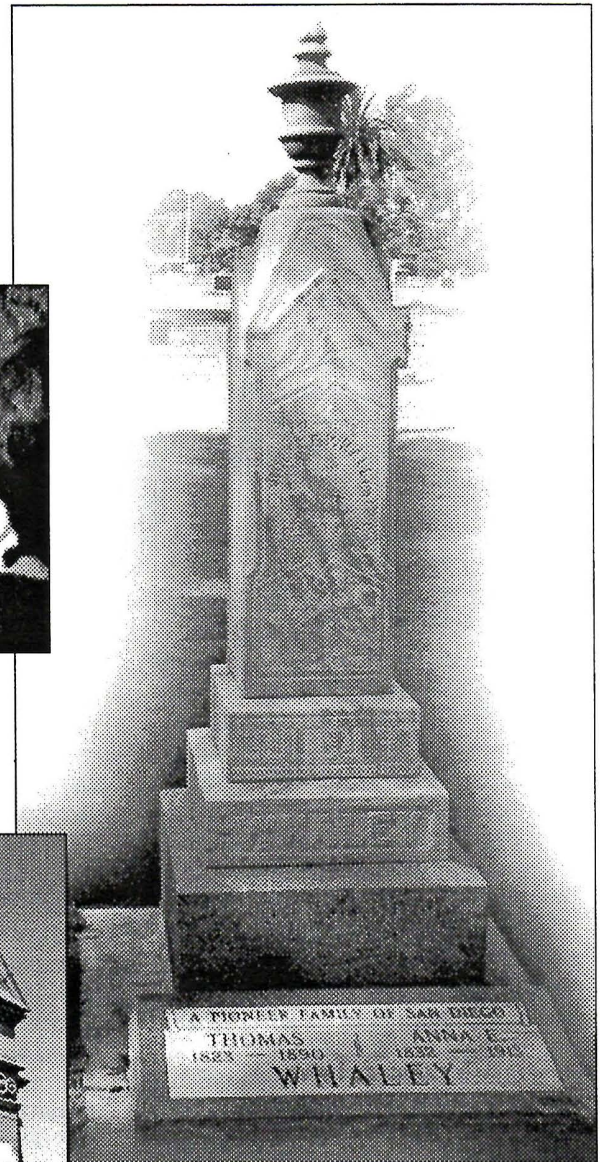
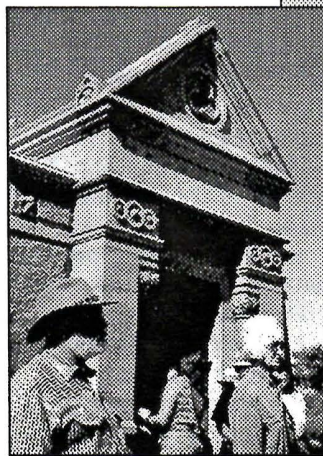
To give us your e-mail address, please send an e-mail to SOHO at [SOHOSD@earthlink.net](mailto:SOHOSD@earthlink.net) with the heading "Mailing List." Please confirm your name, address, and phone number in the e-mail, so we can match the e-mail to our membership list. While you're at it, if you want to let us know a pet preservation concern or have an idea for a SOHO event or workshop, tell us that too. •

# SOHO's Halloween tour of Mt. Hope Cemetery happens on October 31

IT'S CEMETERY TOUR TIME AGAIN!

Join historian Alex Bevil and the SOHO gang on a tour back through San Diego history via the final resting places of so many of the founding fathers (and mothers) of San Diego. See where Father Horton rests, what trees provide shade for Kate Sessions, and where the unfortunate woman who became known in legend as "the ghost of the Hotel Del" is buried. See how even in death, ethnicity, status and rank are displayed at Mt. Hope. Learn why the graves of Civil War veterans are where they are, and what that cannon means. See where the gravemarkers were tossed when another cemetery was abandoned to make room for a park in Mission Hills. Check where the beautiful Irving Gill-designed monument "used to be." (Irving Gill buildings can't even get respect in the graveyard!)

Our group will meet on Halloween Day, Sunday, October 31, at 1:00, right past the Mt. Hope Cemetery entrance (inside the gates). Wear good walking shoes for this approximately two hour tour, and remember that the dead don't need restrooms, so you won't find facilities easily available on the grounds. Cost is only \$8 for SOHO members and \$10 for non-members, so grab a friend and spend a delightful afternoon among the permanent San Diegans before you pass out those treats to the little monsters who'll be ringing your doorbell. Register by calling SOHO at 619-297-9327 and send your check to SOHO, P.O. Box 3429, San Diego, CA 92163-1429 by October 26. We'll confirm your registration with a phone call. •



*Historian Alex Bevil will again lead our tour. Left: one of the fancy tombs at Mt. Hope. Above: The final resting place of Anna and Thomas Whaley. Photos: Louise Torio*

## Coronado to host Mills Act workshop on September 29

IF YOU'RE A HISTORIC PROPERTY OWNER interested in what the Mills Act can do for you, get yourself to the Coronado City Council chambers, 1825 Strand Way, Coronado on Wednesday, September 29 at 7:00 P.M. for a workshop about Mills Act responsibilities

and benefits. The workshop will be conducted by Craig Rustad from the Coronado City Assessors Office, with other guest speakers.

Unfortunately, right now, only the cities of San Diego, La Mesa and Escondido have instituted this program. Many other cities within the county, when approached by concerned taxpayers who would like to take advantage of this state law, are told that the municipality just doesn't have the manpower to institute it, or they just don't think there are enough historic homes in the

region to make the paperwork worthwhile. Nonsense! San Diego County could become a model of historic preservation via reinvestment of funds formerly going to property taxes back into the historic home.

FYI -- If you live in a historic home in the city of San Diego, deadline for your application is SEPTEMBER 30 for the Mills Act to go into effect in 2000. Don't delay in calling the Historical Site board or responsible organization in your town for your application now. •

# Broken Promises: Ginty House Update

THE BARBER HOUSE WAS DEMOLISHED. THE Mrs. Ulysses S. Grant House is coming up for historic property review on September 23. The Ginty House...

Ah, the Ginty House has not been treated with the respect promised at the San Diego City Council meeting in April. The house was moved to its new site, where it sat under-supported on steel bars for several months (you could stand in front and literally watch the porch sag and the plaster falling from the ceilings). During the move, many of the original glass windows (the kind where you can see the ripples) broke due to lack of support. The construction fence around the property didn't actually go all around the property, so graffiti vandals used the back and side of the Ginty for their canvas. A friend of SOHO visiting from San Francisco saw the Ginty and couldn't help exclaiming in disbelief, "this is how you treat such an amazing Victorian here in San Diego?" Yes, this is how we treat them.

In August, a meeting with a representative from Forrest City Developers, the development firm responsible for the new development on the original site of the Ginty, and with Jeffrey Tom from Christine Kehoe's council office, proved unsettling. Not only was a representative from Forrest City not available in April to be at that City Council meeting to hear what SOHO was promised, but now that the deal is done, no one wants to deal with those pesky people concerned with San Diego's architectural heritage. Forrest City's rep stated at the meeting that they do not plan a restoration of the Ginty House as promised at the City Council meeting (using Department of the Interior guidelines), but they will paint the Ginty (without documenting any evidence of historic colors, ghost outlines and other evidence of missing elements), hook up the utilities, and call it "done." SOHO offered to provide pro bono consultation on this project to see that the house is restored properly. To date, that offer has not been accept-



*The Ginty House may now have a low foundation, but it doesn't have a restoration.*

ed, although it's still on the table.

Understandably, Forrest City is not in the historic building restoration business and this condition was put upon the project by Christine Kehoe. According to Christine Kehoe's April 13 reply letters to all who voiced a complaint at a possible Ginty House move, "you will be pleased to know that I added an amendment to the permit that would require COMPLETE RENOVATION of the Ginty House before any of the new construction could be occupied. This will guarantee the renovation of the Ginty House." (Capitalization by SOHO.) I guess by complete renovation they mean a coat of paint, a plywood foundation, and sewer and electric hook up.

SOHO president Bruce Coons and his wife Alana have made no secret about their love of the house and their multi-year efforts to buy the house from the previous owner. This is the last, best Victorian of its kind in downtown San Diego, and as lifelong preservationists Bruce and Alana care to see the house purchased by owners sensitive to its history and detail. For a private owner, it will take deep pockets to restore the property. For Forrest City, who received millions of dollars from CCDC to do this redevelopment project, the cost is part of doing business. It will be a great loss if the house is stripped down to the bare elements

and used as some kind of rehab or halfway house, as formerly proposed, instead of being a show-place that could rival the Villa Montezuma for interior craftsmanship and beauty.

The Ginty House is not yet for sale. When it goes on the market, we'll let you know. Anyone out there ready to bid on this important piece of San Diego's boomtown history in order to restore it correctly? Bruce Coons offers his consulting services to anyone willing to do right by this historic property. We'll keep you posted on this situation. (For additional reading, see the San Diego Reader cover story of June 24, [volume 28, number 25] with the Ginty house on the cover.)•

## KPBS RADIO COVERS LOCAL PRESERVATION ISSUES

ON SEPTEMBER 6, 1999 ON THE "Around Town" radio show, the topic was historic preservation in San Diego. Invited guests were the developer Peter Janopaul of the El Cortez Hotel; Paul Bishop, AIA, the head of the Historical Site Board; and Welton Jones, columnist for the San Diego Union-Tribune and a supporter of historic preservation.

Thanks to everyone for a lively discussion of preservation issues and for believing that preservation is GOOD for San Diego. Thanks to Welton Jones for mentioning SOHO often, but how we wish that SOHO was invited to the table. We could have cleared up so many of the questions that were asked.

KPBS, the next time the topic is historic preservation, please call us 619-297-9327. We promise we'll be there in a flash, since we don't have to look pretty for radio and we love to talk about preservation!•

# SOHO Annual Meeting set for October 3

SEE THE HISTORIC GREG ROGERS HOUSE IN CHULA VISTA

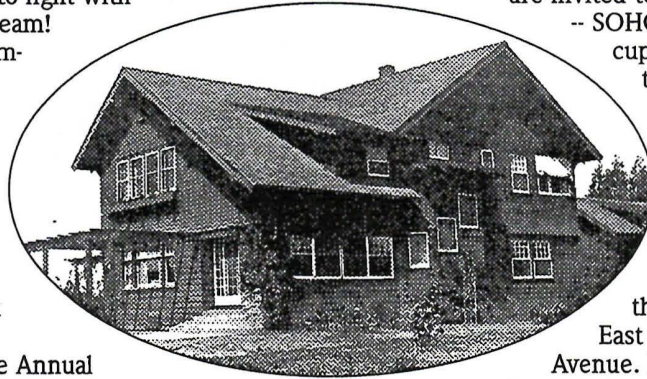
LOUISE TORIO

IT WILL BE ANOTHER SOUTH BAY LOCATION FOR SOHO'S ANNUAL Meeting on October 3, starting at 5:00. All SOHO members are invited to the beautiful Greg Rogers house in Chula Vista, home of SOHO board member Pamela Bensoussan, for our annual pot luck dinner and induction of new board members. This is your chance to visit with the board, sign up for a SOHO committee, or volunteer to fight with the SOHO Preservation Action team!

Thinking of being a board member? SOHO directors need to be available for monthly board meetings (currently scheduled for the 3rd Monday of each month) and participate on one committee. Bring all your good ideas. We're specifically looking for someone with a financial background who might like the treasurer's role.

Another reason to come to the Annual Meeting is to see who will get the SOHO Lady, the very old, very strange SOHO lamp/award that has been given to a SOHO board member at the discretion of the last recipient for more than two decades.

The Greg Rogers house is a very large Craftsman style home that was named "Bay Breeze" by Greg and his wife Rose. The Rogers came from Pittsburgh and decided to settle in Chula Vista after vacationing at the Hotel del Coronado.



*The Greg Rogers House, "Bay Breeze," circa 1911.*

Greg Rogers was a banker, a civic leader, and was on the first city council for Chula Vista (he's considered one of the founding fathers of Chula Vista). His 5700 square foot home was built close to the bay on E Street, but that's not where you'll find it now. In 1986 it was saved from demolition and moved to its current location at 616 Second Avenue. It sits at the back of the property, behind the Nadine Davies Bungalow.

Although no house seems ever fully restored, the Greg Rogers house has had quite a bit of restoration work done. All the woodwork is being restored and restained, and authentic colors are being added to the walls and the maple floors. Some period hardware and lighting has been installed. The house is a wonderful setting for Pamela's collection of antiques, many of which she acquired from 10 years of living in Paris! If you like old homes, this one will really be a treat.

All SOHO members (and their preservation-minded friends) are invited to attend. Please bring a dish to share

-- SOHO will supply all the drinks, plates, cups and other necessary items. RSVP to SOHO at 619-297-9327 by Friday, October 1 so we know how many people you'll be bringing and what dish you want to share. (There is such a thing as too much potato salad!)

Getting to the Annual Meeting is easy. Take I-5 South to the J Street Exit in Chula Vista. Go East several blocks until you reach 2nd Avenue. Make a left onto 2nd, and the Greg Rogers House will be all the way down the block, on the left side of the street. Or take 805 south and exit on West H. Go west to 2nd Avenue and turn left. There is plenty of street parking. Because it's at the back of the property, the Rogers House is not visible from the street. You'll see the Nadine Davies House (the little bungalow) first. Go to the back of the driveway to enter the Greg Rogers party location. (You'll see the SOHO signs.)

We'll be waiting for you. •

## Mrs. Ulysses S. Grant House to come before Historical Site Board on September 23

ON SEPTEMBER 23, THERE WILL BE ANOTHER test to see if a very important San Diego property will receive historic status by the City. The Mrs. Grant House, at the corner of 6th and Quince (and on SOHO's Most Endangered List) will come up for review. Kathy Flanagan has done another outstanding job of researching this house in support of its designation. Although the house has



been made into apartments, there is much original fabric left (like fireplaces hidden behind modern closets). SOHO supports this designation and will be there to testify. If the

Grant House is not designated, it is likely that a demo permit will be sought, and we'll have a repeat of what happened to the Barber House.

Why is Julia Dent Grant special, besides being the wife of the President of the U.S.? Julia was an extraordinary woman who traveled with General Grant to the battlefield with young Jesse in tow. She kept all of her husband's possessions from the Civil War and his presidency in the library upstairs. William S. Hebbard designed the house,

and it was one of the most significant homes in San Diego.

Show your support. Don't watch San Diego's history come down around you. Drop a note to SOHO that we will forward to the Site Board and Christine Kehoe's office. Let's not let what happened to the Barber House happen here. •



*The 1894 Grant House was designed to face downtown; the current "front" on 6th & Quince is actually the back of the house. This view is the real front, now hidden in the backyard.*

# SOHO Negotiates Historic Agreement to Save Buildings in Warehouse District

*continued from Page 1*

THAT'S LEAGUES AWAY FROM WHERE THE PLAN WAS IN THE DRAFT SEIR. SOHO is very pleased with this agreement, and can now say that the historic preservation part of the ballpark and redevelopment is something that we can support.

These meetings with the Padres and the City were no love fest.

But the Padres development team wants to create a great environment for baseball and to enhance each visitor's experience to this new stadium. They want to be heroes, not hated. Both sides listened to each other. And now, with regard to historic preservation, we feel good about the way the historic properties will be retained if and when the City Council votes to go forward.

Smart people listen to ideas that will help them get what they want. SOHO and the National Trust were able to get many ideas considered that initially seemed impossible. So now the Candy Factory will be moved, not destroyed. The Western Metals building, which consultants said would have problems being adapted, will be adapted. And the wonderful SDG&E Station A building that was taken down a few years ago will be rebuilt and incorporated. (See the next page for a full list of what the agreement will do.) The extra cost for historic preservation measures will be paid for by the Padres, not by the City (i.e., not with our tax dollars).

Realize that SOHO's talks with the Padres about historic preservation have nothing to do with all the other issues that face this project. Everyone else with issues regarding the SEIR should continue their own discussions with the City and the Padres about those issues. Nor does SOHO's talks mean we "negotiated" regarding the sale or eminent domain acquisition of any buildings. This agreement just means that when the City and the Padres come to a resolution with all the other parties involved, the historic resources in the Padres project area will be treated in the agreed-upon pro-preservation manner.

This agreement is only for this project area; it does not extend further into the East Village. SOHO wants to work with the City and CCDC to make sure that other historic properties are retained and respected, like the wonderfully-preserved Palms Hotel (originally the Bay View Hotel) at the corner of 12th and Island and the Victorian commercial block on Market Street between 14th and 15th. These should be restored for use well into the next century.

Some people may believe that SOHO should have held out and put pressure on the City Council to vote for placing this stadium outside the East Village. To those who feel that way, your Board of Directors can only say that we work hard to SAVE HISTORIC BUILDINGS. We can't save historic buildings if we look at developers as "the enemy" and refuse to talk to them. We want to speak with developers and educate them on ways to use, reuse and adapt older, character-defining buildings. We want developers

to understand that they can make more money in the long run by creating a unique project that uses a historic resource, instead of taking a scorched earth policy. The Padres development team saw how historic preservation could benefit the project. We invite other developers to CALL SOHO so we can work with you to

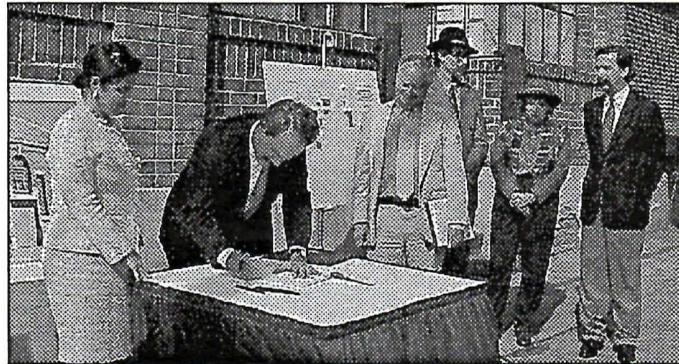
preserve yesterday's structures in today's redevelopment project. This can be the proverbial "win-win" situation for both sides.

For the record, neither SOHO nor the National Trust receive any funding of any kind by signing this agreement, nor any promise of any future financial support. We have not been "paid" to sign this; we have worked hard with the Padres and the City to achieve this agreement! This is a great victory for historic preservation, not

for our coffers. It is our hope that we've turned some Padres fans into historic preservation fans,

and they'll naturally want to become SOHO members!

Congrats to all on the preservation team for reaching this historic accord. •



*The signing ceremony in front at the TR Produce Building.*

## MAJOR ELEMENTS OF THE AGREEMENT

- Extensive design criteria adopted for the new infill construction compatible with the existing structures. (Design guidelines sensitive to the historic buildings will be followed to allow new construction to be sympathetic to the old.)
- For each of the historic buildings, individual treatment plans now exist that meet the Secretary of the Interior standards for rehabilitation.
- Preservation advisory group to oversee project until completion. Group to include 3 SOHO members, 1 National Trust member, an additional preservationist elected by SOHO and the Trust, a Historical Site Board member, plus 1 member each from CCDC, the City, the Padres, JMI and Burnham Real Estate Services.
- Padres to fund Historic Survey of the area and nominate district to national, state and local registers.
- Padres to create two permanent interpretive displays within the ballpark area to show the history of the district and the history of baseball in San Diego. •



*S U M M A R Y : C O M P R E H E N S I V E H I S T O R I C R E S O U R C E S P R E S E R V A T I O N P L A N***WESTERN METAL SUPPLY COMPANY**

**Before Agreement:** the building would be little more than a facade.

**After Agreement:** adaptive reuse on site as retail, entries to the ballpark, Hall of Fame, Padres' Store, suites, restaurant and rooftop dining. All the historic elements preserved inside, including the old growth redwood timbers and details like the package shoots, message tubes, the safe, the original offices, the fire doors, the elevator and cash registers.

**LEVI WHOLESALE GROCERY BUILDING (KVAAS CONSTRUCTION)**

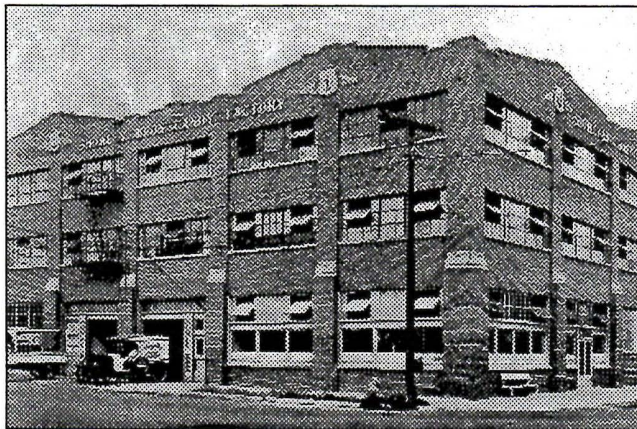
**Before Agreement:** was to be demolished and part of the facade replicated 4' to 6' up in the air above a raised street.

**After Agreement:** Incorporated into park area as mixed use retail. The front and north return are preserved in place. The back will be removed to create underground parking, then rebuilt. Details like stencilled beams to be preserved in place.

**SHOWLEY BROTHERS CANDY FACTORY**

**Before Agreement:** was to be demolished.

**After Agreement:** Relocated, restored and incorporated into the park for a mixed use project of retail and office.



*The Candy Factory will be moved and restored to look as it does in this 1930s photo.*

**SCHIEFFER & SONS WAREHOUSE (BUNDY LOFTS)**

**Before Agreement:** two facade used from building.

**After Agreement:** Will remain in place for adaptive reuse for retail and office as part of the mixed use in the park.

**SIMON LEVIN LOFTS**

**Before Agreement:** threatened by ancillary development.

**After Agreement:** Building will remain in place, as is.

**JULIAN LOFTS**

**Before Agreement:** threatened by ancillary development.

**After Agreement:** Building will remain as is.

**FIRE STATION #4**

**Before Agreement:** threatened by ancillary development.

**After Agreement:** Building will remain as is.

**WELLMAN PECK WAREHOUSE (TR PRODUCE BUILDING)**

**Before Agreement:** threatened by ancillary development.

**After Agreement:** This building, already owned by the Padres, will have an addition above the original rooftop to build lofts. The original building will be adapted for retail.

**REINCARNATION BUILDING**

**Before Agreement:** Building will remain as is.

**After Agreement:** Same.

**SDG&E STATION A**

**Before Agreement:** building no longer exists (was taken down several years ago and two facades stored).

**After Agreement:** It will be rebuilt within the project area.

**SDG&E TRANSFORMER POLE**

**Before Agreement:** [What's this weird thing? The last remaining evidence of how the city got power delivered!] Removed and placed in storage.

**After Agreement:** Will be relocated and incorporated somewhere on the project site.

**SDG&E GAS SERVICE BUILDING**

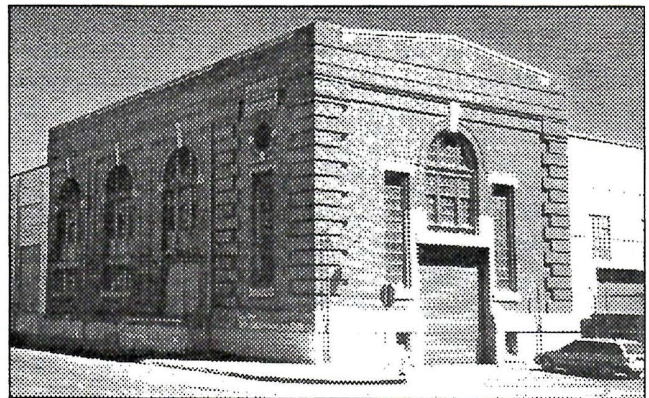
**Before Agreement:** building will be demolished for stadium.

**After Agreement:** same result. This is the only historically-designated building that cannot be saved and incorporated into the project.

**ROSARIO HALL**

**Before Agreement:** building not recognized and scheduled for demolition by CCDC. SOHO brought this building to the attention of the Padres early on. It had been relocated to 12 & K at the turn of the century from its original site.

**After Agreement:** building will be moved and restored to



*Station A, currently dismantled and in storage, will be restored and reused.*

# Rescue attempts continue for the SS Catalina

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

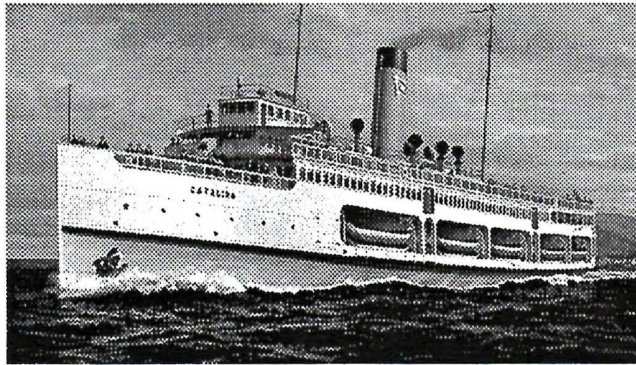
APPROXIMATELY ONE YEAR AGO MEMBERS OF SOHO AND researchers at El Colegio de la Frontera Norte (COLEF), together with David Engholm (who headed the Catalina Steamship fundraising organization in Oregon), began planning how to raise the initial monies needed to re-float the SS Catalina and increase public awareness of her plight. In April of this year SOHO and COLEF invited representatives of various non-profit organizations to tour the ship and a rescue coalition was quickly formed. There have been many more meetings, tours, fundraisers and workshops. The following is a brief progress report.

In July events took place in San Diego, Tijuana and Ensenada that underscored the growing bi-national efforts to save the SS Catalina. Concerned participants traveled from Oregon, Southern California and Baja California -- evidence of an increasing momentum taking shape in the race to find a solution before construction of the new Ensenada cruise ship terminal gets underway.

The exciting international preservation weekend of July 9th and 10th began with a conference/dinner on board the Maritime Museum's Berkeley to celebrate the unveiling of the SS Catalina painting by Ken Marschall, internationally famous for his paintings of the Titanic. Ken was so moved by the plight of the Catalina Steamship on our first tour to Ensenada that he created a major painting of her. Two lectures followed: Ken Marschall spoke of his personal experiences with maritime preservation issues; and a lecture was given by Don Lynch, the official historian for the Titanic Historical Society, Inc. Both speakers worked on James Cameron's blockbuster film *Titanic* (filmed partially in Rosarito Beach). All proceeds raised from the sale of the limited edition prints of the painting will be donated to the rescue project.

The following morning participants gathered for a breakfast workshop before heading down to Ensenada to once again tour the ship. The group stopped briefly at the Tijuana Cultural

Center (CECUT) where Alma Delia Abrego provided a tour of the Museum of The Californias. This important new museum, not yet open to the general



*Above: Ken Marschall's beautiful print is available now.*

public, has exhibits on regional history from pre-Hispanic to recent times of the Californias, concentrating on Baja California and Baja California Sur. It includes an interesting ship model exhibit recalling the region's maritime history.

On July 10th another celebrity personality became involved in the Catalina Rescue Project. Television personality Huell Howser of *California's Gold* fame joined us on the tour to Ensenada where he filmed an exciting episode for his TV show. He rushed back to his production studio where they masterfully put together his program for immediate airing. It has already been broadcast three or four times during the summer. (If you'd like to order a copy of the show, call 800-343-4727.) Huell plans to continue his coverage of the project and has become an ardent spokesperson for the ship's rescue. As a result of his immensely popular show a wide audience throughout California now knows about the SS Catalina's plight. During her time in service over 24 million people traveled on the Catalina and checks have been pouring in with poignant letters from viewers describing their memories and affection for the ship.

In August we met in Mexico with Vice-Almirante Armando Sanchez Moreno, Raul Arenas and his team from Marina Pacifica of Ensenada and Phil Thorpe, an expert marine surveyor from

San Diego who is generously donating his time as technical consultant for the project. We presented a formal proposal and detailed organizational plans to the Mexican authorities who are encouraging us to continue our efforts. Also in September we participated in a workshop on bi-national preservation hosted by CECUT where we spoke on the plight of the ship to a largely Mexican audience interested in preservation. On September 10 we attended the

Governors Conference (see page 4) and lobbied for bi-national government support for the project.

Many of the individuals active on the rescue committee are now forming a separate 501-c-3 non-profit corporation. Their mission will be to "rescue, restore, and establish an appropriate long-range management plan for re-use of the historic ship...and to increase awareness of maritime history and preservation in the border region." The group has asked

other non-profit organizations -- some of whose members have already been participating -- to each nominate a representative to serve on the new board of directors. In addition to SOHO and COLEF, the nominating organizations are: The San Diego Maritime Museum; The Titanic Historical Society; Steamship Historical Society of America, Southern California Chapter; State of California Governor's Office of California/Mexican Affairs; Los Angeles Conservancy; Tijuana Cultural Center (CECUT); SS Catalina Steamship Fund; Merivale Enterprises; Mexican Ministry of Tourism; and the University of Baja California.

Now efforts are being concentrated on the search for a final destination in Southern California where the SS Catalina can be preserved as a museum ship. This project exemplifies the importance of establishing a working collaboration between Mexican and American organizations in the border region. While the ship herself does not relate much to the cultural heritage of Baja, she has enormous importance to Southern California history. Without the consideration and sensitivity of the Mexican authorities to the concerns of its neighbors in California, the ship would have been destroyed some time ago. The Catalina's position in the Ensenada harbor is perceived locally as a potential obstacle to the new cruise ship terminal whose construction will soon be underway. •

# Thanks to all those who have contributed so far: a message from the artist

Dear donors to the S.S. Catalina rescue effort:

I want to personally thank you for your generosity in sending a donation to help rescue the old S. S. Catalina from a sad and unnecessary fate. If it weren't for caring people such as yourself, we would have little chance of saving her from a Mexican scrap yard. Your kind contribution brings us that much closer to our goal of getting her pumped out, refloated, and safely into drydock. And that's only the first step to getting her restored and in use once again. We have a long, arduous and expensive job ahead of us.

As the artist who recently completed the painting of the S.S. Catalina from which lithographs are being printed for you and other donors, I wanted to let you know how it's going. Being a perfectionist, I continued working on the painting long after I had told everyone it would be done, and it only went to the printers in late August. With the various proofing processes, etc., I anticipate shipping your print by the middle of September.

The print shows the Catalina in late afternoon during her first season of service in the summer of 1924. Behind her, in the distance, is the small town of Avalon with its old dance pavilion and memorable "sugarloaf" rock. Much research went into determining the ship's original configuration and color scheme from information provided by historians and archivists on both the island and ashore. I couldn't have done the painting definitively without their help.

As for the current status of the ship itself, thanks to the recent airings of Huell Howser's PBS television program about her plight, we are approaching half of the \$40,000 (if we can raise it) will only get us to the very first step. Once the ship is floating, more financing will be urgently needed to get her cleaned out, then to begin the time-consuming and expensive restoration work. The need is urgent. Please tell your friends. And if you can spare any more funds, now is the time donate. Remember, contributions are tax deductible!

The more donations received, the quicker she'll be back up here in California and on the road to the safe, successful, useful future this historic ship deserves.

Again, many thanks for your contribution to rescue the Catalina.  
With best wishes,  
Ken Marschall

*If you would like to purchase a limited edition art print of the Catalina by maritime artist Ken Marschall, which will soon be ready for shipping, here's what to do:*

- Make a donation to SOHO for the SS Catalina of \$150 or more to receive the 18" x 25" signed and numbered print. This print will be signed by the artist and by the original ship's engineer Charles Beal. A brief biography of both signers will accompany the print.

- Make a donation to SOHO for the SS Catalina of \$95 or more to receive a limited edition art print signed by artist Ken Marschall alone.

- Make a donation to SOHO for the SS Catalina of \$30 or more to receive an unnumbered, unsigned Catalina print. Shipping and handling will be included with this pricing.

SOHO will also accept greater amounts on behalf of the Catalina! Make your check out to SOHO (put "Catalina" in the memo portion), and send it to P.O. BOX 3429, San Diego, CA 92163-1429. We appreciate your interest and help with this enormous undertaking.

Check out the other prints available from Ken Marschall. Trans-Atlantic Designs, Inc., offers beautiful full-color prints, posters, note cards and photo sets.

Trans-Atlantic Designs, Inc.  
P.O. Box 539  
Redondo Beach, CA 90277  
www.transatlanticdesigns.com  
e-mail: TADesigns@aol.com

Thank you, Ken, for donating your time and talent to help save the Catalina. •

Become a SOHO member and help SOHO save the Catalina. Plus, great discounts on tours & events!

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) \_\_\_\_\_

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Are you interested in helping at SOHO events?

- I WOULD LIKE TO HELP WITH:**
- Tours
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  - Office
  - Membership
  - Workshops
  - Other events

**THANK YOU FOR YOUR SUPPORT.**



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Save Our Heritage Organisation

## NOMINATION FOR SOHO BOARD OF DIRECTORS

SOHO IS MAKING ITS ANNUAL CALL TO MEMBERS AND TO THE COMMUNITY-AT-LARGE FOR NOMINATIONS TO THE SOHO BOARD OF DIRECTORS.

Any member in good standing may submit his or her own name for consideration. Directors serve a 2-year term. Those elected now will serve until October, 2001. Directors formulate the short and long range goals of the organization, and plan and implement projects that support the mission of SOHO. Nominees must agree to serve their term in full if their name is brought forward on the slate of Officers and Directors. Election of Officers and Directors will take place at the Annual Meeting on October 3, 1999.

Name of Nominee: \_\_\_\_\_

Address: \_\_\_\_\_

Day Phone: \_\_\_\_\_ Evening Phone: \_\_\_\_\_ E-Mail: \_\_\_\_\_

Current Position or Profession: \_\_\_\_\_

Why would you be interested in serving on the SOHO Board? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Attributes/skills the nominee can bring to SOHO: \_\_\_\_\_

\_\_\_\_\_

Has the nominee served on other boards? If so, which ones and for what duration? Did the nominee hold any office?

\_\_\_\_\_  
\_\_\_\_\_

Please include a resume or some background information or personal profile with this nomination.  
All nominations must reach SOHO no later than September 29, 1999.

FAX TO 619-238-1725 or mail to P.O. Box 3429, San Diego, CA 92163-1429.

## SOHO Seeks Nominations to Board of Directors

WHAT A YEAR IT'S BEEN TO BE A SOHO BOARD MEMBER! GOT THE stamina for it? Want to help historic preservation for the next century?

Board members set goals for the organization for the coming year, create events that appeal to the membership, and work on annual SOHO events like the People In Preservation Awards. This year we'll need help with our big Holiday Party/30th Anniversary Event. The term is for two years, beginning October 1999, and all interested members are encouraged to apply. Let your skills help retain the unique flavor of our county.

Please fill out the application at left, or call SOHO at 619-297-9327 if you have questions. Candidates will be called by a member of the Board Committee to discuss details of Board membership. New Board members will be inducted at the SOHO Annual Meeting at the Greg Rogers House in Chula Vista on October 3. Even if you're not ready to be a Board member, call us if you'd like to add your talents to a SOHO committee. ●

## December 12, 1999: Save the date for SOHO's 30th Anniversary/Holiday Party

WE KNOW HOW BUSY YOU are, that's why we want you to mark December 12, 1999 in your calendar for SOHO's 30th Anniversary Party/Holiday Party combination. This combined event will be a tribute to 30 years of SOHO (can it really be that long ago when it all began?), combined with fun fundraising events and items to bid on. All current and past SOHO members are invited back to share their recollections of now "historic" historic preservation days!

We're planning to have it in the Mississippi Room of Inn Suites Imig Manor on El Cajon Boulevard in San Diego, a PIP winner for the continuation of the restoration efforts. There will be a minimal cost to cover the catered event, but it will be a fun time to dress to impress and have fun with other history nuts.

Details will be in the November *Reflections*. ●



### WILL HISTORIC STREETCARS GRACE THE STREETS OF SAN DIEGO?

HOW WONDERFUL WOULD IT BE TO HAVE A HISTORIC TROLLEY LINE OPERATING IN SAN DIEGO! IF OUR FRIENDS AT THE NORTH PARK MAIN Street program get their way, you'll see a line from the downtown 12th & Imperial trolley stop to Balboa Park.

Last year three Class 1 streetcars were designated local San Diego landmarks. They are fully compatible with the existing light rail system. Restored, operating streetcars that carry up to about 100 people per car, would not only be a viable means of transportation, but a draw in itself.

The cities of Seattle, Portland, Tucson and New Orleans know that a vintage streetcar program works. Now all we need to do is to convince the City that this idea is not only worthwhile, but smart. SOHO applauds this innovative thinking. Where do we catch a ride?

For more information, call the North Park Main Street office at 619-294-2501. ●

## Congress of History Call for Papers SOHO Membership Cards are Back!

THE 35TH ANNUAL HISTORY CONFERENCE SPONSORED BY THE CONGRESS OF HISTORY OF SAN DIEGO AND IMPERIAL COUNTIES IS SET FOR March 3-4, 2000 at Mission Trails Park in San Diego. The conference objective is to "make historical scholarship an enjoyable experience, which we can apply to our everyday lives and for the benefit of future generations." This year's theme is the cultural identity of the Greater San Diego Area, with the idea that the different cultures that have come here from around the world have made our region what it is today. Topics might cover a vast array of fields, from architecture, to arts, to historic preservation, to clothing, music, political science or diplomacy. Chosen papers will be published and presented.

Proposals will be accepted until December 1, 1999. For details, contact Professor Carol Hann, Dept. of English, Imperial Valley College, P.O. Box 158, Imperial, CA 92251, 760-353-1019. ●

YES, ENOUGH OF YOU MISSED HAVING SOHO MEMBERSHIP CARDS that we have brought them back. Beginning with the next time you renew your membership, you will receive membership cards stating you are a card-carrying preservationist! Flash the card that shows you care!

Remember, SOHO members get discounts on SOHO events, tours and lectures. And SOHO membership makes a great gift for friends and family interested in history, old buildings, and preservation. So show your support: become a card-carrying preservationist today! ●

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*Proceeds benefit the Coronado Historical Association.*

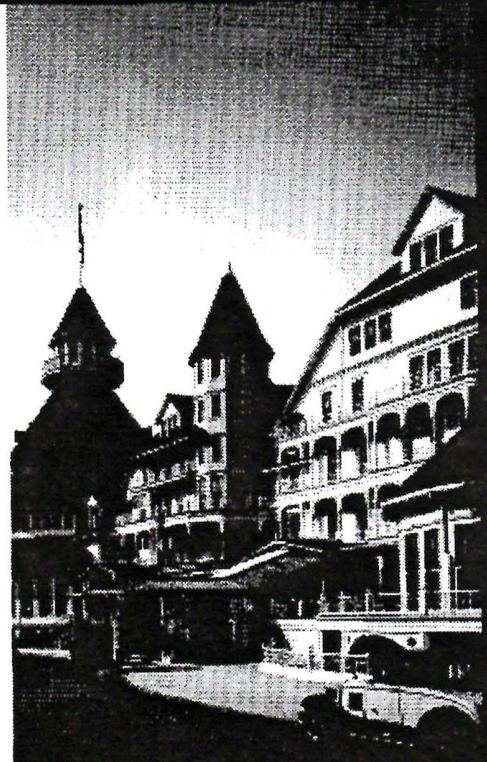
*Tickets can be purchased in the hotel's  
Signature Shop on the day of the tour.*

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*For more information contact the heritage department.  
619-522-8154*



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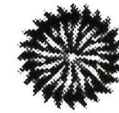
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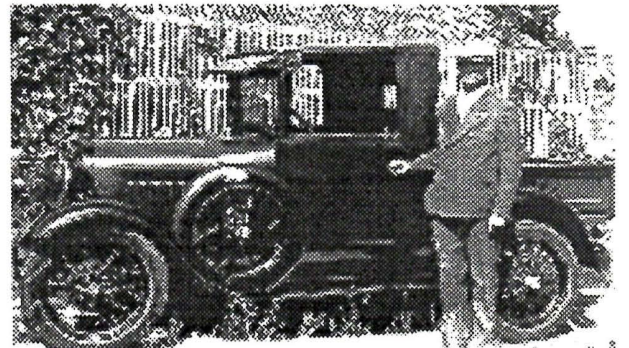
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Please support the sponsors that support SOHO.

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**SOHO MEMBERS:  
MARK YOUR CALENDARS AND  
RSVP TO A GOOD TIME!**

**"WALLS CAN TALK" WORKSHOP**  
SATURDAY, OCTOBER 2, 10:30 AM

**SOHO ANNUAL MEETING**  
SUNDAY, OCTOBER 3, 5:00 PM

**MT. HOPE CEMETERY TOUR**  
SUNDAY, OCTOBER 31, 1:00 PM

## UPCOMING EVENTS

- Sept./October SOHO Board meeting:  
Wednesday, September 22 at  
6:30. Preservation Action: Call  
for date. Education/Events: 2nd  
Tues. Call SOHO for other times.
- October 2 "Walls Can Talk" Workshop  
Register by calling 619-297-9327  
ASAP. Workshop at Crellin  
House, 651 20th Street,  
Sherman Heights Historic  
District, San Diego. Cost: \$15  
for SOHO members, \$20 for  
non-members.
- October 3 SOHO Annual Meeting  
RSVP to 619-297-9327 with a  
dish to share. See page 7.
- October 31 Halloween Cemetery Tour  
Led by Historian Alex Bevil. Cost  
\$8 for SOHO members, \$10 for  
non-members. RSVP to SOHO  
at 619-297-9327 by October 27.
- December 12 SOHO Holiday Party and 30th  
Anniversary Celebration  
Mark your calendar and see  
details in the next *Reflections*.

Coming soon: News about wonderful spring tours!

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