



August 2000
Volume 31, Issue 1

Reflections

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

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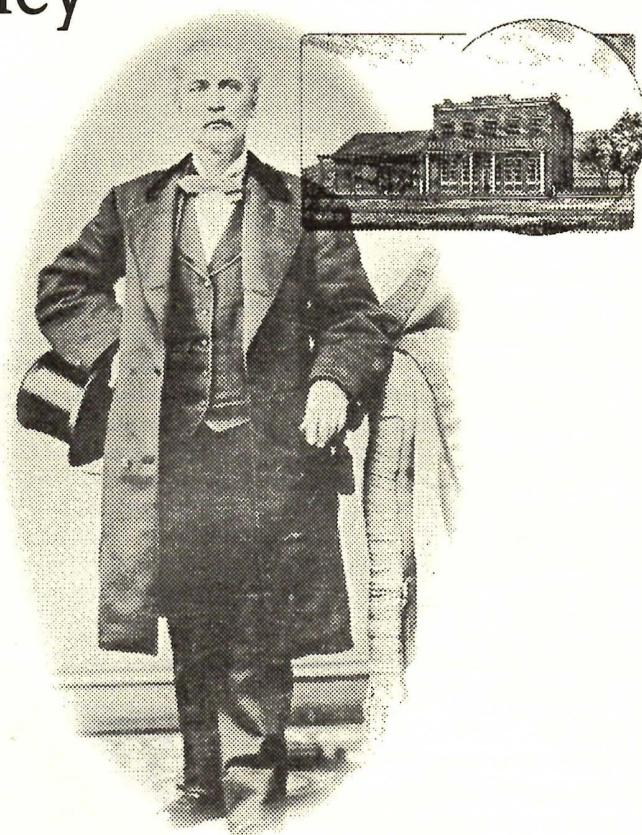
SOHO to assume Whaley House Stewardship

SOHO IS PROUD AND HONORED TO HAVE BEEN CHOSEN AS THE NEW stewards of the historic Whaley House complex in Old Town. The unanimous decision by the County Board of Supervisors conveys an important vote of confidence and underscores the community's recognition of our role as the leading advocates for historic preservation.

The decision represents a milestone and an important turning point in the organization's thirty-one year history. Stewardship of this exciting Old Town resource will extend SOHO's sphere of influence as active partners in the "business" of historic preservation. Having a base of operations and a full time paid staff will enable us to demonstrate by example the educational, financial and cultural benefits of preserving our heritage. The Whaley House Compound will become a center of activity from where we will stage many of our major events throughout the year.

SOHO's plans for the property will be carried out in several stages and will include upgrading and restoring the Whaley House to current house museum standards with a greater degree of historical accuracy. SOHO members are particularly excited about plans for reopening the important Derby-Pendleton House as an adjacent museum.

We will interpret the historic context of the site by highlighting the social, economical, and political times in which the houses were created, and the traditions, interests, and personalities of their owners. SOHO will develop special activities and areas of study, permitting visitors, on an individual basis, to increase their knowledge of the Whaleys, Pendletons, and the famed American humorist George Derby, whom Mark Twain called "the first of the great modern humorists." Also planned are reenactments of actual events that took place on the property as well as musical and theatrical performances, relating to the Whaley House's use as a theater. Guest lectures will compliment special and occasional traveling exhibitions. In addition to these educational programs, activities will be added as determined by community and visitor interest. A museum store on site will offer books and merchandise relevant to the Whaley and Derby-Pendleton houses, Historic Old Town, San Diego and regional histories, old house restoration, and historic preservation.



SOHO MEMBERS:
ANNUAL MEETING
SEPTEMBER 10 AT 4:00 P.M.
AT THE HISTORIC NATIONAL CITY DEPOT

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PRESIDENT'S MESSAGE

B R U C E C O O N S

HISTORIC PRESERVATION APPEARS TO BE ENTERING THE MAINSTREAM IN SAN DIEGO

It looks like it is finally dawning on nearly everybody that historic preservation is in all of our best interests. As housing and land prices dramatically climb, the historic structures that enrich our lives and give the special character to our region are threatened, people are beginning to realize what we have to lose and are now willing to speak up about it. The San Diego Union-Tribune has been running many articles about the importance of preserving our heritage. It is of notable significance that it ran an editorial supporting the preservation of Temple Beth Israel and the Bertha Mitchell House (Elks Lodge), which may be a first. This attention helped lead to a finding that Temple Beth Israel was eligible for the National Register and the Bertha Mitchell House was declared a San Diego Historical Site. As one San Diego developer said, "I can't find anyone that thinks it's a good idea to bulldoze the temple."

The temple is still not out of the "woods" yet and the developers are going to appeal the designation of the Mitchell House to the City Council, but the tide appears to be changing. Anthony Block and Peter Janopaul (of El Cortez fame) have purchased the Egyptian Theater on Park Boulevard and plan to restore its Egyptian revival exterior to its former glory. The Balboa Theater looks like it is also finally going to be restored, by Kent Trimble in cooperation with the Balboa Theater Arts and Education Fund. SOHO's membership has doubled in the last year and continues to grow. Many developers are now coming to us in advance of implementing their

plans, for suggestions and endorsement of their projects. They have learned that with the cooperation of environmental and quality of life groups that they can win public support for their projects and without this support that they may have no project at all. We encourage all developers that are contemplating projects that have impacts to historic resources or cultural landscapes to come to us. We are very active partners with plans that include sensitive treatment of these resources.

As I'm sure you have seen, SOHO has been getting extensive press coverage for all the activities we've been involved in this year, including on some nationally syndicated television programs. We have been very busy this year and next year is shaping up to be even more intensive and very exciting. One of the big items is of course SOHO's impending stewardship of the Whaley/Derby-Pendleton complex. Also the S.S. Catalina looks like it will finally be raised off the floor of Ensenada Bay and is on its way to becoming a museum under the control of the S.S. Catalina Preservation Association, which SOHO was instrumental in organizing. SOHO is represented on its Board of Directors. We are also co-hosting the California Preservation Foundation's statewide conference next May and we are presenting three segments of the National Trust's National Preservation Conference 2000 in LA this November. These activities plus all of our regular programs and events are going to require even more help from you, our loyal members. So please help where ever you can, including participating in our committees, and join in what promises to be one of the most exciting times in SOHO's entire 31-year history.

P.S. Board nominations are due by August 20. This is a great way to be a part of this exciting and important time. •

WHALEY HOUSE, CONTINUED

SOHO plans to participate as an active partner in the interpretation and development of historic Old Town. We will work closely with neighboring businesses and the County of San Diego to promote Historic Old Town nationally and internationally as a major tourist destination and locally as an important educational asset and premier historic attraction. We also hope to co-sponsor events and programs with other local museums and organizations including the Serra Museum (San Diego Historical Society), Old Town State Historic Park, The Boosters of Old Town, volunteer reenactors of Old Town, the Congress of History, and the Old Town Descendants.

SOHO will continue to work with state, local, and national organizations



Lt. George Derby, known as "Squibob," resident of the Derby-Pendleton house.

involved with historic preservation on programs that highlight San Diego's cultural heritage and the built environment. Opportunities for member participation in SOHO activities will expand considerably as the new project gets underway. Lease negotiations with the county, transferring the property's custodianship to SOHO, are expected to take approximately four months. We are already creating a "Friends of the Whaley House" group to assist with development functions and help subsequently with docents and volunteers. If you would like to be a part of this exciting new chapter in San Diego history by volunteering as a docent/tour guide, museum shop worker, or office helper, please contact SOHO via e-mail at SOHOSD@aol.com or call 619-297-9327. We look forward to working together on this exciting endeavor. •

SAVE OUR HERITAGE ORGANISATION

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Reflections

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our office in Heritage
Park. It will not get to us.)

Moving? Send SOHO a
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Bulk mail will not be
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Chula Vista Taking Important Steps to Preserve City's Heritage

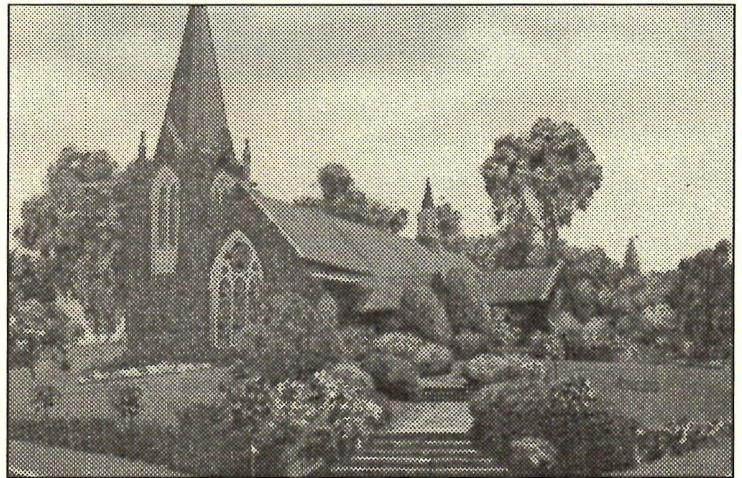
P A M E L A B E N S O U S S A N

DOES CHULA VISTA HAVE AN HISTORIC OLD TOWN? Yes. The city is so well known for being a developer's haven, showcasing new award-winning planned communities, that it often isn't recognized as one of the county's older municipalities. First developed, ironically, as a "planned" (orchard) community in the 1880's, Chula Vista was officially incorporated in 1911. Once the world's largest producer of lemons, the city has practically lost all traces of its early citrus grove and orchard house past. In recent years the forgotten downtown historic core has been increasingly neglected and physically isolated by an abrupt division of old and new, created with the polarization of Chula Vista's East and West sides. The 805 freeway literally divides the city in half, with the older homes and historic core to the West and a vast state-of-the-art, bucolic suburbia to the East.

But wait! A group of historic homeowners has caught the attention of at least one forward-thinking City Council member. The ad-hoc group organized last year and, with help from SOHO board member Louise Torio, has been looking into the enormous benefits of adopting the Mills Act legislation. Deputy Mayor and City Councilwoman Mary Salas, whose roots in the area go back three generations, met with the concerned group of homeowners and declared her full support for preserving Chula Vista's heritage. Her initiative at a subsequent City Council meeting has led to a vote in favor of pursuing a Mills Act ordinance for Chula Vista. In addition, Mayor Shirley Horton has made protecting Chula Vista's heritage a top priority, focusing on the issue during her yearly address. Plans are underway to revitalize the historic core – Third Avenue from E to H streets – and there is even talk of initiating a local Main Street program and saving the old Western Salt Works (circa 1902) on the south end of the bay.

The Western section of Chula Vista contains a wonderful variety of Victorian, Craftsman, Spanish revival, and even Tudor-style homes – many of which have survived without modification. Terrific homes with original historic fabric can still be purchased for reasonable prices. The city's adoption of the state's Mills Act legislation will contribute to the preservation of these historic homes by providing incentives via substantial property tax relief to their owners. SOHO congratulates Chula Vista for refocusing its attention on these important historic resources while having to grapple with one of the problems that are associated with being one of the most rapidly growing cities in the state.

For more information about the area's past and activities celebrating its history, visit the Chula Vista Heritage Museum at 360 Third Avenue in Memorial Park, open 1 – 4 p.m. Monday through Thursday and Saturday, or call Frank Roseman, Heritage Museum cofounder and current manager, at 619-420-6916. If you would like to become involved with the group of historic home-



AN OLD IMAGE LABELED "LITTLE CHAPEL OF THE ROSES, GLEN ABBEY, CHULA VISTA" (REALLY BONITA).

owners who will be planning a Chula Vista old house tour in the coming year, please leave a message on the SOHO telephone line at 619-297-9327 and we will contact you with the appropriate numbers. •

PAMELA BENSOUSSAN IS SOHO'S TREASURER AND AN EXECUTIVE COMMITTEE MEMBER OF CHULA VISTA HERITAGE MUSEUM.

SOHO participates in binational series of conferences in Tijuana

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

SAVE OUR HERITAGE ORGANISATION TOGETHER WITH EL COLEGIO DE la Frontera Norte, the Tijuana Cultural Center, the Regional Office of Popular Cultures, and the group Jade of Cultural Promoters, participated in a series of eight conferences on Regional Trends in the Preservation of the Cultural Heritage of the Californias during May and June. The conferences were held every Thursday in the Tijuana Cultural Center located in the Zona del Río.



P.I.P. winners Los Californios performed at the opening event in May.

These conferences aimed to diffuse the research, work and efforts made by preservationists, academics and public officials in relation to preservation of the Mexico-US heritage in the border. Presenters from San Diego and Baja California addressed the intangible, tangible, as well as the natural heritage. Twenty-five speakers participated with a variety of topics, including common historical and regional themes.

The series was inaugurated on May 11th with the presence of Bruce Coons, SOHO president and representatives of the other institutions; Jose Luis Castro (COLEF), Irais Piñón (Culturas Populares), Mario Alberto Magaña (CECUT), and Hilda Sánchez (Jade). All institutions have a presence of more than ten years in the region, except from Jade, which is a new organization and SOHO is the oldest. Historian Antonio Padilla from the University of Baja California held the opening conference, "The Historical Center of Tijuana," followed by a presentation of the group "Los Californios" from San Diego. All the people who attended sang together with Los Californios, the songs not just Californians but many Mexicans learned from their fathers and grandfathers.

On May 18th professor Lawrence Herzog from San Diego State University spoke about the "Sense of Place in the Borderlands" and Arnulfo Estrada about "The Indigenous

Languages in Baja California: A Patrimony in Process of Extinction."

On May 25th the architect Héctor Suárez from the Urban and Ecology Department in Ensenada presented "Planning and Urban Rehabilitation," Marianne Ramirez from the Committee of Santo Tomas Warehouse," presented " A Threatened Patrimony: The Case of Bodegas Santo Tomas," and historian Jorge Martínez Zepeda from the University of Baja California highlighted the importance of documentation in preservation with a talk on "The Case of the Ensenada Jail."

On June 1st, professor Jose Manuel Valenzuela Arce from COLEF, the restorer Hilario de Jesús from CECUT and historian Vonn Marie May talked about muralist, graffiti, and the preservation of murals in San Diego and Ensenada.

The conferences were scheduled until June 29th and they included presentations from historians, anthropologists, biologists and ecologists as well as preservationists. On June 8th, Mario Alberto Magaña coordinator of the Museum of las Californias, explained the birth and goals of the museum, ethno-musicologist Miguel Olmos discussed the intangible heritage represented by indigenous art, and historian Arnulfo Estrada from Popular Cultures talked about music and cultural identity in the mission period.

On June 15th Lina Ojeda and Nora Bringas, researchers of COLEF, explained the meaning of preservation of natural heritage and ecotourism and Irais Piñón, director of Popular Cultures, connected Popular Culture and Biodiversity.

On June 22th architect Diana Guerrero from the Institute of Anthropology and History, together with Eduardo Aguilar, representative of the Preservation Commission in Mexicali, spoke about the cultural heritage of Mexicali and its valley, and Catalina Velázquez, director of the Institute of Historical Research from the university of Baja California, discussed the community life of the Chinese neighborhood in Mexicali.

The closing conferences included James Newland from California State Parks, Bruce Coons and Maria Castillo-Curry from SOHO, who explained the efforts made to preserve the railroad depots at Campo, National City and Tecate. Robert Brooms, past president of SOHO, presented at the end a video on regional culture in the border.●

DO WE HAVE YOUR CORRECT E-MAIL ADDRESS?

OVER THE PAST YEAR, SOHO HAS SENT UPDATES ON activities via e-mail whenever possible. This has been a quick means to reach over two-thirds of our membership. However, sometimes we just can't read your handwriting or you may have changed your e-mail carrier, and our message to you gets returned because of an invalid address.

If you're a SOHO member who listed an e-mail address but you've never received a message from SOHO, please e-mail us at SOHOSD@aol.com so we can be sure to have your name on our distribution list. If you've changed your e-mail address and aren't sure if you're on our list, send us a message just to confirm. With so many exciting things coming in SOHO's future, you won't want to miss a message.●

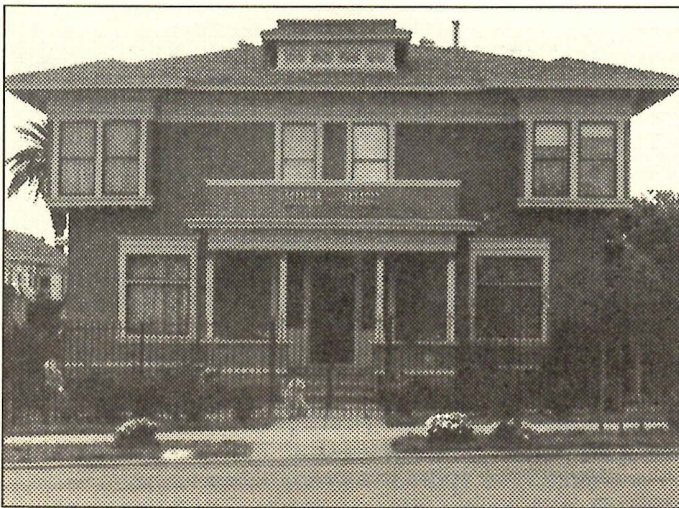
Historic Home Owners: Don't miss the Mills Act Workshop on August 23

DURING OUR ARTS & CRAFTS WEEKEND 2000, MORE THAN 100 people attended SOHO's Mills Act Workshop on April 2 to learn how they could preserve their historic home and save on property taxes at the same time. Some of our experts have kindly agreed to an encore presentation. (We will concentrate on City of San Diego information, although the Mills Act has also been adopted by the cities of Escondido and La Mesa, and will be coming in the future to Coronado and Chula Vista.)

On Wednesday, August 23, at 6:00 at the Heritage Park Temple Beth Israel, SOHO will again gather the experts to give you the Mills Act basics: how to research your home or hire a historian to do the work; how to present the information to the San Diego Historic Resources Board to get a historic designation (the structure usually must be 50 years old or older); and what the rules and responsibilities are with the 10-year renewable Mills Act contract.

Mills Act applications for the City of San Diego are due on October 1. You owe it to yourself to find out more about this preservation incentive that allows you to reinvest in your historic property.

Register by e-mailing SOHO at SOHSD@aol.com or calling SOHO at 619-297-9327. The cost is \$15 for SOHO members or \$20 for nonmembers; become a SOHO member now and take advantage of the member discount. Mail your check to SOHO by August 21 or pay at the door. Remember, this is an investment in you and your historic home. •



The Mills Act is the best preservation tool offered by the City of San Diego. This P.I.P.-winning San Diego home restoration was accomplished in part by reinvesting money saved on property taxes with the Mills Act.

Ft. Rosecrans Historic District to be restored

R O N M A Y

CONGRESS AND THE U.S. NAVY FUNDED \$3.2 MILLION TOWARD restoration of the Senior Officer's Quarters, Fort Rosecrans Historic District, Naval Base Point Loma. Southwest Division awarded the contract to Soltek, the company which restored the 1904 U.S. Army Coast Artillery, 115th Company Barracks that received a SOHO Preservation Award in 1999.

Most of the \$3.2 million will be spent to rebuild and retrofit the architectural foundations and basement floor. The Fort Rosecrans Landslide, an immense geological earth movement, has pushed the four officers duplexes several inches east. This movement caused severe foundation cracking, plaster cracking, and wrenched the upper building fabric. Engineers from RBF and Architect Milford Wayne Donaldson, FAIA, designed a system to save the historic officers buildings and resist the destructive forces of the landslide.

The plan involves jackhammering out the existing concrete basement floor, realignment of the cut-granite foundation, installation of rebar and corbels under the granite foundation, pouring a new floor over the rebar, and gunite facing inside the basement walls. The basement walls will be strengthened by drilling holes in the granite, inserting bolts and applying gunite to a thickness of 6-inches. Once strengthened, the interior wooden coal bin and original staircase to the basement will be restored. Architect Brian Rickling will oversee the project.

Upstairs, renovation will involve demolition of the original brick chimneys down to the attic level. These will be rebuilt with concrete reinforcement to render the chimney operable and make it meet seismic codes. Original brick will be used in the reconstruction. Downstairs, the plaster will be removed from select load-bearing walls and sheets of plywood installed to increase structural safety. Plaster will be applied to the plywood and the walls repainted to match the original interior appearance.

Architect Wayne Donaldson and Navy Region Southwest went to great lengths to preserve the defining architectural elements of the 1904 Colonial Revival duplex Senior Officer's Quarters. All the original pressed tin ceilings, wooden fireplace mangles, staircases and newel posts, and ornamental trim will be preserved. The ornamental radiators will be temporarily removed, stockpiled, and restored after the floors have been refinished. This entire operation has the blessing of the State Historic Preservation Officer.

The exterior to the 1904 Senior Officers Quarters will not change substantially from how they appear today. In order to conserve funding, plans to replace the inappropriate aluminum windows with historically accurate windows will be deferred to a later date. Paint will be removed and new paint applied by the Public Works Center. The original U.S. Army number codes above the doors (e.g., "N2" on Building 154 = Executive Officer, U.S. Army) will be preserved in place.

This entire restoration will take all of the year 2000. Navy Housing does not anticipate installing furnishings until Soltek turns the keys over to Southwest Division on December 31, 2000. The date of occupation has not yet been scheduled. •

Ron May is an archeologist, historian, and past SOHO Board member.

The S.S. Catalina is Donated to Preservationists

LOUISE TORIO

AFTER HARD WORK BY HISTORIC preservationists in California and Mexico, and people interested in preserving our maritime heritage, President Ernesto Zedillo of Mexico signed a proclamation on June 9 that gives the S.S. Catalina to the preservationists trying to save her. On Monday, June 19, representatives from the S.S. Catalina Preservation Association (SSCPA), the group SOHO helped form to save this ship, accepted the conditions of ownership of the steamship from the Mexican Navy. SSCPA agreed to present a refloating plan within 30 days and to refloat and remove the ship from the harbor within 90 days.

Because the new harbor at Ensenada is ready to be inaugurated and the S.S. Catalina is in the way, the ship must be moved. If the Mexican government had not granted title to the preservationists, the S.S. Catalina would probably have been dismantled in the coming months. If the SSCPA is unsuccessful in raising enough money soon to attempt the refloating in the 90 days, this still may be her fate.

The historic steamship was built in 1924 by William Wrigley, Jr. (owner of Santa Catalina Island and famous for Wrigley's Gum and Wrigley Field) to transport passengers from San Pedro to Catalina Island, 26 miles from the mainland. After 51 years of service, the ship was sold in 1975. Abandoned by her owners, she came to rest in the harbor at Ensenada, Mexico, where she's been listing since late 1997.

The binational S.S. Catalina Preservation Association was founded with representatives from SOHO and organizations including the Maritime Museum of San Diego, the Steamship Historical Society of America, the Catalina Island Conservancy, the Los Angeles Conservancy, the Titanic Historical Society, and the State of California Governor's Office of California-Mexico Affairs. Member organizations in Mexico include the University of Baja California, the Mexico Ministry of Tourism, and

El Colegio de la Frontera Norte (COLEF), which was instrumental in working with the Mexican government to have the ship declared abandoned and donated to the preservationists.

This famous steamship has maintained its structural integrity, and numerous dives and examinations by engineers and naval architects show that the ship can safely be raised and towed into drydock for repairs. Only after a complete inspection in drydock will SSCPA decide next steps in the restoration of the ship.

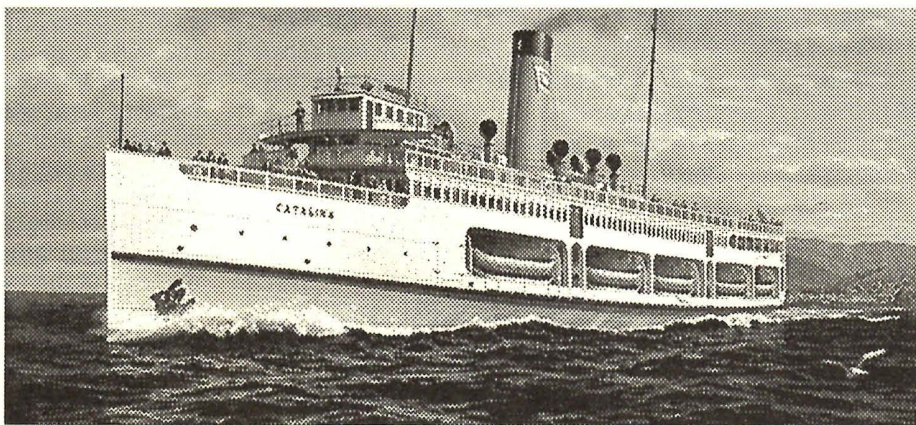
It is estimated that to get the ship from her location in the Ensenada harbor, bring her to dry dock nearby in Mexico, and make hull repairs in order to return her to the U.S., preservationists will need to raise almost \$90,000. To date, almost \$40,000 has been raised for the refloating effort. Discussions are still underway as to where the SS Catalina

could be docked in the United States.

This ship holds pleasant memories for thousands of people, and SSCPA is collecting these S.S. Catalina memories. If you have a story to share, SOHO encourages you to send it to SSCPA at the address listed below the photo.

The S.S. Catalina is considered one of the most famous ships in Southern California's maritime history and the last remaining ship of her kind on the West Coast. Not only did the S.S. Catalina ferry guests from the mainland to Santa Catalina Island, she also served in World War II as a transport vessel in San Francisco Bay, transporting over 820,000 soldiers, more than any other ship in history. Although she is on the National Register in the United States, that designation does not guarantee her protection. The best way you can help is by making a donation today.

On Friday, November 3, SOHO will discuss the rescue attempts of the SS Catalina during the National Trust for Historic Preservation's Preservation Conference 2000, "Saving America's Treasures in the 21st Century," to be held in Los Angeles. (See conference details on page 7.)•



Buy a print. Help save the ship! World-renowned maritime artist Ken Marschall has donated beautiful fine art prints of the ship, depicting her first season of service, created especially for the fundraising efforts. Ken's paintings of the Titanic were an inspiration for the movie of the same name, and Ken served as Visual Historian during the making of the movie. When the S.S. Catalina is restored, Ken will hang the original painting in the renovated ship.

If you would like to help by purchasing a print or making a tax-deductible contribution, make your check out to SOHO and send your donation to the S.S. Catalina Preservation Association, 18242 McDermott, Suite J, Irvine, CA 92614. Unsigned prints are available at \$30 each, limited edition signed and numbered prints signed by the artist are available for \$95 each, and limited edition numbered prints signed by the artist and the chief engineer of the S.S. Catalina are available for \$150. Please allow 8 weeks for delivery. For more details, see the SSCPA Web site at www.sscatalina.org. (Painting by Ken Marschall.)

The National Trust is coming to L.A.

NATIONAL PRESERVATION CONFERENCE 2000 WILL FEATURE SOHO SPEAKERS

THE NATIONAL TRUST'S NATIONAL PRESERVATION CONFERENCE WILL be in Los Angeles this year from October 31 to November 5. SOHO board members have been chosen to participate in three different events:

- Wednesday, November 1, in the afternoon
"Ballparks & Stadiums: Coming to a Town Near You"
Current SOHO president Bruce Coons will be a speaker, and the moderator will be Courtney Damkroger, who in her position with the National Trust was part of the team that negotiated the historic agreement with the San Diego Padres. Greg Shannon, who represented the Padres in the discussions, will also participate.

- Friday, November 3, in the afternoon
"Las Californias: Binational Preservation of Regional Heritage"
El Colegio de la Frontera Norte researcher and SOHO board member Maria Castillo-Curry will lead an intermediate/advanced educational session where preservationists can learn about recent trends concerning the preservation of Mexico and the United State's shared heritage. A panel of experts will discuss common historical themes in California and Baja California, characteristics of cultural resources and environments, and the binational policy issues involved in their protection and management. The panel will include presentations on the Camino Real Binational Heritage Project and Grassroots Strategies for Preserving the Past in Las Californias: the Case of the S.S. Catalina.



NATIONAL TRUST for HISTORIC PRESERVATION™

- Also on Friday, November 3, an all-day field session
"Catalina Island's Maritime History"
Lead by SOHO officers Pamela Bensoussan and Louise Torio, this will be an exciting trip to provide a preservationist's view of The Magic Isle. Attendees will be taken from the Biltmore Hotel in Los Angeles by bus to Long Beach, then over to Catalina Island via fast boat. On the ride to the island, Pamela, Louise, and members of the S.S. Catalina Preservation Association will give the latest information about the quest to save the historic steamship (see article on page 4) and prepare you for what you'll see in the lovely one-mile square town of Avalon. Catalina Island is a legendary place, and this trip will show you why! Lunch is provided.

SOHO members will get a lot of exciting, useful preservation information from attending the conference, and you don't have to be in the business of preservation to enjoy the topics. Early registration is by August 15, and we encourage everyone to attend.

If you have any questions about the sessions SOHO members are leading, please give us a call at 619-297-9327 or e-mail us at SOHOSD@aol.com. To request program information from the National Trust, visit their Web site at www.nationaltrust.org, call them at 800-944-6847, or send an e-mail to conference@nthp.org. We hope to see you in our sessions!•

California Preservation Foundation and SOHO to cohost preservation conference May 17-21, 2001

SOHO is pleased to cohost the 26th Annual California Preservation Conference with the California Preservation Foundation (CPF) during May 17-21, 2001. CPF is the only statewide preservation organization. Founded almost 30 years ago, it serves as the link between state, regional, and local preservation interests. (CPF has also played an important role in the development of the State Historical Building Code and the California

Register of Historical Resources.) The CPF board of directors includes local residents and preservationists Ione Stiegler and Diane Kane.

"We're delighted to be working with CPF again," said Pamela Bensoussan, Event Chairperson. "The CPF conference is our opportunity to showcase San Diego preservation efforts to a statewide audience."

While conference visitors will be staying at the Catamaran Hotel, events,

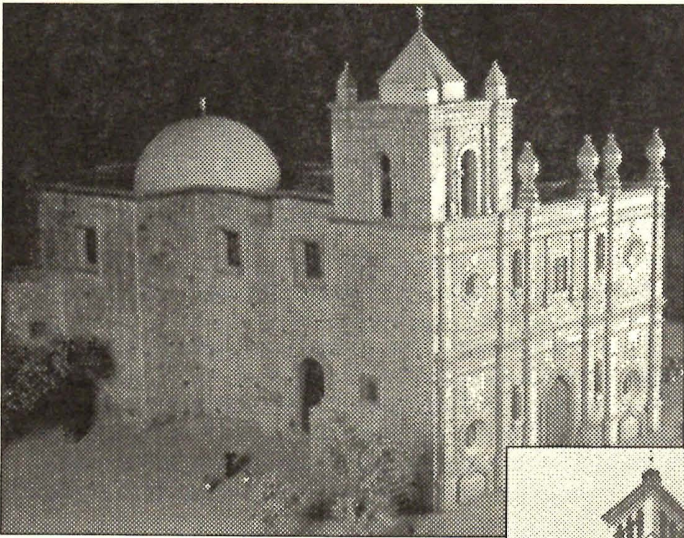
lectures, and mobile workshops will be taking place all around San Diego County. The steering committee will be made up of representatives from many of the area's historical societies and museums, and we know there to be some wonderful opportunities for SOHO members to get involved on committees.

For additional information on CPF, visit www.californiapreservation.org. To volunteer for a committee, call Pamela at SOHO.•



Preservation at its finest: SOHO presents the 2000 People In Preservation Award Winners

SOMETIMES, WHEN WE HAVE AN EXTRA GOOD YEAR FOR PRESERVATION projects in San Diego, we just cannot narrow down the P.I.P. awards to only ten. Similarly, when we have threats to historic building around the county, our Most Endangered List cannot be such a small number. A good year for preservation projects doesn't necessarily mean a short endangered list. But we are proud of these winners who have done their best to preserve and showcase a part of San Diego history for us. By saving these buildings, it allows us to move some of our historic resources from the "endangered" to the "saved" list. Here is this year's list of local preservation heroes, honored on May 21 for National Preservation Week. (Thanks, Alex, for contributing to this article.)



Hands Across the Border Award to Centro Cultural Tijuana/Conacultura CECUT, for the new Museo de las Californias. Many people stateside don't realize that there are actually three Californias: Alta California, Baja California, and California Sur. The idea for a museum that tells the history of the region from prehistoric times to the present was conceived in 1995 and is now open. This is the first binational museum of its kind, focusing on our common history, culture, and connections, before there were borders, and it celebrates our shared heritage.

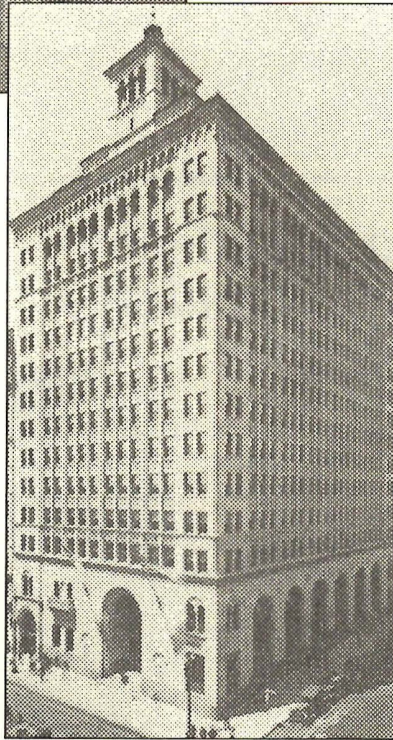
Amigos de Musica Vieja Award to Los Californios. This award is for preserving the musical past. It's only been in the past hundred years or so that technology has allowed us to record and save musical performance. The popular and traditional music of the people in any culture is often

not well documented and rarely performed. Under the artistic direction of Victoria Mende Gray, the band Los Californios has done extensive and meticulous research into the music at the time of the Mission Period and Rancho Era in California. The band has used this research to recreate the songs and romance of an earlier era. For the living history preservation of the musical past of California, a P.I.P. award went to Victoria Mende Gray, Peter Dubois, Janet Martini, and David Swarens.

Town Crier Award to the Old California Gazette/Karen Spring, Publisher. The Old California Gazette began as the Old Town Gazette, a means to get the word out about events in Old Town. Publisher Karen Spring started by entertaining us with tales of San Diego's past and grew to presenting important stories about how historic preservation is necessary to the future enjoyment of our historic resources. Now, after ten years of monthly publication, each issue encourages both the locals and the tourists to explore the funny, interesting, and unique historic past of San Diego and to support local historic preservation.

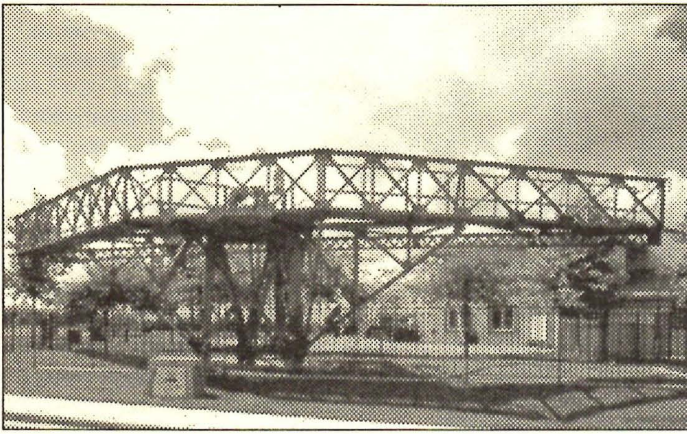
Banking on History Award to Amstar Group Limited and Sage Hospitality Resources for the restoration and reuse of the San Diego Savings and Trust Building as a Courtyard by Marriott. Lately in the news you may have seen stories on "smart growth" and the need for businesses to locate back in the urban core of cities in order to prevent endless sprawl. It's

encouraging to see businesses investing in the heart of the city again, and there's no better example than this 1928 building that now serves as a Courtyard by Marriott. Designed by noted architect William Templeton Johnson, who had his office here, at the time it was the tallest and most technically advanced building in San Diego. After undergoing a \$23 million restoration, 98% of the original fabric has been retained and 250 guest rooms and suites are available. The property is now listed on the National Register of Historic Places.



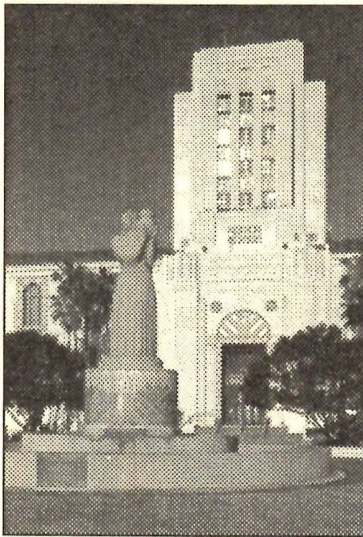
At top left: One of the many beautiful models, this one of a mission, that help explain the shared history of the Californias in the Museo de las Californias in Tijuana.

Bottom left: The William Wheeler-designed San Diego Trust & Savings Building of 1928, now reused as the Courtyard by Marriott Downtown.



New Navy housing at Chollas Heights and the top of one of the historic 600-foot radio towers. Photo: Jim Brady.

Communicating History Award to the U.S. Navy and Robert Broms for the preservation of a San Diego's Radio History Past. When the 2,000-watt Naval Radio Transmitting facility at Chollas Heights became operation in 1917, it was the most powerful radio station constructed. The three 600-foot towers of the "Triadic Array Antenna" were the tallest structures west of the Mississippi. The radio towers gave the United States "round the world" communications capabilities. This facility was decommissioned in 1991, and the military needed more housing. Commander Mark Huntzinger represented the Navy and past SOHO president Robert Broms represented SOHO. The result: over 400 new housing units were built in an architecturally sensitive style, surrounding a historic core of fully restored structures, with an indoor/outdoor museum that explains the significance of the site.



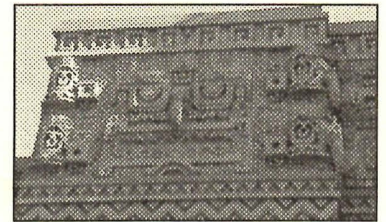
The 1938 San Diego Civic Center with Donal Hord's sculpture in the foreground. Photo: Jim Brady.

working civic building, it had its fair share of ugly remodeling. Original marble terrazzo and mahogany finishes were covered by plywood panels, paint, and fabric. Historic lighting fixtures, doors, and furniture were replaced with "modern" features, and the original coral-colored stucco was painted white. After a two year and \$4 million restoration under the guidance of preservation architect Wayne Donaldson, this building is once again a local treasure.

Beauty on the Bay Award for the restoration of the County Administration Building. The San Diego Civic Center was built as a Works Progress Administration project in 1938 in a style best described as Spanish Revival with 1930s Streamline Moderne influence. President Franklin Roosevelt dedicated the building, and the County Administration Center, as it came to be called, was placed on the National Register of Historic Places in 1988. As a hard-

Gilded Trenches Award to Phyllis Paul of the Rancho Santa Fe Historical Society. When most people think of Rancho Santa Fe, the image that probably comes to mind is of large new homes on big lots. But the area has an important past that sometimes gets in the way of new development. For many years Phyllis Paul refused to let the historic homes of the area be forgotten. Phyllis received a grant from the County Board of Supervisors to update the Rancho Santa Fe Historical Survey and to publish a book of the historic houses in town (*Historic Homes and Buildings In Rancho Santa Fe*). Phyllis has gotten ten homes and buildings listed on the National Register of Historic Places, and she's made it her mission to preserve the history of the area in the face of pressure from wealthy property seekers. For that reason, the jury awarded Phyllis Paul the Gilded Trenches Award.

Champions of the Hall Award to the Hall of Champions Museum for the restoration of the 1935 Federal Building in Balboa Park. In 1935,



A restoration detail from the 1935 Federal Building. Photo: Louise Torio.

San Diego hosted the California Pacific International Exposition in Balboa Park and architect Richard Requa designed the Federal Building in a pre-Columbian "Mayan" style to show exhibits from the Federal Government, the Navy, and the Treasury. In recent history, the building served as a 29,000 square foot gymnasium and the training home of the Olympic medal-winning USA Men's and Women's volleyball teams. Sports and preservation don't usually go together, but what better spot to house the new home of the Hall of Champions sports museum! The City offered a 55-year lease if the building was restored and rehabilitated. After two years of work, and many hours of casting fragments and hand-carving replicas, the missing and damaged facade ornament is now happily whole again.

THANKS TO OUR JUDGES

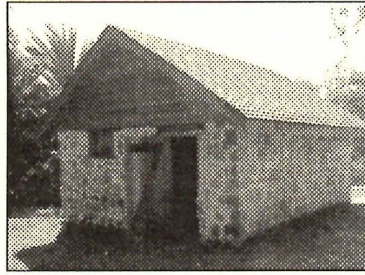
- SOHO treasurer Pamela Bensoussan, AAIA
- Alex Bevil, Staff Historian, California State Parks, Southern Service Center, San Diego
- Ron Buckley, City of San Diego Planning Department
- Architect Alan Campbell
- SOHO president Bruce Coons.
- Welton Jones, columnist, *San Diego Union-Tribune*
- Preservation architect Ione Stiegler

Special thanks to our Master of Ceremonies Adam Freed, television journalist on NBC 7/39 News, and to Alex Bevil, our presenter for the Most Endangered Sites. Thanks also to photographer Jim Brady, whose beautiful work captures the spirit of historic preservation. •

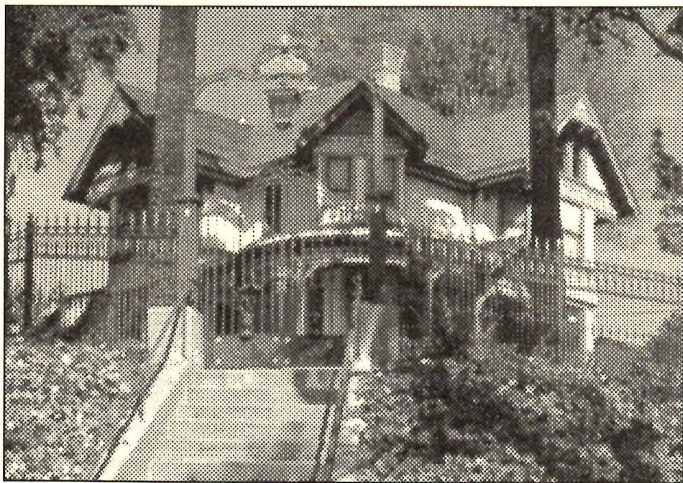
P. I. P. 2000, CONTINUED

The Spring House Gang Award for the reconstruction of the Rancho Los Penasquitos Spring House.

Americorps*NCCC, Director Lewis Witherspoon; the San Diego County Archaeological Society, Fred Buchanan; and Dr. Susan Hector of the County of San Diego. Once again, we have a preservation award for a project that dates from California's Mexican past. In 1823, the first Mexican Governor of California, Luis Antonio Arguello, gave 4200 acres of Rancho Santa Maria de los Penasquitos to Captain Francisco Maria Ruiz, the veteran commandant of the Presidio, as a reward for his loyal service. Ruiz built an adobe casa there, with a springhouse, fish pond, and poultry she in 1824. The springhouse supplied clean water from the artesian well and served as a place to store milk, butter, and other perishables. The water flowed from the springhouse to the fish pond and then to the gardens through irrigating channels. By 1999, the springhouse was almost in ruins. Using a 1932 photo, a group of volunteers consisting of the National Civilian Community Corps, County rangers, archaeologists, conservators, architect Wayne Donaldson, and others began reconstruction of the springhouse, using engineering of the 1860s .



The reconstructed Spring House, created using 1860s technology.

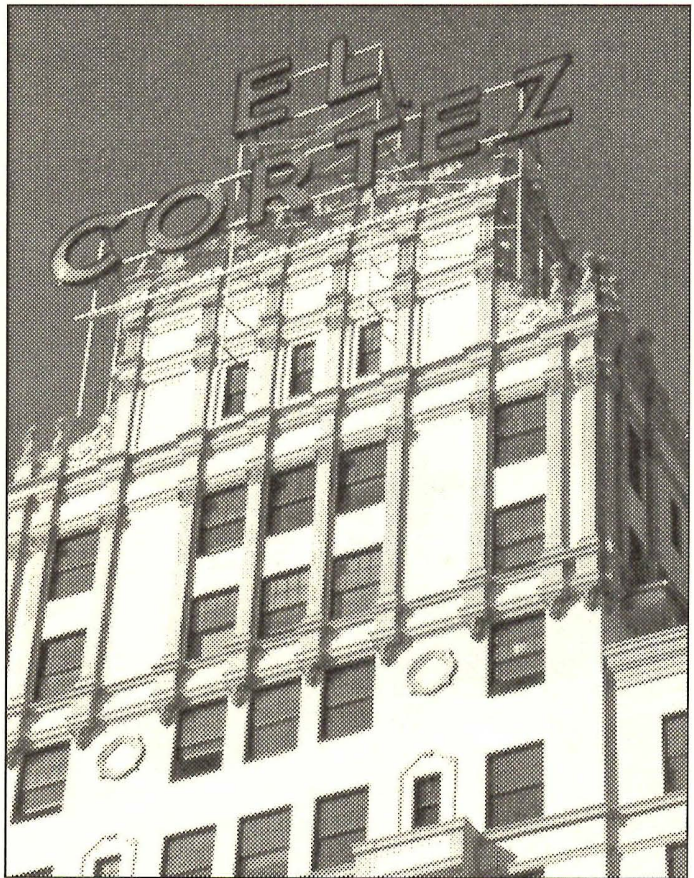


The 1896 Albert & Anne Beach home of Escondido. Photo: Jim Brady.

The Residential Restoration Award to Letitia and Harry Parashis for the exterior restoration of the 1896 Albert and Anne Beach residence in Escondido. One of the most magnificent Victorian homes still in private hands is at the corner of Seventh Avenue and Juniper Street in the Old Escondido section of Escondido. The house was built in 1896 for Anne and Albert Beach, and during the past year it received a loving exterior restoration by its owners. With the guidance of preservation architect Ione Stiegler, the house is now multicolored in period-appropriate shades. Next on the restoration list is the garden -- the owners have even installed 40-foot period palm trees that were being removed from elsewhere in town.

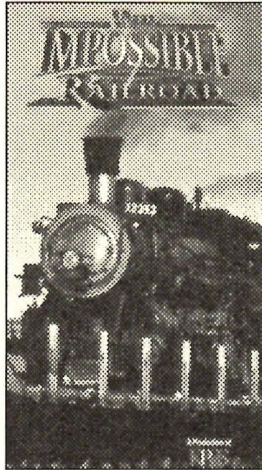
The Long Time Coming Award for the restoration and adaptive reuse of the El Cortez by Anthony Block and Peter Janopaul III. In San Diego, one building that is both a National Historic Landmark and a site of many landmark occasions is the El Cortez. Built as a hotel in 1927 on the site of Ulysses Grant Jr.'s former home, the \$2 million Spanish Renaissance Revival El Cortez served a long, productive life as a major center of social activity in San Diego. The elegant 1920s skyscraper was updated with The Sky Room restaurant, located in the "batwings," in 1940, the 8-foot tall neon letters on the roof were added in 1951, and a glass elevator and the neon stars were added in 1959. Everyone stayed at the El Cortez,

including Elvis Presley. But Elvis did indeed leave the building, and from 1978 until 1997 the El Cortez sat empty and unused. Luckily for San Diego, tastes change and everything old is new again. The J. Peter Block Companies, led by Anthony Block and Peter Janopaul III, have completed a \$23 million restoration to turn the El Cortez back to its 1927 appearance, now to house 84 luxury apartments with amazing views. The people of San Diego have waited an awfully long time for this restoration, so SOHO presented these preservation-sensitive developers the Long Time Coming Award.



The 1951 neon letters remain on the 1927 El Cortez, now restored and reused as luxury apartments. Photo: Jim Brady.

The Education Award for KPBS Documentaries “Fundamental Truths: The Architecture of Irving J. Gill” (Executive Producer Matthew Eisen, Producer Barbara Ruland) and “The Impossible Railroad” (Executive Producer Bob Hooper, Writer/Producer Marianne Gerdes) This past year brought several excellent KPBS documentaries that helped educate viewers on important San Diego history. “Fundamental Truths” highlights the career of San Diego’s visionary architect Irving Gill, and “The Impossible Railroad” brings to life the story of John Spreckels 13-year quest to build a 140-mile railroad to the east. Both of these well-written shows are available on video, so waste no time and see them now! Our congratulations go to KPBS and the producers.



The Gandy Dancer Award to the San Diego Railroad Museum and the Carrizo Gorge Railway, Inc., for the reopening of the tunnel trackage to Tecate, Mexico. In April 1999, when tunnel No. 3 on the railroad line between El Centro and San Diego was blocked by a fire and the resulting rubble on the track, many people believed that the rough mountain terrain in the East County (documented in “The Impossible Railroad” honored above) would not allow for any second chances. This line has 44 miles of track on the Mexico side of the border, and it goes to Tecate before heading north into the U.S. and traveling through the magnificent Carrizo Gorge into Imperial Valley and El Centro. Members of the San Diego Railroad Museum and the Carrizo Gorge Railway worked with the Mayor and the Department of Public Works for the city of Tecate and the Office of the Secretary of Communication and Transportation in Mexico to reopen this tunnel to preserve the historic route. For the preservation of the physical links to San Diego’s railroad and transportation history, and for its efforts throughout the years to keep this line open for educational and recreational uses, SOHO honored the Carrizo Gorge Railway and the San Diego Railroad Museum.

Preservationists of the Year. If you are familiar with Ramona, you know the big red brick Town Hall that has been in the center of town since 1894, but you may not know the people who have made sure that the building is still standing. Back in 1994, at its 100-year anniversary, a sensitive restoration was completed. SOHO gave a restoration award to Ramona Town Hall, Inc., and sadly, shortly afterward, the building was burned by arsonists. It’s taken six long years of dealing with insurance companies to have the Town Hall emerge from the ashes again, but now the building



is almost ready for tenants. The reconstruction process should have been daunting, especially for volunteers, but that hasn’t stopped Darrell Beck and Beverly Ragsdale and the members of Ramona Town Hall, Inc. from laboring hundreds of hours without pay to guarantee that the building is restored properly. For amazing perseverance by a volunteer organization, SOHO recognized Darrell Beck, Beverly Ragsdale, and Ramona Town Hall, Inc. as Preservationists of the Year.



Lifetime Achievement Award -- Jane and Larry Booth. SOHO wanted to honor two people who are indispensable to historic preservation research. Through the medium of photography, Jane and Larry captured San Diego, starting in the 1940s. As a staff photographer for the Union Title Insurance & Trust Company, Larry took thousands of photos and acquired negatives to thousands more. Jane became an expert in photo conservation. When Union Title donated the archives to the San Diego Historical Society in the 1980s, the Booths came along with the collection. As archivists and conservators, there is no one who can top the Booths for their vast source of knowledge. Over the decades they have encouraged hundreds of researchers, and their helpfulness has led many a curious historic homeowners onto the path of successful home genealogy. Although they retired in 1994, they still volunteer twice a week at the San Diego Historical Society to help others. For over 50 years of service, SOHO is proud to award Jane and Larry Booth the first SOHO Lifetime Achievement Award. •

Above at left: One of the KPBS videos, The Impossible Railroad.

At left: Beverly Ragsdale and Darrell Beck of Ramona Town Hall, Inc., Preservationists of the Year. Photo: Jim Brady.

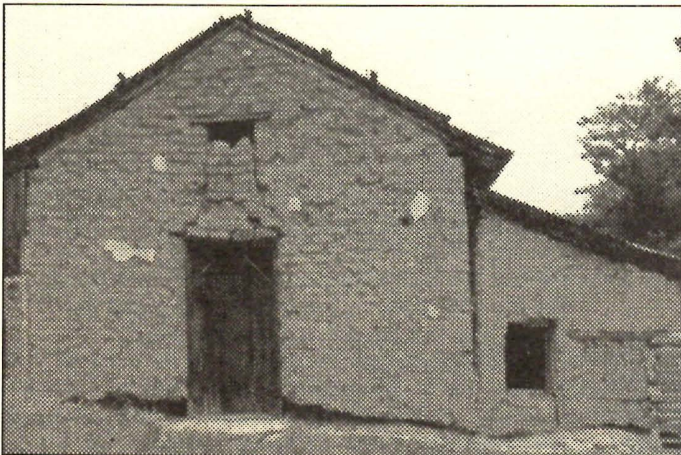
Above: Jane and Larry Booth, Lifetime Achievement Award winners. Photo courtesy of the San Diego Historical Society.

SOHO's Most Endangered Sites for 2000

1. Warner's Ranch House/Butterfield Stage Stop and nearby Kimball-Wilson Building

Despite being placed on the National Register during the 1960s, the Warner's Ranch House and Barn have traditionally been on SOHO's list. An extremely important National Historic landmark dating from 1858, this adobe building and its hand-hewn timber frame barn companion, sit in the middle of a huge expanse of open space - a setting virtually unchanged from the middle of the 19th century - owned by the Vista Irrigation District. It served as the Butterfield Stage Station, which was California's first regular overland transcontinental transportation connection with St. Louis. This pioneering stage line ran along the Missouri Trail (the most southerly, and only all-weather, route for many new settlers that came west). The Warner's Ranch was their first glimpse of the "promised land" after crossing the great southwestern deserts and the ranch featured prominently in their diaries. Although listed by the National Park Service on the endangered list for years, it is still literally melting away and is in imminent danger of collapsing. Some stabilization has occurred in the past but nothing near what is required to protect this site.

In close proximity to Warner's Ranch is the neglected Kimball-Wilson building, which is rapidly being destroyed by vandals and damage from the elements. Dating from 1864, it not only served as a stage stop (for Wells Fargo and other lines, after the Butterfield stage stopped running), but also as a rural schoolhouse, store, and residence. Both sites dramatically illustrate the great western movement in a way not possible elsewhere and are in urgent need of attention, restoration, and interpretation.

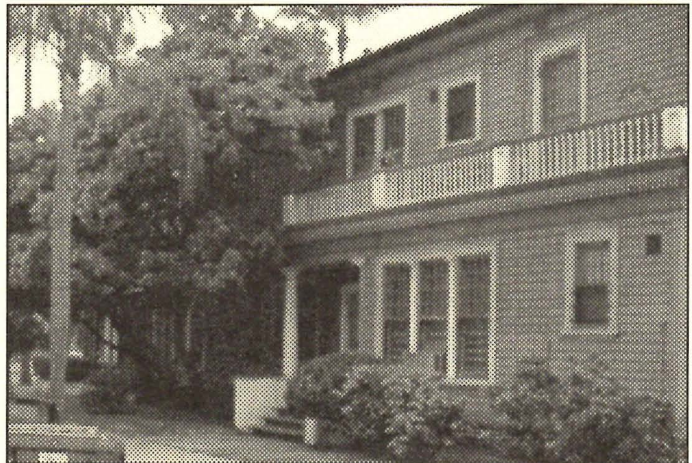


2. Hotel San Diego - West Broadway, Downtown San Diego

This Italian Renaissance-Beaux Artes-inspired hotel was one of several buildings developed by San Diego financier John D. Spreckels along Broadway during the early part of the 20th century. The hotel is currently threatened to make way for a proposed multi-jurisdictional "government core." The first design proposals for the project, which covers several downtown blocks on both sides of Broadway, addressed the

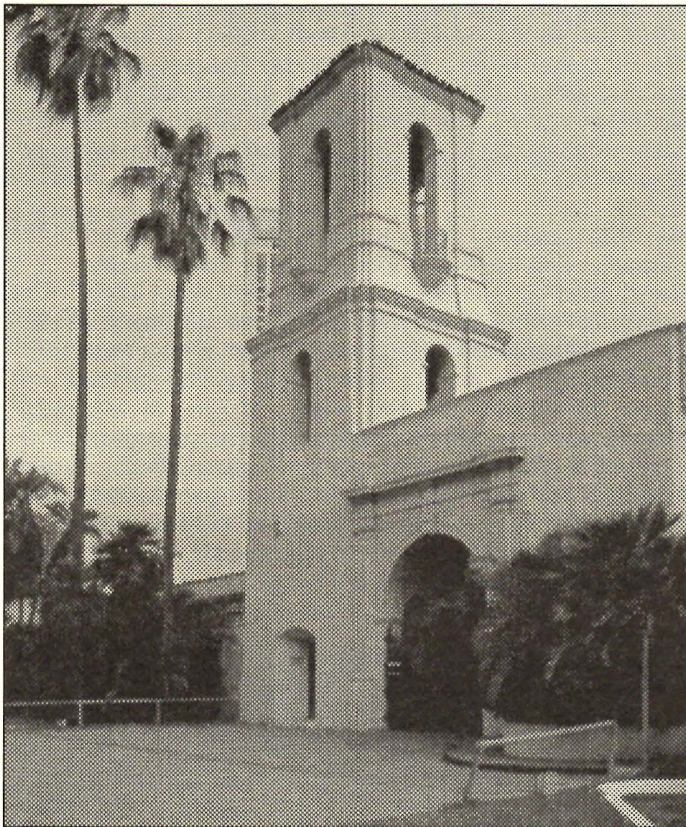


area as having no encumbrances (that's legalese for "no historic resources"). However, since President Clinton signed an Executive Order mandating Federal government agencies to include historic resources in any downtown core area developments, the planners have had to rethink their designs. While environmental and Section 106 reviews are ongoing, the building's fate hangs in the balance.



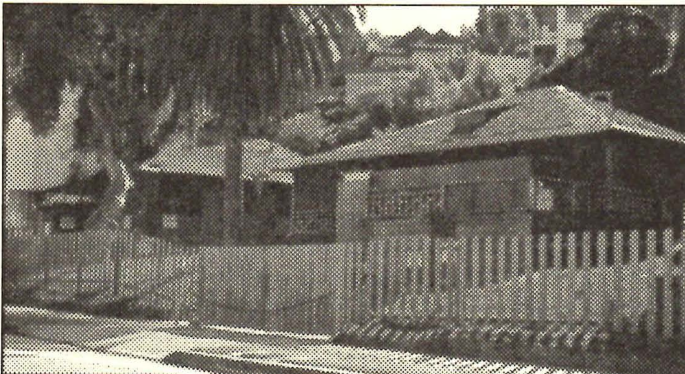
3. Mrs. General Grant House - Sixth Avenue & Quince, near Balboa Park, San Diego

This building, a once elegant Colonial Revival-style home featuring multipaned windows, clapboard siding, and a Doric-style front porch, was designed by local architect William S. Hebbard in 1894 for Mrs. Ulysses Grant, widow of president Ulysses Simpson Grant. It was also used as a summer residence by their son, U.S. Grant, Jr. One of San Diego's premier investors during the early 1900s, he later built an impressive mansion on the site of the present El Cortez Hotel. His mother's house also served as the Ulysses S. Grant presidential library from the time of its construction until the mid-1950s. The house is also significant for its unusual siting: predating much of what we see along Sixth Avenue today, it faces downtown instead of facing Balboa Park. Unfortunately, the stately structure was not designated a local historic landmark by the San Diego Historical Resources Board and it will soon be demolished for condos.



4. Old Police Headquarters - West Market St., San Diego

This Spanish Colonial Revival building is one of the major character-defining buildings in downtown San Diego. It offers 110,000 square feet of highly reusable space, with a romantic Spanish courtyard recalling the ambiance of Balboa Park in the heart of downtown. The WPA masterpiece by Albert Treganza and the Quayle Brothers is so well built that it will present a significant problem if the Port of San Diego, the current owner, chooses to demolish. Walls are a minimum of 12" thick and the entire structure rests on a 10' slab of concrete. It just celebrated its 61st anniversary but remains in serious peril, threatened by demolition for use as a parking garage.



5. Red Roost/Red Rest - La Jolla

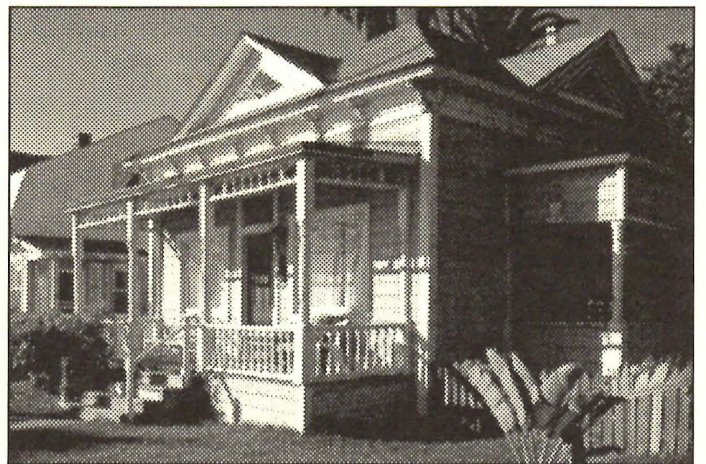
These two sad little 1894 bungalows make our list every year. They were listed on the National Register and qualified by being noted as the progenitors (or parents) to the

California Bungalow. They are some of the earliest remaining buildings in La Jolla. Yet they sit suffering from neglect by the owners, who apparently also own the hotel next door. Hopefully these historic homes will benefit as the city's first implementation of San Diego's new ordinance against demolition by neglect.



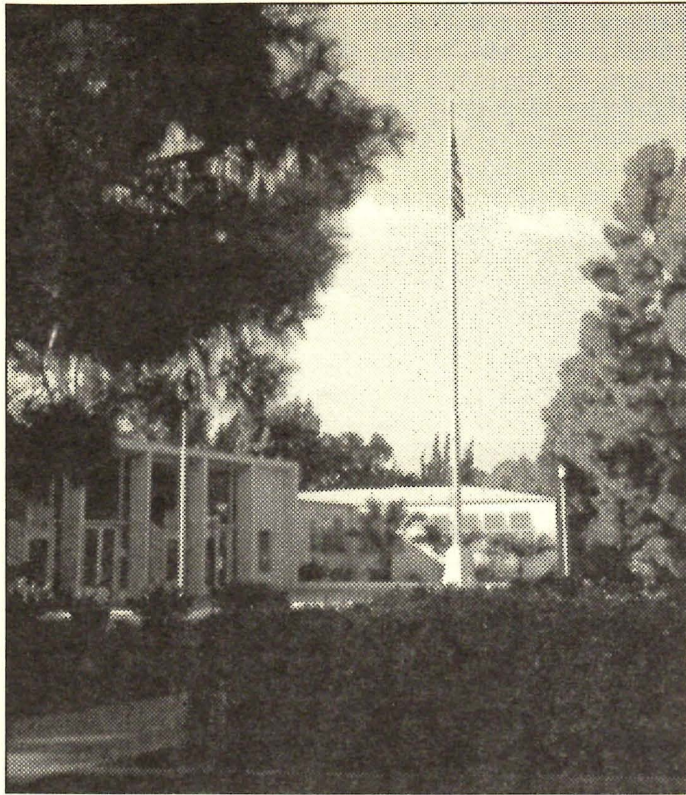
6. Marron Adobe - near Oceanside

The Marron Adobe is the earliest existing private residence in the Oceanside area. It is a rare survivor of the Mexican adobe hacienda style in an L-shaped configuration and illustrates a transitional step in the evolution of the rural adobe. Very few buildings of the early Rancho period have been preserved. The integrity of the adobe's setting (views to the south and west unchanged in 150 years) and its eventual survival are now threatened by the encroachment of a proposed new freeway interchange for Route 78. This project also will impact or destroy the site of another adobe, which is currently an important archeological site.



7. "Top Gun" Cottage - Oceanside

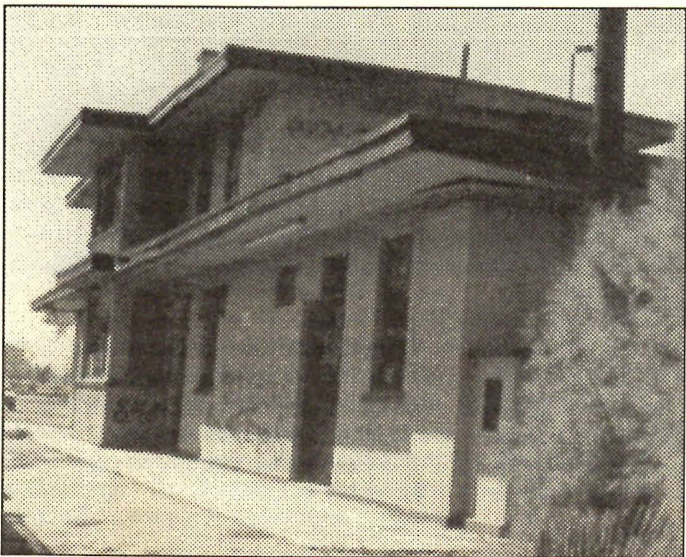
One of the last few surviving oceanfront Victorians, this Queen Anne cottage in Oceanside was prominently featured in the movie *Top Gun*. It is threatened with demolition and relocation by the new Oceanside Manchester Resort development. Let's see if the very recent promise to save the cottage holds true.



8. War Memorial Building - Balboa Park, San Diego

An important post-war building and a useful memorial for our veterans of foreign wars (rather than the typical monument), the War Memorial Building is an important example of post-war architecture. It is well loved by San Diego veterans and used by many as a community center, but it is threatened by San Diego Zoo expansion to create a parking lot.

The War Memorial Building was rededicated on June 24th, its 50th anniversary. The event celebrated the building's recent designation as a local landmark by the San Diego Historic Resources Board and its nomination to the National Register. Completed in 1950, the building was designed by local architect Sam Hamill and dedicated as a "Living Memorial" to San Diego's veterans who fought and died during World War II.

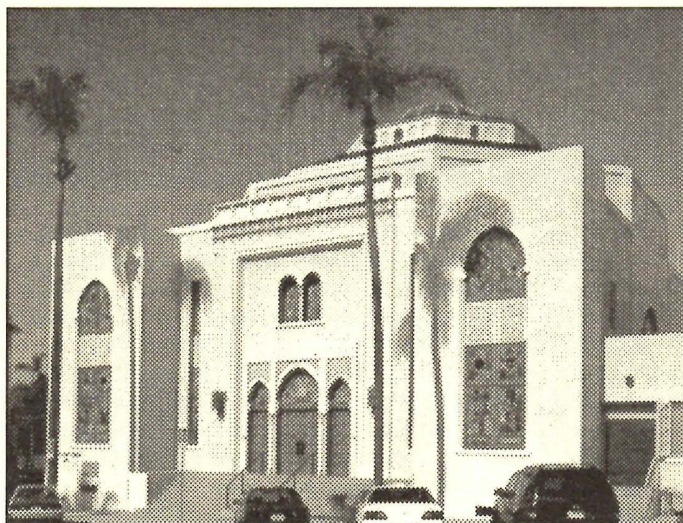


9. Tecate Railroad Station - Tecate, Mexico

This outstanding building was built for John D. Spreckels' San Diego and Arizona Eastern Railway and is an exceedingly rare example of the prairie style (not commonly found in the San Diego region). This circa 1912 train station was pristine a few years ago but is now being vandalized. It's in dire need of protection and restoration.

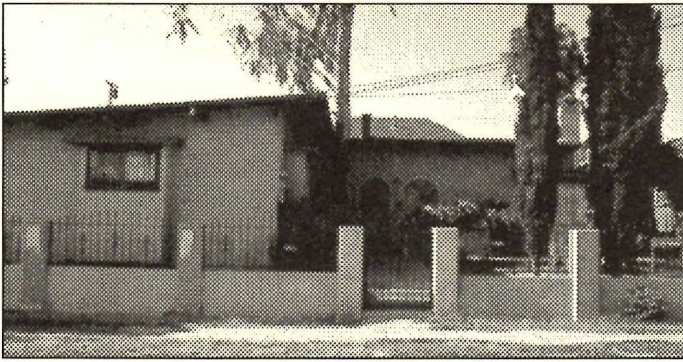
10. S.S. Catalina - in the harbor at Ensenada, Mexico

Known as the last Great White Steamer on the Pacific Coast, listed on the National Register, California Historic Landmark #894, and Los Angeles Cultural monument #213, the S.S. Catalina has recently been donated to preservationists. However, the race is on to raise \$50,000 in the next few weeks. Built for \$1 million by William Wrigley, chewing gum magnate and owner of the Chicago Cubs, the steamer elegantly carried people from the mainland to Wrigley's other significant possession, Santa Catalina Island. If efforts to save the 301' ship fail, she will be dismantled and sunk. (See related article on page 6.)



11. Temple Beth Israel - Laurel & Third Avenue, San Diego

Highly visible at the corner of Laurel and Third Avenue, in close proximity to Balboa Park, the familiar Temple Beth Israel was designed by William H. Wheeler and is a unique local example of the mid-1920's Mediterranean Revival style adapted to house a synagogue. According to architectural historian Alex Bevil, "the building's design reflects an interesting architectural vocabulary combining Medieval Byzantine, Islamic, and Jewish religious iconography, yet encapsulated in a modern building. The synagogue's arched window and doorway treatments, impressive Islamic-style stained glass windows, and imposing inverted saucer-shaped segmented dome, evoke an exotic Levantine-inspired effect." Currently nominated by SOHO for the National Register on the local level, it is threatened by demolition since the congregation is moving to North County and offering the property for sale to developers. However, another congregation is interested in buying Beth Israel with the intent to retain it as a synagogue, and a preservation-friendly developer has also expressed interest in the site. Hopefully they will be able to work with the current congregation to keep this wonderful building standing and functioning in its historic role.



12. Former Irving Gill Residence - 25th and L Street, Sherman Heights Historic District, San Diego

While Gill is well known for his important commercial buildings and stately residences, his national reputation hinges on his experimental work for working-class persons in modest neighborhoods. Gill strove to bring beauty and dignity to those who could least afford fine architectural services. Most of this class of his work has long been destroyed, that which remains has largely been neglected and abused.

In 1904 Gill built a smooth-walled cottage at the corner of 25th and L Streets in the Sherman Heights neighborhood of San Diego, and for a time it was his own residence. This experimental, low-cost house is still restorable, but its condition grows worse each year despite its local historic designation as a contributing member of the Sherman Heights Historic District.



13. Mitchell Family Residence - 2720 Fourth Avenue (at Nutmeg)

Located in the heart of Bankers Hill and built in 1904, the important William Sterling Hebbard and Irving Gill-designed English Tudor Revival-influenced mansion was home to Bertha Mitchell and her son, attorney DeWitt Mitchell. After DeWitt's death in 1918, and his mother's death ten years later, their estates provided for the establishment of what

would eventually become San Diego's Legal Aid Society.

The 95-year old stately manor house has been home to the Elks for over 45 years. The Elks recently sold the lodge to San Diego developer Mayfair Homes, who intends to demolish the three-story historic structure, supplanting it with yet another condo/townhome development project. Neighbors and neighborhood planning groups object to the building's demolition. This was recently designated as a local historic site by the San Diego Historical Resources Board.

The Mitchell Residence presents an interesting preservation problem. Attempts to control suburban sprawl are beginning to force housing developers to shift their focus to developing older neighborhoods like Bankers Hill. The challenge to developers and city planners is to preserve our historic resources and buildings while successfully incorporating them into larger projects. This preservation can be done, and it must be done, if we are to have cities that look like "here," and not "anywhere USA."•

All Most Endangered Sites photos by Jim Brady, except for the historic photo of the Marron Family in front of the adobe (thanks to the Marron descendants), the War Memorial Building (Alex Bevil), and the Tecate Railroad Station (Maria Castillo-Curry).

SOHO IS HONORED WITH TWO AWARDS

THIS SPRING SOHO WAS PRESENTED WITH TWO AWARDS. THE Gaslamp Quarter Historical Foundation recognized SOHO's attempt to preserve the T.M.Cobb Warehouse in the Gaslamp Quarter. (This warehouse was part of the National Historic District, right by the "heart of the historic Gaslamp Quarter" sign, but it was demolished to make way for a hotel and retail project.) For our efforts, SOHO was awarded the George Deyo Stewardship Award on May 18.

Also during National Preservation Week, the San Diego Historical Resources Board presented SOHO with an award for negotiating the historic settlement agreement with the San Diego Padres, the City of San Diego, and the National Trust for Historic Preservation to preserve the warehouses in the East Village. (This agreement will mean that most of the historic structures in the area will be saved, incorporated, and reused in the redevelopment project.)

SOHO thanks both organizations for the recognition, and congratulations go to all the past and present SOHO members who worked on these projects.•





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, 2002. 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 September 10, 2000.

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 August 20, 2000.

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

SOHO, P.O. Box 3429 • San Diego, California 92163-1429 • 619/297-9327

SOHO's Board of Directors seeks qualified applicants

Nomination forms due August 20

EACH YEAR AT THE ANNUAL MEETING WE put forward the slate for Board members to guide and operate your organization. Board members set goals for the coming year, create events that appeal to the membership, and work on annual SOHO events like the People In Preservation Awards. The term is for two years,

beginning October 2000, and all interested members are encouraged to apply.

Please fill out the application and send it to SOHO. Your application will be reviewed and you'll be contacted for an interview by a member of the Search Committee. We encourage all

interested SOHO members to apply. This year will be particularly important as we take over the stewardship of the Whaley house complex, and co-host the CPF Conference. Board members will have a chance to shape the future of the organization.

Nomination forms are due by August 20. You may mail your form to SOHO at P.O. Box 3429, San Diego, CA 92163-1429 or fax it to 619-238-1725. New board members will be elected at the Annual Meeting on September 10.

If you have any questions, call SOHO at 619-297-9327.●

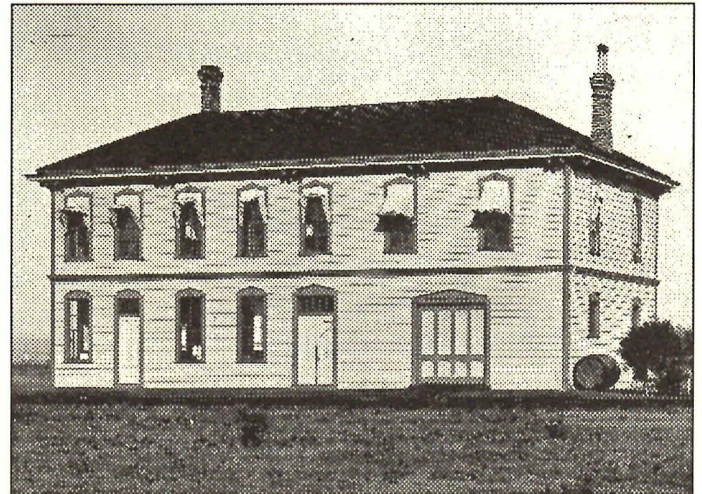
National City depot will be the site of SOHO's Annual Meeting on September 10

A L A N A C O O N S

MARK YOUR CALENDARS NOW! OUR annual meeting will be held on Sunday September the 10th, at 4:00. This is going to be a really great time as it will be held at the 1882 National City Depot, which was the first Pacific Coast terminus of the Atchison Topeka and Santa Fe's transcontinental railroad. This was the spot where the great Southern California boom of the 1880's was touched off. This recently restored National Treasure is going to be celebrating its grand opening in November. This is a special preview just for SOHO members. You will not want to miss it!

In the SOHO tradition this will be a potluck, bring your best dish!!

If you have any questions, call SOHO @ 619-297-9327 or e-mail us at SOHOSD@aol.com. ●



SOHO members recognized as "40 Under 40" making a difference in San Diego

ON SEPTEMBER 22, SAN DIEGO METROPOLITAN MAGAZINE WILL honor forty outstanding individuals under 40 years old who are changing San Diego for the better. SOHO member and past P.I.P. winner Juan Ulloa was selected for his longstanding commitment to education, neighborhood planning and local law enforcement, and Louise Torio was selected for her work promoting historic preservation via her involvement in SOHO, the Balboa Theatre Foundation, and the San Diego Historical Society. Both Juan and Louise have historic homes in the Sherman Heights Historic District and protect them with Mills Act contracts (see page 5 for Mills Act Workshop details).●

ARCHITECTS VAN DIJK PACE WESTLAKE CHOSEN FOR BALBOA THEATRE RESTORATION

CCDC ISSUED THE RFP, AND DEVELOPER KENT TRIMBLE submitted the winning proposal to restore the Balboa Theatre at 4th and E in downtown San Diego. Kent's pick for architectural guidance to restore the 1924 theatre is the distinguished firm of Van Dijk Pace Westlake of Phoenix and Cleveland. With over 40 theatre restorations to the firm's credit, Paul Westlake Jr., FAIA, and Project Manager Bob Mather have a good grasp on what it will take to get the Balboa back to a state-of-the-art facility again. SOHO members have met with the key personnel from the firm and the State Historic Preservation Office to review initial plans. By all accounts, in about two years we will witness the rebirth of this beautiful but long-dark vaudeville palace.●

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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 700 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.



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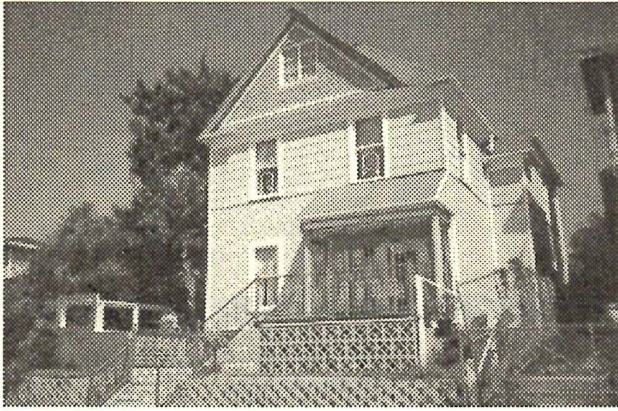
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Annual Meeting.

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Turn-of-the-Century Victorian

This two story Pacific Beach Victorian has three bedrooms and one and a half baths and has approximately 1700 square feet of living space. Upper front rooms boast of ocean, bay and city lights views. Many rooms, including formal dining room, have ten foot ceilings, original wood floors, railings and knobs. Owner says that the walls, ceilings, roof, plumbing, electrical and cabinetry were redone in 1991. The twenty foot by thirty foot attic, with three existing sky-lights, is ready to be finished off for more living space with exceptional views. Across the back yard is a double detached garage with alley access. This property is offered at \$495,000. For more information, please call:



**Sandy Bassler,
Mary Burger
& John Bassler**
(619) 574-5157
(800) 233-2806
Coldwell Banker



THE MILLS ACT WORKSHOP AUGUST 23, 6:00 P.M. TEMPLE BETH ISRAEL HERITAGE PARK, SAN DIEGO

IF YOU OWN AN OLD HOME, YOU OWE IT TO YOURSELF TO protect your investment and reinvest in your historic property. The Mills Act is the best preservation tool that the City of San Diego offers.

You'll learn how to

- research your home's history (either by yourself or with the help of a historian);
- get your historic home designated historic by the San Diego Historical Resources Board (SDHRB);
- apply for a Mills Act contract, a 10-year perpetually renewable legal contract that helps you preserve your San Diego landmark home by letting you apply the the savings from your property tax reduction against the cost of maintaining your home.

City of San Diego deadline for Mills Act applications is October 1, 2000.

Ask the experts questions!

Our speakers: Historian Kathy Flanagan
Architect/SDHRB member Ione Stiegler
Kathy Romero of the County Assessor's Office

Register today! \$15 for SOHO Members; \$20 for nonmembers. Become a SOHO member and get the discount now.

619-297-9327

Register by e-mail: SOHOSD@aol.com

SOHO MEMBERSHIP APPLICATION

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

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) _____

E-MAIL ADDRESS _____

Are you interested in helping at SOHO events?

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

THANK YOU FOR YOUR SUPPORT.

MILLS ACT WORKSHOP**WEDNESDAY, AUGUST 23, 6:00 P.M.**

**HISTORIC HOME OWNERS:
SAVE MONEY ON YOUR PROPERTY TAXES.
DEADLINE FOR MILLS ACT APPLICATIONS
IS OCTOBER 1 FOR
CITY OF SAN DIEGO RESIDENTS**

**SPEAKERS INCLUDE
HISTORIAN KATHY FLANAGAN
ARCHITECT IONE STIEGLER
KATHY ROMERO, COUNTY ASSESSOR'S OFFICE**

SOHO ANNUAL MEETING

**SUNDAY, SEPTEMBER 10, 4:00 P.M.
NATIONAL CITY DEPOT**

UPCOMING EVENTS

- August/September** SOHO Board meetings:
Third Monday (August 21 and
September 18).
- Preservation Action: First
Mondays (August 7 and
September 5 -- on Tuesday this
time due to the Labor Day
holiday).
- Events & Education: First
Wednesday (August 2 and
September 6).
- Finance: Second Tuesday
(August 8 and September 12).
- August 23, 6:00** Mills Act Workshop
Register by calling 619-297-9327
by August 22. Cost: \$15 SOHO
members; \$20 nonmembers.
- September 10, 4:00** Annual Meeting & Pot Luck
RSVP to 619-297-9327. Let us
know what dish you can bring.
See article on page 15.
- December 9** SOHO Holiday Party
Save the date!

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