



April 2004
Volume 35, Issue 2

Reflections

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

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

Coronado Railroad Appeal of Designation, Lawsuit Goes Forward

The appeal of historic designation of the Coronado Railroad is scheduled to be heard July 20th by the City Council at 10:00am in the Council Chambers 12th floor, 202 "C" Street San Diego. This is an important case as the Railroad was designated for all 3 criteria A, B, & C.

Legally, the council must uphold this designation, which has the support of all the historical groups from the San Diego region. The decision will set an important precedent for all future designations. This council has not upheld any historical designation to date and they will and must hear from us.

In the meantime the Port of San Diego has refused to talk settlement with SOHO in conjunction with our lawsuit concerning paving over the line in Chula Vista without doing an EIR. It seems Greg Cox et al are playing hard ball on this one and the matter will have to be resolved by the legal system. This is unfortunate, as the issues are easily resolved. They continue to insist on doing this the hard way and to flaunt the law.



Photo Bruce Coons

Please come out to support the designation and ask your city councilman to deny the appeal, which has no basis, whatsoever. In fact, no evidence has been presented to form a basis for the appeal, which in itself violates the ordinance. The council does not; **it does not** have discretion in overturning the designation by the Historical Resources Board. This must stop here and now.

Please take the time to write and ask the Mayor and City Council to support their Historic Resources Board and deny the appeal that will come before them.

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Deadline for all information and ads for the July 2003 issue is June 15. Submit articles by mail or email to SOHO, attention editor. We reserve the right to edit all articles submitted for publication.

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Save Our Heritage Organisation is a 501 (c)(3) non-profit organization

Entropy (en • tro • py)

"A measure of disorder. The inevitable tendency for all matter in the universe to evolve toward a state of steady deterioration."

President's Message

DAVID MARSHALL

One of the few things that I still remember from my high school physics class is the principle known as "entropy." Stated unscientifically, entropy simply means "nothing lasts forever." At 16 years old, it was the first time that my mortality was put into proper scientific perspective.

Bummer.

Most people divide the world into two distinct categories: Temporary Things and Things That Will Last Forever. Everyone understands that eventually flowers wilt, window curtains fade, and the VCR will conk out, but few people face the fact that the big things in their lives are also temporary, like their jobs, their houses, and their heartbeats. In reality, even the Earth has an expiration date – hopefully far in the future (and due to natural causes).

I'm reminded of the never-ending maintenance of the beloved Golden Gate Bridge. I was disheartened to learn that once the painting crew finally completes their multi-year paint job, they must move the scaffolding back to the starting point and do it all over again. I'm sure that the bridge painters view entropy in a more positive light than I do, being that it provides them with a steady job.

About now, you may be saying to yourself, "Thanks Dave, now I'm depressed. How does this relate to preserving old buildings?" Well, for preservationists, the temporary nature of the world may be a hard pill for us to swallow. No matter how hard we try to preserve the past, in the end, we're just slowing down time. In the life span of a building, it takes only one insensitive owner or one natural disaster to erase history forever. Finally, even if a building survives all of that, the toll of time is the threat that never goes away.

As an architect who works with historic buildings on a daily basis, I've come to understand that the fight to save them is a never-ending struggle. It might take years to save a building that was crumbling into sawdust, but even the best restoration lasts only so long.

This little essay wasn't intended to alarm or depress the reader, it was simply meant to serve as a reminder to preservationists that the unwavering laws of nature mean that our work is never done. Don't let temporary setbacks cloud the big picture. Maybe we should all take a page from the bridge painters and look on the bright side – at least SOHO has a steady job.

Calendar of Monthly Meetings at the Whaley House Museum Complex.

SOHO BOARD OF DIRECTORS • 5:30pm

1st Monday in the Courtroom at the Whaley House

FRIENDS OF MRS. WHALEY'S GARDEN • 9am

2nd Saturday at the gazebo, rain cancels this meeting

EVENTS & EDUCATION • 5:30pm

3rd Monday in the kitchen of the Derby Pendleton House

MODERNISM • 6:30pm

3rd Thursday in the kitchen of the Derby Pendleton House

PRESERVATION ACTION • 5:30pm

4th Monday in the study in the Derby Pendleton House

PRESERVATION REVOLVING FUND

Call for meeting time and location

**FRIDAY
MAY 7TH
6:00 - 10:00**

WESTERN METAL SUPPLY BUILDING

**TERRACE RECEPTION
& TOUR OF THE BUILDING**

**AWARDS CEREMONY
TO FOLLOW AT FIELD LEVEL**

**ANNOUNCEMENT OF THE
ELEVEN MOST ENDANGERED**

2004 PEOPLE IN PRESERVATION

YOU ARE INVITED TO CELEBRATE THE INDIVIDUALS, ORGANIZATIONS AND PROJECTS WHOSE DEDICATION, DETERMINATION AND TIRELESS EFFORTS IN THE FIELD OF HISTORIC PRESERVATION ARE INVALUABLE TO PRESERVING SAN DIEGO'S HERITAGE

**MASTERS of CEREMONY
LYNNE CHRISTENSON & WELTON JONES**

**\$30 SOHO MEMBERS - \$40 NON-MEMBERS
RESERVATIONS ARE REQUIRED - NO TICKETS AT THE DOOR
RSVP BY MAY 6TH - (619) 297-9327**

DRESS WARM AND WEAR COMFORTABLE SHOES IF PLANNING TO TOUR

Beyond Left and Right Field

Message from the Executive Director

BRUCE COONS

With the opening of the new Padres BallPark it is a good time to evaluate how the landmark preservation agreement between SOHO, the National Trust, HRB, the Padres, CCDC and the City has worked out so far. As you will remember, this unprecedented, legally binding agreement called for the preservation of eleven historic buildings. It also created design guidelines for new in-fill construction and specific treatments for the historic buildings, required reconstruction of Station "A", required nomination of the area as a historic district, and created a Preservation Advisory Group to oversee the implementation of the agreement.

Those of you who have attended games at the new ballpark can attest to the fact that the Western Metal Supply building is certainly the centerpiece and focal point of this project. From the stands you can see nine of the historic buildings affected by the agreement and the site on which the once and future Station "A" will rise again. I am very pleased to see all of these buildings still here, exuding their character and ambience amid all the new construction and lending depth and interest to our downtown. It is especially poignant to see them, as all of these buildings were threatened with destruction just a few years ago.

As for the agreement, the Padres organization has more than lived up to their promises in this ongoing process. Their commitment has been maintained through personnel changes and numerous pressures from the many forces surrounding the ballpark issues. The treatment plan for the Western Metal building is more than 95% complete, and it is just waiting for tenant improvements to be 100% finished. The Showley Brothers Candy Factory has been moved to its prominent new location on the edge of the "Park at the Park" and is waiting its turn to have its treatment plan implemented. The plan calls for a full exterior restoration. The move of the building was one of the largest of its type ever to have occurred in the United States. The historic survey has been completed and the nomination of the historic district is nearing completion for submission to the HRB.

The Preservation Advisory Group meets regularly to review the plans for the rest of the buildings and all other items related to the agreement. It may come as a surprise to some of you that the Padres have been completely honest in all of their dealings with us, even early on when we had severe disagreements.

In the beginning, we had many expectations and hopes related to this agreement. Some of these, given past history, we had no real reason to expect would happen in San Diego. They were still worth a try. For example, one would expect that when reasonable people adopt the concept that incorporating historic buildings into a development is a good thing, reasonable efforts would be



Photo Bruce Coons

made to preserve those buildings' historic character. It was better than that. The same professionals who once opposed the imposition of design guidelines for the new infill construction ended up creating a set of guidelines which, with minor changes, were compatible with the historic buildings.

For San Diego, this agreement between preservationists, city officials and developers has fostered much cooperation in other areas too many to enumerate here. The gains in perceived credibility and respect for all concerned cannot be underestimated and reflect positively on all the participants. Is it all a bed of roses? Not quite. There are major problems with the private owner of Rosario Hall that may lead to litigation, and now that Walter Rask has departed CCDC we may have a loss of momentum and commitment to the agreement. All and all this agreement has been very very good for historic preservation in San Diego. Good for the City now and in the future and good for the Padres too.

The ballpark itself turned out to be more beautiful than I thought it would, and from what I've heard, probably more beautiful than anyone else thought except maybe the architect Antoine Predock. Everyone involved agrees the project is significantly better due to incorporation of the historic buildings and other elements of the agreement.

Has the character of San Diego been irrevocably changed? Absolutely. Did we preserve a very significant portion of our past for the future in the largest preservation agreement in San Diego history? Beyond doubt. How is this all going to play out and what will future generations think about what we have done? Only time will tell. Maybe the ballpark will be the subject of a preservation effort 50 years from now. It could happen.

Coastal Commission Rejects Extension of Border Triple Fence

Congressman Calls for Federal Override

WILLIAM DOYLE

On February 18, 2004 the California Coastal Commission unanimously found that the plan by the U.S. Bureau of Customs and Border Protection (CBP) to complete the final 3.5 miles of a triple-fenced security zone at the U.S.-Mexico border is inconsistent with the federal Coastal Zone Management Act. The final 3.5 miles run from just west of the international Wastewater Treatment Plant to the Pacific Ocean, and include the Border Highland area and Border Field State Park. The 10-member commission and staff found that extension of the triple-fenced security zone into this area would be environmentally damaging.

The commission took exception to the Border Patrol's plan to create a 165-foot-tall, half-mile-long earthen bridge across Smuggler's Gulch, a deep canyon east of Border Field. This cut-and-fill operation would involve moving 2 million cubic yards of soil from the adjacent landscape. The commission was also concerned that erosion of the denuded border zone and earthen bridge could harm the federally protected Tijuana River National Estuary. The U.S. Fish and Wildlife Service also opposed this massive fill.

Border Patrol officials insisted that the triple-fence zone is needed to deter illegal border crossings and to protect its agents. This zone would consist of a new 14-foot-tall perforated steel fence about 130 feet north of the existing fence. The new fence would tilt at the top to deter climbers. High-speed patrol roads would be paved on both sides of this second fence. The third fence of 8-foot high chain-link would be built north of the second fence to keep the public out and to keep the Border Field agents from driving off sheer slopes. Included in this zone would be lights, sensors, cameras, and related infrastructure.

Republican Congressman Duncan Hunter has pushed for this project for more than a decade. He said that this project is needed to deter drug smugglers, reduce illegal immigration, and prevent terrorists from reaching San Diego's defense facilities. An aerial photo of the border area that he displayed showed many trails that he said were caused by illegal immigrants. He said that it would take up to a hundred years for nature to restore itself in the area. Hunter opined that the triple-fence project would actually protect the environment by preventing these trails from being created across the border.

A number of people from environmental and preservation groups spoke in opposition to this project. Save Our Heritage Organisation (SOHO) placed Border Field State Park on its Most Endangered list in 2002. SOHO is concerned that the triple-fence project would endanger the entire cultural and environmental landscape at this international setting. It could also harm numerous 7,000-year-old archaeological sites in the area.

William Doyle, representing SOHO before the commission, said "This triple-fence project would denude a swath of vegetation about the width of a six-lane freeway. It would cut across a habitat preserve included in the Multiple Species Conservation Program, a system of interconnected



Endless fields of purple statice grow amid varied grasses; the marsh stretches out to the Pacific.

open-space areas established by the federal and state governments. The project would also endanger the Tijuana River Estuary, one of the few salt marshes remaining in Southern California. This estuary is an essential breeding, feeding, nesting ground, and stopover point for over 370 species of migratory and native birds, including six endangered species. Another area of concern is the historic Boundary Marker Number 258 (originally the first border marker). It was made from Italian marble, shipped around Cape Horn in pieces, and placed on site on June 16, 1851 to mark the boundary between the United States and Mexico. In 1971 First Lady Pat Nixon dedicated 396 acres around this monument as Friendship Park. (After the tree planting ceremony and formal presentation, Mrs. Nixon ordered a section of the border fence cut, and she greeted, embraced, and kissed Mexican children who had been clamoring for her attention. "I hope there won't be a fence here too long", she said.) The placement of the triple-fence could further jeopardize the public's access to and enjoyment of this historic landmark."

SOHO member María Castillo-Curry also spoke before the commission about her concern that this project would negatively impact the inhabitants of Playas de Tijuana and would be an obstacle to friendship in this international area.

Speaking to reporters, Duncan Hunter said that a rejection by the commission would be "nutty" and that he would work vigorously to overturn it. On March 1, 2004, Hunter requested a federal waiver to override the Coastal Commission's decision. He said, "Since the Coastal Commission is denying our right to build the fence, we are asking the Bush administration to issue a waiver that will allow us to build it."

Coastal Commission Chairman Mike Reilly said, "This is not a surprise, and certainly Congressman Hunter has invested in that project for a number of years. It's his baby, but we're more interested in hearing from the Border Patrol." (Chairman Reilly is interested in knowing whether the Border Patrol wants to reconsider its rejection of the Coastal Commission's staff recommendations and thereby avoid destruction of a multimillion-dollar habitat preserve).

Asa Hutchinson, the undersecretary for Border Transportation Security in the Department of Homeland Security, said the triple-fence project is needed to improve border security and discourage illegal immigration. "It does need to be completed," she said during a news conference at North Island Naval Air Station. The Department of Homeland Security could ignore the ruling, which could force the commission to try to halt the project by obtaining an injunction in federal court. *(Continued on next page)*

(continued from previous page) Commissioner John S. Woolley welcomed the fight and said, "For those individuals who wish to pursue this in other venues I wish them Godspeed. That's what this nation needs to press so we don't run amuck with the kind of laws the Homeland Security Act may provide."

President Bush could ultimately override any such injunction on grounds of national security. He could also issue a federal waiver to override the Coastal Commission's rejection of the triple fence at the border.

Call For Action:

Write to Governor Arnold Schwarzenegger and ask him to support the California Coastal Commission's decision to protect our coast from the border triple-fence extension project.

Write to President George W. Bush and let him know that a triple fence into Border Field State Park would damage the environment and the spirit of friendship between the United States and Mexico. If anything, he should re-dedicate this area as an International Friendship Park.

Contacting the Governor:

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Fax: 916-445-4633
governor@governor.ca.gov

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Quotes in the above article appeared on SignOnSanDiego.com in articles written by Seth Hettena/ Associated Press, Terry Rodgers/ Union-Tribune, Marisa Taylor/ Union-Tribune, and Janine Zuniga/Staff Writer.



The original 1851 border marker split down the middle by the border fence.

Historic Preservation and Transportation Agencies Find Common Ground to Safeguard America's Heritage

Washington, DC (February 5, 2004) - Capping a long battle to save Section 4(f), the strongest legislative protection for historic places, Richard Moe, president of the National Trust for Historic Preservation, today announced that an agreement had been reached between the Trust and the American Association of State Highway and Transportation Officials. With the help of Senator George V. Voinovich (R-OH) and the Ohio Department of Transportation, an amendment has been developed that would streamline preservation reviews of transportation projects while continuing to protect historic places.

The 1966 Department of Transportation Act included Section 4(f) to require transportation officials to give paramount consideration to the protection of historic properties in planning their projects. This amendment would ensure that Section 4(f) works effectively to avoid potential harm to historic properties, while encouraging transportation officials and historic preservation agencies to work together to reduce bureaucratic paperwork for projects with truly minimal impacts on historic places. The amendment would not apply to transportation projects that adversely affect historic places and would leave fully intact the strong standards of protection for historic places that transportation law presently provides. The foundation for this agreement was laid in during a major transportation and historic preservation conference in Lexington, Kentucky in June of 2002.

Since becoming law in 1966 Section 4(f) has stopped plans for highways that would have severed the Mississippi riverfront from the historic French Quarter of New Orleans, devastated Overton Park in Memphis, Tennessee, and protected countless other historic places and neighborhoods from being bulldozed. The law enabled citizens in Baltimore to persuade officials to build a tunnel under Baltimore harbor instead of a massive bridge that would have loomed above Fort McHenry, birthplace of our national anthem, and destroyed thousands of homes in neighborhoods throughout the area.

Milford Wayne Donaldson Appointed as State Historic Preservation Officer

A long-time supporter of SOHO, Wayne Donaldson is a Lifetime Member of our organization and an ardent voice for historic preservation. On April 7, Wayne was appointed as State Historic Preservation Officer. SOHO believes Wayne to be the best person that could have been chosen for this position, and we are very pleased with the governor's choice.

Since 1978, Milford Wayne Donaldson has served as president of Architect Milford Wayne Donaldson, FAIA, a firm specializing in historic renovation and preservation and adaptive reuse of existing structures.

Mr. Donaldson's extensive experience includes the practice and the instruction of architecture. From 1976 to 1984, he was an instructor of architecture at Southwestern Community College. From 1972 to 1978, he was an associate architect for Moser Drew Watson, AIA, and from 1969 to 1970 he was an instructor in architecture at California Polytechnic State University, San Luis Obispo.

He is licensed to practice architecture in California, Nevada, and Arizona. He holds a certified license from the National Council of Architectural Registration Boards. He is affiliated with several historical and preservation organizations including the Historic State Capitol Commission, the National Trust for Historic Preservation, the Building Standards Commission, and the State Historic Resources Commission.

Mr. Donaldson holds a Bachelor of Science in Architecture and a Bachelor of Science in Engineering from California Polytechnic State University, San Luis Obispo. He received a Master of Science in Architecture from University of Strathclyde, Scotland, and a Master of Arts in History from University of California, San Diego.

Although San Diego stands to lose an architect who did much for historic preservation locally, the state gains a State Historic Preservation Officer with a wealth of experience, wide-ranging training and a demonstrated dedication to historic preservation. We congratulate him on his appointment and wish him well in this new venture!

About the Position

The State Historic Preservation Officer is responsible for the operation and management of the Office of Historic Preservation, as well as long range preservation planning. The Governor appoints the SHPO, in consultation with the State Historical Resources Commission and the Director of the Department of Parks and Recreation.

The SHPO assists the Commission in accomplishing its goals and duties by developing and administering a program of public information, education, training, and technical assistance. The SHPO also serves as Executive Secretary to the Commission and is responsible for developing an administrative framework for the Commission and implementing the Commission's preservation programs and priorities.

her • i • tage

Anything from the past that has meaning or value for the present and the future; something that is passed down from preceding generations.

After 25 years of leadership in the field of architecture and historic preservation, Architect Milford Wayne Donaldson, FAIA is changing their name to Heritage Architecture & Planning. Founder and President Wayne Donaldson, FAIA has been named as California's new State Historic Preservation Officer (SHPO) and is moving to Sacramento to continue his career dedicated to restoring and protecting historical resources. Wayne has sold his interest in the firm to his longtime senior staff. The seven new Principals of Heritage Architecture & Planning are David Marshall, AIA; Brian Rickling; Eileen Magno; Stuart Sawasaki; Joy Perez; Curtis Drake; and Carmen Pauli.

The name Heritage reflects the firm's respect for the past as well as a vision for the future. Heritage Architecture & Planning will continue the architectural legacy started in 1978 by Wayne Donaldson, when preservation was still a new concept.

Tecate Depot Mystery Solved

In October of 2003 SOHO posted a reward of \$250.00 for anyone who could prove beyond a shadow of a doubt who the architect was on the Tecate Depot and the year of construction.

Two architects were suspects; Eugene Hoffman who has a vast body of work involving John D. Spreckels, the Hotel Del Coronado, etc.; and John Lloyd Wright, son of Frank Lloyd Wright who also commanded a great body of work predominately residential. Historians on both sides of the border were stymied on this one. SOHO received many theories but none that could be proven.

San Diego Archeologist Susan Walters was working on an unrelated project when she came upon a San Diego Union article about the Tecate Depot and its architect William H. Wheeler!! Thanks to Susan's sharp eye a major mystery is solved.

CALENDAR OF EVENTS 2 • 0 • 0 • 4

Because of construction delays the date of the grand reopening of the SOHO Museum Shop will be announced via email and mailer.

May

3-9 National Preservation Week
7 People in Preservation Awards

Summer

To be announced Bungalow Court Tour
To be announced Requa Walking Tour

September

26 Annual Membership Meeting
To be announced San Diego Modernism Weekend

October

14-31 Halloween at the Whaleys

December

17 Holiday Party

Did You Know...

Like other non-profits, SOHO depends on its members and others who support our work. SOHO is funded through memberships, donations and our fundraisers. We have grown tenfold in just the last few years, and developed new educational programs and events, but we still sometimes struggle with basic needs. We are in need of computers and other technical equipment. If you have already helped thank you! If you can help at this time please do.

You can now donate on line through the secure server of Paypal. If you wish for your donation to go to a specific need or fund just specify that. So be sure to keep us in mind and know that your donation is truly appreciated and put to good use.

Wanted:

Macintosh 12" PowerBook G4 \$1600

Epson 811p LCD projector \$2700

M E M B E R S H I P A P P L I C A T I O N

I want to help preserve the historical resources of San Diego by joining SOHO at the following Membership level.

- ☐ \$15 Student ☐ \$30 Individual or Family ☐ \$50 Professional
☐ \$100 Executive ☐ \$250 Benefactor ☐ \$1000 Lifetime

Please complete this form and send it with your payment to SOHO, 2476 San Diego Avenue, San Diego CA 92110

Please charge my Visa ☐ MasterCard ☐

Card Number _____ Exp. date _____

Name as it appears on card: _____

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Address _____

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Phone _____ e-mail _____

Please extend my membership for another year. ☐

In addition, I am making a tax deductible contribution of \$_____ to the Preservation Revolving Fund, to be used to purchase and preserve endangered historic properties.

What SOHO events would you like to help with? ☐ Tours ☐ Whaley House ☐ Office ☐ Membership ☐ Workshops ☐ Other Events

Remember Someone Special with a SOHO

Membership

Please send a one-year gift membership to the person named below. A gift card will be sent to your recipient.

Recipient: _____

Address: _____

City, State Zip _____

Membership Includes

- ◆ Free admission to Whaley House Museum
- ◆ *Reflections* Newsletter Quarterly subscription
- ◆ 10% discount on Museum Shop items
- ◆ Advance notice & discounts to lectures, special events, & tours
- ◆ Invitations to special receptions & events
- ◆ Participation in volunteer programs

Save Our Heritage Organisation is a 501 (c)(3) non-profit organization

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SOHO would like to acknowledge the following for their contributions.

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Geraldo & Scarrain Gomes
Dinah Graham
Barbara Haider
Helen Hatfield
Scott & Johanna Hatlestad
Bob & Jan Hawken
Jeanne Hermanson
Judy Hodges
Margaret Hollins
Cora Humberson
Mary Lynn Hyde
Parker Jackson
Judy Jeffery
Kathy Jones
Kathleen Kaiser

Rory Keating
Patricia Keller
Nikki King
Robert Krinsky
Merle Lambeth
Carol Larner
Tony Lees
Sue Lindsay
Lisa Lipschitz
Kathleen Lovell
Caro MacPherson
Peter Manley
Tom McCoy
Ward Smith & Bibi Medina
Andrea Medina-Smith
Allegra & Asella Medina-Smith
Alan Michaelis
Stephan Miller
Joseph & Karen Moore
Lorrie Moore
Jim Newcomb
Judith O'Boyle
John & Virginia Olive
Janet Ontko
Ron & Sue Pondrom
Jane Powell
Margaret Price
William & Debbie Quillin
Wendi Reed
Stewart & Madeleine Reid
David Riber
Curt & Beckie Rice
Anthony & Tami Ricks
Roberta Ripare Hi-Shultz
Henry Romero
George & Jennifer Rothrock
Don Russel
Kelley Saunders
Eleanor Schubert
Bill & Astrid Shannon
David & Anita Shaw
Don & Linda Sherwood
Mike & Sharon Singleton
Richard & Merrilee Sinkin
Steve & Terri Skwarlo
Patricia Spann
Dennis, Garrett & Lori Stainbrook
Don & Linda Stoutter
Robert Trout
Rudy Vaca
Kevin Whaley
Amanda Williams
Sandy Woodhouse
James & Pamela Wyatt
Patricia Zirkle

Student

Lauren Boros
Darcy DeMarco
Carolyn Keith Steinhart

Ladies & Gentlemen of the 1860's-Clothing & Culture

Whaley House Period Clothing Program

DAVID SWARENS



Thomas Whaley's silk vest, dated to circa 1845-'55 by consultants at the conference. This is when Mr. Whaley first came to California, and predates the construction of his brick mansion in San Diego.

In early March I attended the tenth annual "Ladies and Gentlemen of the 1860s" conference in Harrisburg, Pennsylvania. The conference focus was the everyday life of mid-19th Century America, with special attention to clothing and culture. Information given was both specific and general, as well as theoretical and practical.

Clothing for work, leisure (the "Devil's workshop"), and dress were examined, with session topics ranging from variations in women's sleeve styles in the period to men's coats, vests, and cravats. The "stuff" of life, material culture and social life were also discussed. Participants had ready access to hundreds of original historic garments, with much of this selection changing with each day of the event.

I had the opportunity to meet and make a connection with experts and authorities, many of whom were already familiar through their writings and publications. I met Juanita Leisch ("Who Wore What"), Sandra Altman (Past Patterns), Bill Christen ("The Watchdog" and the Aurora collection) and Jon Isaacson. They are now much more than "names" to me, and are truly resources.

Over the past year we have been developing a period clothing program for the docents at the Whaley House Museum operated by SOHO. (Remember that free admission to the museum is one of the many benefits of your SOHO membership!). As we strive to return the interiors to a mid-19th Century look, with a focus on the later 1860s when the Whaleys returned to the home following the Civil War, we also would like to interpret the people of that time. We would like our guests to pass through a portal into another time, and leave with a deeper understanding of the Whaleys, their community, and the world in which they lived. The conference provided us with many tools with which to address this formidable task!

A notebook of conference photos will be available for review at the SOHO office in the Derby Pendleton House on the grounds of the Whaley House. Please call (619) 297-9327 if you would like to arrange access to this material.



Your correspondent (left) with conference associates in Harrisburg.

Grants & Donations to the Whaley House

Thank You!

County Supervisor Ron Roberts awards \$25,000 grant to continue the decorative treatment restoration phase of the Whaley House!

On a recent tour of the museum, Supervisor Roberts was very pleased to see the significant progress made in the restoration and has encouraged us to continue the good work. These funds will allow us to focus restoration work primarily on the dining room and to finish the courtroom. Supervisor Roberts has been an ardent supporter of this County Park. It is a pleasure to see the personal interest he takes in the history of the site and the support he provides for our goal of continuing to develop the Whaley House and its grounds as an educational site.

\$5,000 goes a long way in the Whaley House Museum grounds!

That is exactly what Nancy Lemann hoped for when she contributed that sum to help us complete the restoration of the gardens. Nancy, who now resides in Chevy Chase Maryland, was visiting the gardens when she noticed the need for a helping hand. These funds will be used to complete the gazebo area, the front of the Whaley House, and much, much more. Thank you, Nancy. Thousands of people each year will enjoy the beautiful gardens that result from your donation. Completing the Whaley House grounds helps us reach our goal to create an educational guide that visitors can use to learn and to understand some of the early horticultural history of the area.

Volunteer Today at the Whaley House

Visitors to the Thomas Whaley House Museum are independent, well-educated travelers who find in San Diego an environment rich in history and culture. The museum is an attraction that is interesting from not only the paranormal perspective which it is world famous for, but even more so from a cultural and historic view. Volunteer docents in the museum greet each visitor and give them a brief background of the house and its occupants and how San Diegans lived in the Victorian era. As they relate the stories of the Whaley's and early San Diego, the visitors get an insight into how the fabric of our communities have been shaped by these pioneer families.

We are now in the process of recruiting docents and are looking for persons who like people and are willing to visit and converse with them. We ask for 4-hour shifts and are open 10 to 4:30 daily except for Tuesdays.

The museum provides not only an enriching experience for tourists, but for local residents as well. Approximately 35% of our visitors are residents of San Diego. Many docents have been surprised with meeting old friends and family right here in the museum. Volunteers enjoy earned memberships, discounts, a quarterly publication, special events, new friends, and much more!

Skills required: Enthusiasm and flexibility with an interest in San Diego History, Historic preservation, architecture, and/or interior design.

Application submittal: Please download, print and mail or fax the docent application form found at www.whaleyhouse.org or call and we will mail you a form. You will be called for a brief interview and then asked to come in for a more in depth interview with our Volunteer Coordinator.

Training: Reading material is provided for self-study. We then require three weeks of training one on one with a senior docent before you begin your regular docent schedule. Docent meetings are on a continual six-week rotation.



Some of our faithful Whaley House docents

Gifts of Real Estate to SOHO

BARRY E. HAGER

Looking for ways to reduce your taxes and support the cause of historic preservation? Consider a gift of real estate to SOHO.

Real estate, such as residential or commercial property, vacation homes, farms or even vacant land can be donated to SOHO. There are many ways to donate real property to SOHO and realize valuable tax benefits, often during the same year the gift is made. A gift of appreciated real estate to SOHO includes several advantages to the donor. Here are some ways to make gifts and realize tax benefits:

(1) Present Gifts of Real Property

By making a present gift of real property to SOHO, the donor can take advantage of an immediate charitable donation deduction for the full fair market value of the property donated. For appreciated property, which will include almost any property held by the donor for some period of time, the donor will avoid any capital gains tax on the property, while still receiving the donation deduction for the full value of the property, up to 30% of adjusted gross income of the donor for the year of the donation. This can be a powerful tax savings tool for individuals in higher income brackets. For income producing property, the donor can avoid recapture of depreciation which usually occurs during a traditional sales transaction. Gifts can be made of the entire property or of an undivided interest in less than 100% of the property, where the donor retains some percentage of the property.

(2) "Deferred" Gifts of Real Property

Another type of gift to consider is a "deferred" present gift, where the donor grants a remainder interest in real property to SOHO, still obtaining a deduction, but retaining a "life estate" interest in the property. This will allow the donor or a family member to continue living in or using the property until the death of the individual holding the life estate interest.

(3) Bequests in Wills and Trusts

Yet another way to give real estate to SOHO is by way of a bequests in wills or revocable trusts, which are probably the simplest and most familiar form of planned giving. A bequest in a will or trust will not tie up the asset during the lifetime of the donor, but will also not result in immediate tax savings. However, gifts of real estate to SOHO made by way of wills or trusts are not subject to estate taxes, and thus can reduce the donor's estate tax liability.

You may wish to seek the advice of your estate planning attorney or tax professional before choosing which type of gift works best for you.

Spanish Revival Addition Enlivens Annual Craftsman Weekend

Proving that San Diegans appreciate great architecture and timeless design when offered the chance to experience them, the Craftsman-Spanish Revival Weekend met all expectations and then some! Even as the weekend drew loyal Craftsman fans, the interest shown with the addition of Spanish Revival was very strong. Event registration staff reported that time and time again callers thanked SOHO for expanding the event to include it. In a region rich with lovely examples of Craftsman and Spanish Revival architecture, the time had come to include Spanish Revival in our annual celebration of early 20th century architecture.

The weekend's expansion inspired the addition of several new events to the weekend's line-up, including special architectural tours on Saturday morning. The Requa walking tour of Coronado was as big a hit as anticipated. Tour goers were delighted by tour guide **Parker H. Jackson's** wealth of knowledge about and interest in the work of architect Richard Requa. The combination of the walking tour and Mr. Jackson's lecture later in the day created a groundswell of interest in Richard Requa. Attendee **Kim Grant**, a local architect, commented that if this tour and lecture were repeated the very next day, she would do it again, it was so gratifying for her. Many such sentiments were shared! With the outstanding success of this tour, we are planning another tour this summer.



William A. Gunn house, 1924-25, on the Requa Walking Tour

Equally popular, the newly created bungalow court bus tour delighted attendees. Returning to the Community Concourse at the tour's conclusion, attendees expressed their enjoyment of the morning. This special tour was developed and led by **Bonnie Poppe**. Complementing the architectural tour was author and designer **Paul Duchscherer's** afternoon lecture on this most charming of architectural styles. Lecture attendee **Kerri Klein** said she and husband **Mark Wiesner** left the Requa lecture and the bungalow court lecture wanting to own a Requa and a court! That sentiment was certainly shared by many. For those who missed a chance to attend this tour, another bungalow court tour is being planned for the summer as well.



Donna Montag of Montag's Mission Oak, photo courtesy the Collector

And speaking of the lectures, they were well attended with some of the strongest attendance we have seen in past years. The daylong series offered seven lectures, and the positive response was a good indication of what San Diegans want. They want to learn more and will take in as much information as we can give them. Noted!

Each year the Show & Sale simply gets better and larger. With the highest quality of dealers to date and with more antique and art dealers in attendance, this portion of the weekend is beginning to take on a life of its own, even apart from all the other fabulous activities offered over the weekend. The variety and quality of art, furnishings, and decorative items in every price range was just fantastic.

An additional treat for attendees of the Show & Sale was the ephemera exhibition. This was such a hit that many of you have asked us to do it again next year. We thank the collectors for sharing their passion with us. This special display inspired both



Unique Moorish influenced court on the Bungalow Court Tour

amazement of the prolific nature of memorabilia and countless questions to our collectors. Three of the collectors, **Bruce Coons**, **Erik Hanson**, and **Christopher Pro**, were on hand much of the weekend to answer questions. Our ephemera docents did a great job as well. Thanks to all of the aforementioned collectors along with **David Marshall**, **David Swarens**, and **Vykki Mende Gray**. We know a lot of time was put forth, and their efforts were appreciated.

Saturday night's historic home tour capped our weekend's new events! The evening home tour was comprised of three homes in Mission Hills, all within a short walk of each other. It was a success by all counts. As tour goers **William Doyle** and **Lawrence Ko** commented, "Wow, to see these homes at night is so different. It is just magical!" The immense full moon certainly enhanced that feeling, prompting more than one guest to say that SOHO had provided the ultimate accessory for the evening! This tour was in benefit of the Mission Hills/Ft. Stockton proposed historic district, and SOHO was proud to sponsor this event in support of their efforts.

Sunday's grand finale historic home tour was a very grand finale indeed! Visitors were taken with the variety of homes and with homeowners' individual styles. The home of **Rich Bellows** and wife **Erin Matthews** was testimony to the charming results that can be accomplished through a major hands-on restoration. With spectacular canyon views and five floors to stroll through, the English Craftsman-style home on Lyndon Road was a real favorite for many. The wonderful Mission Revival on Ft. Stockton, the Spanish Revival on Altamirano, which featured a cathedral ceiling and original tiled stairway to the balcony over the living room, were much admired. The Japanese-inspired garden and architectural details at the Trias Street bungalow and the magnificence of the architect-designed Spanish Revival mansion on Miller Street provided counterpoints to the range of design and details to be found in San Diego. It was a great tour with both styles of Craftsman and Spanish Revival well represented. We thank all of our homeowners for allowing us to showcase their beautiful homes.

As our members are well aware, it takes many dedicated volunteers to carry off such an event. 130 volunteers! That's what it took to make the weekend the great success it was. How do we say thank you enough? Volunteers, please know that you truly are the reason SOHO can accomplish so much. Thanks also go to our wonderful staff and supportive board of directors.

By adding new events and expanding popular features, the Craftsman-Spanish Revival Weekend appealed to an even larger group of old house enthusiasts who appreciate the need to protect and celebrate these fine examples of San Diego's architectural heritage. Thank you to all that attended. This is our largest fundraiser of the year, and your support aids SOHO in meeting our goal of preservation through education. Thank you!

Note: For those of you who want to get even more involved, the Craftsman-Spanish Revival committee is a sub-committee of our Events & Education committee. This sub-committee needs a few more volunteers who can dedicate the time for monthly meetings and who can also take leadership roles during the weekend itself. If you are interested, let us know.

Hillcrest Medical Center

Deems & Martin c.1964

KEITH YORK

Originally photographed by Julius Shulman. This building has already been re-painted in the wrong color, landscaping destroyed, lobby-level garden and water feature destroyed, and now the renovations. Very sad. Deems Lewis & Martin were likely (next to Hope, Wheeler, and Sadler) the best modernist firm in San Diego that did large public commercial commissions.



Interior of one of the Craftsman homes on the Historic Home Tour

INCENTIVES! Cliffs Notes for Tax Credits

April brings showers - and thoughts of taxes. If you've ever wondered what it takes to qualify a historic building rehab project for a Federal tax credit but been daunted by the complexity, a new tool can help you out.

I N C E N T I V E S !
<http://www2.cr.nps.gov/tps/tax/incentives/> is an online guide created by the National Park Service to introduce historic building owners, preservation consultants, community officials, architects and developers to the ins and outs of the 20 percent tax credit. The Website answers basic questions, provides general guidance on preparing and submitting application forms, documentation requirements, timing, reviews, and the overall decision-making process, and explains how to use the Secretary of the Interior's Standards for Rehabilitation.

Reprinted from Heritage News, monthly e-newsletter published by the National Park Service, NPS_HeritageNews@nps.gov

Join Us for the James Hubbell Homes Tour

Saturday, June 19th

10am - 5pm

For over 20 years, Jim and Anne Hubbell have invited the public to tour their unique home during an annual open house. In October of 2003, the Hubbell compound in Julian was damaged in the Cedar fire. As a result, the format of the 2004 Hubbell Home Tour has changed.

SOHO is a sponsor of this event when, for the first and only time, six owners of Hubbell-designed homes are inviting the public to enjoy the beauty and artistry of their one-of-a-kind residences throughout San Diego County during a one-day fundraising event on Saturday, June 19, Father's Day weekend. This year the tour will be a fundraising event in support of the rebuilding of the Ilan-Lael Foundation, a non-profit arts education foundation.

Please join this exclusive opportunity to tour these exceptional homes, celebrating the vision and work of James Hubbell. Tickets are \$40 per person, \$25 for students; 16 & under free. Order tickets on-line at HubbellandHubbell.com or call (619) 819-0250. If you purchase your tickets before May 15, your name will be automatically entered into the drawing for a painting.

If you would like to volunteer in preparation for the tour or on the day of the event call the number above or email hubbellopenhouse@yahoo.com.



La Jolla Guest House, La Jolla, California, 1991

Seven Key Benefits That Historic Preservation Offers

As detailed in the book by Steven Tiesdell: *Revitalizing Historic Urban Quarters*, Architectural Press, 1996.

1. Aesthetic value - "Old buildings and towns are valued because they are intrinsically beautiful, or because they have a scarcity value. In a world of rapid change, visible and tangible evidence of the past may also be valued for the sense of place and continuity it conveys."
2. Architectural diversity - "The aesthetic appeal of a historic place may result from the combination or juxtaposition of many buildings rather than the individual merits of any particular building."
3. Environmental diversity - "There is often a stimulating contrast between the human scale environment of a historic quarter or district and the monumental scale of the more modern central business district."
4. Functional diversity - "A diverse range of different types of space in buildings of varying ages, enables a mix of uses."
5. Resource value - "Whether beautiful, historic or just plain practical, buildings may be better used than replaced. The reuse of buildings constitutes the conservation of scarce resources, a reduction in the consumption of energy and materials in construction, and good resource management."
6. Continuity of cultural memory/heritage value - "Visible evidence of the past can contribute educationally to the cultural identity and memory of a particular people or place, giving meaning to the present by interpreting the past."
7. Economic and commercial value - "Historic buildings usually possess scarcity, which can present opportunities for tourism." Coupled with tax and other incentives the cost of utilizing them is often lower than for other alternatives.

ModCom Update

BILL LAWRENCE

At its first committee meeting, SOHO's Modern Committee ("ModCom") adopted as part of its preservation and educational goals the creation of a registry of "modern" architectural and cultural landmarks that will become the basis for future preservation efforts. As defined, SOHO's ModCom covers the "modern" period from the 1920's through the 1960's. To help us develop this registry, we are asking SOHO members and their friends to submit nominations. Nominations do not need to exceed the magic "forty-five-year" mark.

If you have nominations for incorporation into the registry, please contact SOHO's ModCom via email at modern@soho.org or via regular post to the SOHO office. Please provide as much information as possible concerning the property including address, year built, architect (if known), and current owners. Pictures help too. Please check your own San Diego County neighborhood. You may have a hidden (or not so hidden) gem just around the corner that we need to know about.

Changing Times

SOHO's ModCom has changed its meeting date and time. The committee will now meet the third Thursday of the month at 6:30pm in the Whaley House Complex.

Mission Hills Walking Tour

ALLEN HAZARD

Over 200 people showed up on a beautiful late January afternoon in Mission Hills for an engaging walking tour through the three proposed historic districts. The event was a sell-out and a second tour was quickly added for the next day (Super Bowl Sunday). Some people still had to be turned away!

Espresso Mio provided the walkers with bottled water and we were off to tour beautiful Craftsman, Prairie, Spanish Revival and other great historic homes in one of San Diego's finest older neighborhoods. As we walked on graceful streets lush with Kate Sessions's plantings, walkers learned to identify Nathan Rigdon Prairie-style homes ("Mission Hills boxes") and learned how prolific builder Morris Irvin contributed 125 beautiful homes over a twenty-year period. Walkers saw homes by such renowned architects and builders as William Hebbard, Frank Allen, Richard Requa, David Owen Dryden and Emmor Brooke Weaver. Tour participants also learned about some of the leading families and individuals who lived and built in Mission Hills in the early 20th century. Captain Thomas Rynning was one person discussed. He was a great frontiersman, Indian fighter, Rough Rider and close friend of Teddy Roosevelt. Another civic leader mentioned was master of funny road signs, R.E. "Pappy" Hazard. The tour walkers heard that Mission Hills was home to many important cultural icons, including Augusta Flintom who sang at the 1915 Panama California Exposition opening. We heard an interesting "urban legend" or two such as where Lana Turner and Jeff Chandler might have spent their wedding night and where Duke Ellington might have celebrated and entertained on his birthday.

There were even a few surprises along the way, such as viewing a quaint English garden backyard and a canyon backyard behind an incredible Emmor Brooke Weaver home. The walking tour highlighted restoration and the importance of preserving one of San Diego's oldest neighborhoods. All the docents were members of their respective proposed historic districts and this proved to be truly an insider walking tour. Homeowners contributed greatly to the facts and fiction that gave us a glimpse into this unique and historic community.

For more information regarding the historic districts in Mission Hills as well as other areas of San Diego, please follow the links on the SOHO website at www.sohosandiego.org.



Tourgoers in line for the Walking Tour; another tour was added for the next day after Saturday's tour quickly sold-out

Joys of Being a Docent at SOHO Home Tours

LINDA A. CANADA

In this age of instant messages, cell phones, and spam, it's nice to find a volunteer position that puts one face to face with real people! It is even nicer to find a job that lets you be in charge for a day...and then walk away with no further responsibilities! Let me describe some of the joys of being a docent.

If you are a person who enjoys learning new things, volunteering as a docent is a job for you. I cannot even begin to describe the unique (and sometimes completely useless) information I've gained from my many docent assignments. For example, I know why a member of the Jessop family was arrested in Del Mar (Because his bathing trunks didn't have a belt!); what the number of toes on a Chinese dragon signifies (Four toes: a commoner. Five toes: a member of the Emperor's family.); and where Victorian-era ladies bathed in San Diego (Saltwater bathhouses along the shores of the Bay).

Recently, I enjoyed being SOHO's head docent at one of the houses during the Craftsman-Spanish Revival Weekend. To the joy of learning about the history of this beautiful home, I added the pleasure of working with the owners.

One of the best parts of being a docent is meeting the other people who have volunteered. Of course, it doesn't hurt that SOHO takes great care of its docents! If you had been part of the docent team for the Craftsman-Spanish Revival Weekend, you would have received passes for the house tour (with front of the line privileges!), entry to the exhibit hall, and lots of reading material including a copy of San Diego Home/Garden Lifestyles magazine.

The next time you receive an email from SOHO requesting volunteers to be docents, give it a try. Meeting people, learning the facts, and telling the story are all part of the joys of being a docent.

Letter to the Editor

On behalf of the Preibisius family I would like to thank SOHO for including the Connell/Preibisius House on their Craftsman-Spanish Revival Weekend tour, Sunday, March 7. Henry Harms Preibisius, the architect and builder of the home, was my great-grandfather. It was a privilege for my family and I (three generations of the Preibisius family) to be able to walk through this magnificent example of his craftsmanship.

I would also like to thank the San Diego Home/Garden Lifestyles Magazine for including the excellent article and photographs of the home in the March 2004 issue.

I would especially like to thank Mary Ann and Robert Vinck for the beautiful job of restoration they have done on the home. I cannot help but think that "Grandpa Preibisius" would feel right at home if he were to walk into the house today and feel gratified that it has come into the hands of people who respect and appreciate his work.

Finally, I would like to express my family's thanks to Beth Montes, whose meticulous research resulted in the Connell/Preibisius House receiving the historic designation of Historic Resource Number 595. We are all very pleased that Henry Harms Preibisius has received this recognition as an early builder in San Diego, and an excellent craftsman and artist in his own right.

Sincerely,
Anita Preibisius Shaw

Congratulations to the Winners of "History Day in California" Students!!

SANDÉ LOLLIS



Representing SOHO, Alana Coons and I had the unique pleasure of participating in the awards segment of this year's "History Day in California," which is a statewide program sponsored by the Constitutional Rights Foundation and the California Department of Education in conjunction with National History Day. Now in its 21st year, History Day is a history-based learning experience for students from 4th to 12th grades.

Each year a theme is chosen as a focus for the entries, which includes local, state, American or world history and is the basis by which the quality of the entries are judged. The students are on their own to learn about their topic and apply that knowledge hands-on through their projects. Students may create historical papers, exhibits, original performances, documentaries, websites, support of the annual theme. This year's theme was "Exploration, Encounter, and Exchange in History."

Alana Coons, Sandé Lollis & winner Lauren Boros

County Board of Supervisors Chairwoman Dianne Jacob was on hand along with County History-Social Science Coordinator Laurie Mosier and History Day Coordinator Janet Mulder to present ribbons, certificates, and medals to honorable-mention and first-place winners. Hundreds of students, parents, and teachers, as well as representatives of other local organizations, were in attendance. Three hundred fifty students participated county-wide, and although the finalists were notified beforehand, no one knew until their names were called what place they had won. The room was filled with excitement; shrieks and gasps of surprise could be heard as each award was announced.

SOHO's own Historic Preservation Awards were presented to Lauren Boros and Ashley Walters of Oak Grove Middle School for their project, *Dusty Migrants Exploring a New Life, Encountering Hardship, Exchanging Heartache for Perseverance*, and to Koriayn Christensen & Alyssa Puppig of Rancho Buena Vista High School for their project, *Hustle and Bustle - Women's Clothing in the 1800's as it Reflected Their Place in Society*. Both projects that SOHO selected were also chosen as winners to go to the California State Finals in Sacramento, April 30-May 2, 2004.

Alana and I were very proud of all the efforts put forth by the students in some truly unique projects. It was an honor for SOHO to be called on to be a part of this annual event, and we are looking forward to furthering our involvement next year.



Dianne Jacob & winner Alyssa Puppig and posters in

Free "Arch in the Park" Family Event Saturday, May 15

In celebration of California's Archaeology Month in May, the San Diego County Archaeological Society will once again be offering a variety of archaeology related activities for the entire family. SOHO will be there with a booth and is participating along with other organizations for a great day in San Diego's back country at a wonderful historic site. This free event will take place from 10:00am until 4:00pm at the Los Peñasquitos Ranch House County Park.

The free "Arch in the Park" (pronounced 'ark' – short for archaeology) event offers learning and fun for the entire family:

- Meet archaeologists and find out how and why they analyze sites and artifacts
- Observe an actual archaeological excavation in progress
- Kids can participate in a mock excavation and enjoy educational games and crafts
- Join a tour through the historic Peñasquitos Adobe Ranch House
- Learn how stone tools are made

For more information on the society or programs, please contact 858-538-0935 or visit: www.sandiegoarchaeologicalsociety.com

Historic Landscape Concern

With springtime upon us our thoughts turn to the landscape. In San Diego our historic and cultural landscapes are seriously threatened with urban sprawl. Preservation and conservation of historic landscapes are a part of SOHO's mission and we urge all of you who share this concern to learn more about how you can help. What remains of San Diego's open back country is in serious peril from development. The following organizations all have websites that can help educate and inform us of what is epidemic across the nation.

Alliance for Historic Landscape Preservation
American Association of Botanical Gardens
The Centre for Landscape Research
Cultural Landscape Currents: NPS Historic Landscape Initiative
The Cultural Landscape Foundation
Garden History Links
Garden History Society
Institute for Cultural Landscape Studies
Internet Resources for Heritage Conservation, Archaeology, and Historic Preservation
IUCN/WCPA for Protected Landscapes
Library of American Landscape History

The Mission Hills Garden Club

At five years old the Mission Hills Garden Club is leaving its mark in our community. The club began as an offshoot of a garden walk coordinated by a group of people associated with the Mission Hills Business Association and now has a membership of 150 members.

The Garden Walk has grown each year in popularity and proceeds. We have donated close to \$50,000.00 to more than a dozen projects. Our projects this past year include: re-landscaping the tennis courts at Pioneer Park; a contribution of \$20,000.00 to landscape the four corners of the Washington and Goldfinch intersection re-design project; monies for purchase of garden books through Friends of Mission Hills Library with matching funds from San Diego Public Library; monies to the Gecko Garden maintained by the students of Grant Elementary School; funding an internship at Cuyamaca College Horticultural School; and landscaping at the Derby Pendleton House.

The Mission Hills Garden Walk titled *Cobble Walls and Canyon Rims* takes place on May 8th from 10am to 4pm. Celebrate Mother's Day while walking through some magnificent gardens in Mission Hills. This is a rain or shine event and requires a fair amount of walking. Grab your friend, your sunscreen or umbrella, a good pair of walking shoes and a bottle of water. The walk starts at Mission Hills Nursery. You don't have to begin right at 10am; wait a while for the crowd to take off then begin.

Tickets are \$15.00 in advance, \$20 on the day of event and are available now at Mission Hills Nursery, 1525 Fort Stockton Drive and Moose Creek Nursery, 2442 Alpine Blvd in Alpine.

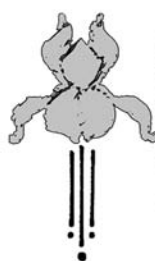
Old House Fair 2004 SOHO Returns the Reins to South Park Business Community

The 6th annual Old House Fair will be held by the **Community Business Association of South Park** on Saturday, June 12th from 10am to 7pm, at 30th and Beech Streets in Historic South Park. SOHO has turned this popular event back to the community. SOHO's role in keeping the event going for the last two years while the community readied itself to reclaim it, is now over.

The Community Business Association of South Park promises that this Old House Fair will be the best ever, with a new focus on children's events. It will also feature period music, a food court and so much more! SOHO will continue as a sponsor, and will have its popular "Ask the Experts" booth. SOHO's Museum Shop will be there for you to browse the latest in resource books.

The Historic Home Tour continues this year, and craftspeople and antique dealers will be there, to help you with your old house needs.

For all inquiries please call Community Business Association of South Park (619) 233-6679. Do not contact SOHO please, since we will not be taking reservations or have information to send out.



MISSION HILLS GARDEN WALK

**Cobble Walls &
Canyon Rims**

**Saturday
May 8, 2004**

10 a.m. to 4 p.m.

**\$15 in advance; \$20 day of event.
Free for children under age 12**

Tickets on Sale NOW at:

- Mission Hills Nursery, Mission Hills
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A Search for San Diego Courtyards

Doug Keister, photographer of over twenty books, a number of which feature homes in San Diego, is doing a book on Courtyards. The introduction will have an array of images including Bungalow courts, Courthouses, Cloisters, etc.

The main body of the book will feature residential courtyards and courtyard-like gardens. So what is he looking for? Basically, enclosed urban outdoor spaces that offer privacy and intimacy. Most will have some sort of water feature like a fountain, pond or even a birdbath. Most will not have a lawn. ALL will be enclosed on three or four sides. Even if the courtyard has been an addition to the house, it can qualify as long as it meets the criterion. What Doug wants to do is to show people what they can create and incorporate into their existing dwelling.

If you think your courtyard might be a candidate contact him at doug@keisterphoto.com or call (530) 892-1025, or write to:

Douglas Keister Photography
633 Orange Street Suite 5, Chico CA 95928

The Repair of Historic Wooden Windows

JOHN H. MYERS

Reprinted from The National Park Services Technical Preservation services for historic buildings.

Repairs to wooden windows are usually labor intensive and relatively uncomplicated. On small scale projects this allows the do-it-yourselfer to save money by repairing all or part of the windows. On larger projects it presents the opportunity for time and money which might otherwise be spent on the removal and replacement of existing windows, to be spent on repairs, subsequently saving all or part of the material cost of new window units. Regardless of the actual costs, or who performs the work, the evaluation process described earlier will provide the knowledge from which to specify an appropriate work program, establish the work element priorities, and identify the level of skill needed by the labor force.

The routine maintenance required to upgrade a window to "like new" condition normally includes the following steps: 1) some degree of interior and exterior paint removal, 2) removal and repair of sash (including reglazing where necessary), 3) repairs to the frame, 4) weatherstripping and reinstallation of the sash, and 5) repainting.

Historic windows have usually acquired many layers of paint over time. Removal of excess layers or peeling and flaking paint will facilitate operation of the window and restore the clarity of the original detailing. Some degree of paint removal is also necessary as a first step in the proper surface preparation for subsequent refinishing (if paint color analysis is desired it should be conducted prior to the onset of the paint removal). There are several safe and effective techniques for removing paint from wood, depending on the amount of paint to be removed.

Paint removal should begin on the interior frames, being careful to remove the paint from the interior stop and the parting bead, particularly along the seam where these stops meet the jamb. This can be accomplished by running a utility knife along the length of the seam, breaking the paint bond. It will then be much easier to remove the stop, the parting bead and the sash. The interior stop may be initially loosened from the sash side to avoid visible scarring of the wood and then gradually pried loose using a pair of putty knives, working up and down the stop in small increments. With the stop removed, the lower or interior sash may be withdrawn. The sash cords should be detached from the sides of the sash and their ends may be pinned with a nail or tied in a knot to prevent them from falling into the weight pocket.

Removal of the upper sash on double-hung units is similar but the parting bead, which holds it in place, is set into a groove in the center of the stile and is thinner and more delicate than the interior stop. After removing any paint along the seam, the parting bead should be carefully pried out and worked free in the same manner as the interior stop. The upper sash can be removed in the same manner as the lower one and both sash taken to a convenient work area (in order to remove the sash the interior stop and parting bead need only be removed from one side of the window). Window openings can be covered with polyethylene sheets or plywood sheathing while the sash are out for repair.

The sash can be stripped of paint using appropriate techniques, but if any heat treatment is used, the glass should be removed or protected from the sudden temperature change, which can cause breakage. An overlay of

aluminum foil on gypsum board or asbestos can protect the glass from such rapid temperature change. It is important to protect the glass because it may be historic and often adds character to the window. Deteriorated putty should be removed manually, taking care not to damage the wood along the rabbet. If the glass is to be removed, the glazing points, which hold the glass in place, can be extracted, and the panes numbered and removed for cleaning and reuse in the same openings. With the glass panes out, the remaining putty can be removed and the sash can be sanded, patched, and primed with a preservative primer. Hardened putty in the rabbets may be softened by heating with a soldering iron at the point of removal. Putty remaining on the glass may be softened by soaking the panes in linseed oil, and then removed with less risk of breaking the glass. Before reinstalling the glass, a bead of glazing compound or linseed oil putty should be laid around the rabbet to cushion and seal the glass. Glazing compound should only be used on wood, which has been brushed with linseed oil and primed with an oil based primer or paint. The pane is then pressed into place and the glazing points are pushed into the wood around the perimeter of the pane. The final glazing compound or putty is applied and beveled to complete the seal. The sash can be refinished as desired on the inside and painted on the outside as soon as a "skin" has formed on the putty, usually in 2 or 3 days. Exterior paint should cover the beveled glazing compound or putty and lap over onto the glass slightly to complete a weather-tight seal. After the proper curing times have elapsed for paint and putty, the sash will be ready for reinstallation.

While the sash are out of the frame, the condition of the wood in the jamb and sill can be evaluated. Repair and refinishing of the frame may proceed concurrently with repairs to the sash, taking advantage of the curing times for the paints and putty used on the sash. One of the most common work items is the replacement of the sash cords with new rope cords or with chains. The weight pocket is frequently accessible through a door on the face of the frame near the sill, but if no door exists, the trim on the interior face may be removed for access. Sash weights may be increased for easier window operation by elderly or handicapped persons. Additional repairs to the frame and sash may include consolidation or replacement of deteriorated wood. Techniques for these repairs are discussed in the following sections.

The operations just discussed summarize the efforts necessary to restore a window with minor deterioration to "like new" condition. The techniques can be applied by an unskilled person with minimal training and experience. To demonstrate the practicality of this approach, and photograph it, a Technical Preservation Services staff member repaired a wooden double-hung, two over two window which had been in service over ninety years. The wood was structurally sound but the window had one broken pane, many layers of paint, broken sash cords and inadequate, worn-out weatherstripping. The staff member found that the frame could be stripped of paint and the sash removed quite easily. Paint, putty and glass removal required about one hour for each sash, and the reglazing of both sash was accomplished in about one hour. Weather stripping of the sash and frame, replacement of the sash cords and reinstallation of the sash, parting bead, and stop required an hour and a half. These times refer only to individual operations; the entire process took several days due to the drying and curing times for putty, primer, and paint, however, work on other window units could have been in progress during these lag times.

Published by the federal government, these preservation briefs are a great source of assistance to owners and developers of historic buildings. Prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties.

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Florence Hotel, c.1887, photo courtesy Coons collection



April, 2004, a parking lot consumes the whole block.

The Florence Hotel, which was opened to the public January 24, 1884, was located in Florence Heights on Fir Street between 3rd and 4th. It boasted of indoor plumbing and offered views overlooking the bay. Demolished sometime circa 1950, now fifty plus years later it is a paid parking lot.