



2008
Volume 39, Issue 3/4

Save

OUR HERITAGE

Organisation



Character Matters

***Smart Growth - Or is it?
The Impact of Historic Districts
Most Endangered List of Historic Resources
People In Preservation Award Winners***

FROM THE EDITOR

SOHO Celebrates its 40th Year!

Join us in the commemoration of the 40th Anniversary of Save Our Heritage Organisation.

SOHO was founded on January 1, 1969. We will be celebrating the last 40 years of achievements with considerable pride looking forward to the future with confidence by building on the solid foundation provided by the experience gained during our first four decades.

SOHO has been controversial at times and the organization has more often than not been on the cutting edge, from embracing the modernism movement to explaining and defining how environmental, sustainable and smart growth issues all parallel historic preservation. And in some cases we have come up with unconventional solutions that have brought us great success.

There may have been a time when preservation was about saving an old building here and there, but those days are gone. Preservation is in the business of saving communities and the values they embody.

- Richard Moe, President, National Trust for Historic Preservation

It is appropriate at this time to acknowledge each individual member of SOHO, both new and old, the four decades of Presidents and Boards of Directors and the many volunteers who have all worked to make SOHO into one of the most formidable preservation advocacy voices in the country. While staffing at SOHO was limited and sporadic during its formative years, the last nine years have been witness to the hard-won stability of full-time staff; all of these people are to be congratulated. Also deserving of congratulations are our friends in the preservation field, such as the National Trust for Historic Preservation with whom SOHO is a local partner. It is important to also acknowledge our great relationships with people in the media who have all been so generous over the years in covering our preservation stories and SOHO events. We value all of our partnerships with other like-minded organizations, local governmental agencies, and businesses.

To all who have helped SOHO in every year and through each decade to achieve our great success and status, we wholeheartedly say thank you.

(Continued on page 57)

On the cover Spanish Revival home in Point Loma provides community character to the area. Photo by Bruce Coons



Board of Directors

Curtis Drake
President

Jaye Furlonger
Vice President

John Eisenhart
Secretary

Jessica McGee
Treasurer

Courtney Ann Coyle
Erik Hanson
Allen Hazard
Karen Huff-Willis
Peter Janopaul
John Oldenkamp
Sandor Shapery
Dan Soderberg
Mary Wendorf

Michael J. Kravcar
Ex Officio

Bruce Coons
Executive Director

Alana Coons
Senior Editor

Dean Glass
Sandé Lollis
Associate Editors

Production and Design
Alana Coons
Bruce Coons
Sandé Lollis

Online Production Director
Sandé Lollis

SOHO Founder
Robert Miles Parker, 1969

Save Our Heritage Organisation Publication, published since 1969.
To subscribe, comment or submit articles, visit sohosandiego.org or contact the editorial staff at Save Our Heritage Organisation, 2476 San Diego Avenue, San Diego CA 92110, (619) 297-9327, fax (619) 291-3576

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

Financial support is provided by City of San Diego Commission for Arts & Culture.



Save

OUR HERITAGE

Organisation

Courtyard of the House of Hospitality



- | | |
|--|--|
| 2 Most Endangered List
of Historic Resources | 36 People In Preservation Award
Winners |
| 6 Character Matters
by Ann Jarmusch | 44 Torrey Pines Gliderport
by Gary Fogel |
| 12 Smart Growth - or is it?
by Curtis Drake | 46 Edgemoor
The Historical Heart of Santee Under Attack
by Ambrosia O'Neil |
| 16 The Impact of Historic Districts
by Julie Kolb | 56 Annual Financial Report |
| 22 Washington Didn't Sleep Here
by Janet O'Dea & Allen Hazard | 58 Book Review
by Erik Hanson |
| 24 How to Research Your House
A Step-by-Step Guide | 64 Sherlock Homes • Speakers Bureau |
| 26 Preserving Community Character
by Allen A. Hazard & Janet O'Dea | 65 Holiday Party Invite |
| 32 Behind the Tuscany Craze
by Kristin Reichardt Kirwan | In Every Issue
Strength in Numbers • Reflections • Preservation Community
Calendar • Monthly Meetings • Lost San Diego |

Most Endangered List

It is a national policy to preserve for public use the objects, structures, and properties for the inspiration and benefit of the people. Historic properties across San Diego County are threatened to our quality of life.

1. California Theatre Heralded as the “Cathedral of the Motion Picture” when it opened in 1927, the Spanish Colonial Revival style single-screen theatre and office building is listed on the local Register of Historical Resources, although it has been shuttered and decaying for nearly twenty years. Ownership recently transferred to an out-of-town investment firm after the previous owners, another investment company, went bankrupt. The California’s opulent interior originally featured gold leaf ceilings, murals, a huge Wurlitzer organ, and seated 2200 film goers. Like the Balboa, the California desperately deserves its long-overdue second chance to shine after years of neglect and vandalism.



2. Edgemoor Hospital Peaceful and park-like, Edgemoor is listed as a Historic District on the California Register of Historical Resources. In addition to the individually-listed National Register Polo Barn, the site contains over twenty buildings. With the construction of a new Edgemoor Hospital underway, the County plans to demolish the majority of buildings while ignoring the site’s rich heritage, beautiful setting, and great potential as a valuable community resource. See page 46 for more details.



3. Glider Port Used by Charles Lindbergh and other pioneers of flight, the world-renowned Torrey Pines Gliderport is listed on the National Register of Historic Places and ranks in significance alongside the Wright Brothers’ Kitty Hawk airfield in North Carolina. UCSD, the owner of the property, plans to build an approximately 60 foot tall research lab within the boundaries of the designated site. The proposed building sits in the runway protection zone and approach surfaces and will put a functional end to the use of the Gliderport. See page 44 for more details.



se historic sites, buildings, and objects of national and regional significance
ple. - Historic Sites Act of 1935, United States Congress. Every year, many historic
eaten by demolition or neglect. Collectively, these properties contribute



4. Historic Neighborhoods The trend to demolish existing homes in long-established neighborhoods and communities to build out-of-scale “McMansions” and large condominium complexes is having a marked affect in areas recognized for their rich cultural history and architectural heritage. Without implementing and enforcing restrictions to protect neighborhoods, their livability and beauty will continue to erode at a startling pace. Adding to the challenge, Mayor Jerry Sanders’ current proposed changes to the application of the Mills Act threaten to bring this successful program to a functional end. The potential loss of the Mills Act, the primary incentive for homeowners to seek historical designation, will result in the loss of many of the places that matter to San Diegans.



5. Olivewood Women’s Club Currently boarded-up and threatened by impending demolition, the Olivewood Women’s Club is one of only 27 sites recognized for having local significance on the City of National City’s list of “Identified Historic Sites.” The original ca.1908-1911 Arts & Crafts style clubhouse is associated with two of our region’s most important pioneers, Warren C. and Flora M. Kimball, upon whose “Olivewood” property it was constructed. As a local landmark representing a notable aspect of the social development of National City and the lasting efforts of some of its early residents, the Olivewood Women’s Club is an important historical resource that should be preserved and restored.



6. Warner’s Ranch A National Historic landmark built in 1857 by Vicenta Carrillo, a prominent early Californio woman rancher, the adobe building sits in the middle of a huge expanse of open space, a setting virtually unchanged since the mid 19th century. In 2000, the owners, the Vista Irrigation District, matched funds from an anonymous donor to restore the house and to stabilize its historic barn. Unfortunately, the work was not adequate to prevent further damage to the building. It is feared that both the adobe and the barn will soon be lost if immediate action is not taken. SOHO is pursuing funds to restore this landmark of the American West.

7. Rancho Guejito An unparalleled, undisturbed Southern California historical landscape, the 22,000-plus acres encompass the least-spoiled segment of coastal California from the Mexican border to Santa Barbara, and boast early adobes, ruins of pioneering structures, and Native American archeological remains. It is the best, last, most intact and most important example of an original Mexican land grant. Despite long-stated commitments to protect the ranch, the owners have recently taken steps to begin its development. If this threat goes unchallenged, this vast historic resource could be supplanted by new planned communities with cookie-cutter style houses and ubiquitous “Anywheresville, USA” commercial centers.



8. Rural Cultural Landscape of Northern San Diego County SDG&E’s planned 1.3 billion dollar Sunrise Powerlink will cross Anza-Borrego Desert State Park to terminate a few miles from the coast. Critics say that the massive, imposing structure will do little to help the region meet California’s renewable energy requirements or to improve reliability. If allowed to proceed, the line will ruin the cultural landscape of one of the most pristine rural sections of the county, and will affect many historical and archaeological resources. The powerlink will affect many other untouched scenic and historic areas, including Warner’s Springs, one of the most important historical ranches in Southern California.



9. Red Roost & Red Rest Built in 1894, these two La Jolla Cove cottages have been listed on the National Register since the 1970s, but they have suffered greatly over the past 30 years. As the owners deliberately delay restoration and development plans, SOHO is now forced to contemplate a return to legal action before the owners succeed in destroying the buildings in order to proceed with an alternate plan that will adversely impact the Cove’s historic setting and the ability of the La Jolla community to convey a key visual aspect of its unique past.





10. Spreckels Mansion A proposed façade remodel to the John D. Spreckels “Beach Cottage” Residence threatens one of Coronado’s most important, most prominent and most intact historic residences. If the butchering is allowed to proceed, not only will it ruin a local architectural icon, it will set a dangerous and irreversible precedent that will open the floodgates for literally any alteration to any historic resource within the city. The changes do not conform to the Secretary of the Interior’s Standards or honor the spirit of the Mills Act. Incomprehensibly, the City of Coronado Historic Resource Commission approved the desecration. Their decision has been since sent to the City Council on appeal. Update: a less damaging, reduced impact project has been approved. An appeal is now being considered.



11. Tourist Hotel Built in 1888, the Tourist Hotel on Market Street is the last two-story wooden Victorian era Italianate style hotel in San Diego. It is listed on the local Register of Historical Resources for its historic architectural style and association with the commercial development of downtown. Despite its significance Center City Development Corporation has approved a redevelopment plan that would see the construction of a large-scale, mixed-used commercial and residential building on its site. The plan proposes to demolish the majority of the building while physically incorporating its exterior walls into the façade of the new structure. This would be an abomination and is contrary to the Secretary of the Interior’s Standards for the treatment of an important historical resource. Developers agreed to incorporate the hotel into the new project.



12. Villa Montezuma One of San Diego’s most beautiful architectural treasures, this landmark Queen Anne Victorian home of 1887 is closed to the public and deteriorating on a daily basis. Owned by the city of San Diego, which is violating its own demolition-by-neglect ordinance in not maintaining the site, the Villa is presently under the control of the San Diego Historical Society. The threat of vandalism and worse is dire and immediate steps must be taken to secure the safety and good health of this priceless treasure.

Character MATTERS

BY ANN JARMUSCH

What exactly gives San Diego its character and sets it apart from other cities? Is it prominent icons, such as California Tower in Balboa Park and Victorian mansions with towering turrets throughout the county? Are we experiencing authentic San Diego on Old Town's busy, breezy plaza and aboard the floating Star of India? Inside the massive stone walls of Amy Strong Castle and beneath the fringe of the historic surf hut at Windansea Beach?

We asked preservationists throughout San Diego County to define and describe the essence of this place and their answers are as rich and diverse as the county itself. It's the "intimate character, the small town feel," said architect Ione R. Stiegler. It's our Native American, Spanish, Mexican and Anglo heritage, others said. Then there's the climate, of course, said Phyllis Paul, co-editor of *Rancho Santa Fe: A California Village*, who also declared the county and its attractions "gorgeous, interesting and sparkling."

The heavenly climate that has attracted generations of health- and recreation-minded vacationers and newcomers led Lynne Newell Christenson, County of San Diego Historian, to the conclusion that San Diego's true character literally crisscrosses the land.

"San Diego does as much if not more than other communities to develop multiuse recreational trails, especially around riverbeds. Some are historic trails or stage routes, so when we set foot on these paths

we're following in the footsteps of Europeans, the prospectors who came on the southern route during the Gold Rush, and Native Americans.

"I like to get out and hike in areas where you're no longer aware you're in or near a city. I think about how people used these trails 100 years ago and look for evidence of how they were connected to the land, such as citrus trees or a house foundation, because history is tied to biology and the environment," Christenson said.

M. Wayne Donaldson, a former SOHO board member who has temporarily left San Diego to work throughout California while serving as the State Historic Preservation Officer, offered a perspective he said has come into sharper focus for him since

Follow a trail in the dusty footsteps of your predecessors and you'll come to Santa María de los Peñasquitos Adobe (circa 1823), now a house museum, in Los Peñasquitos Canyon Preserve.



San Diego is about
our highly romanticized images
of our city's historic past. Let's keep it that way.
- M. Wayne Donaldson



Above The Wheeler Bailey house (1907), designed by Irving Gill and Frank Mead for what was then a remote bluff overlooking La Jolla Cove, married shelter and nature in an inviting Mediterranean climate. A brick path through a rustic garden leads to the majestic sea.

Right Architect Lloyd Ruocco made the most of San Diego's indoor-outdoor living potential and refreshing views into a steep canyon when he sited The Design Center (1949), an icon of San Diego modernism, in Hillcrest. Once filled with architecture and design studios, including two belonging to Ruocco and his wife Ilse, an interior designer, the restored center now houses a mix of tenants.

Facing page The House of Hospitality in Balboa Park, reconstructed in 1997 to match Richard Requa's design and décor for the 1935-36 California Pacific Exposition, represents a festive blend of San Diego's roots in Spanish, Mexican and Native American cultures. Donal Hord's serene fountain sculpture, "Woman of Tehuantepec," rests on a base of Spanish-style tile.

his departure. "As San Diegans, we continue to see ourselves with double vision as we plan for our future. Are we The City Beautiful, tied to our romantic scenic beauty and Mediterranean resort living, or destined to be another Century of Progress, Anywhere U.S.A.? There was a time I felt San Diego could become an incredibly vibrant community, connecting our historic Spanish Colonial roots of Balboa Park, by using the revitalization corridor of the Gaslamp Quarter's early formative commercial years, to San Diego Bay, with its recreational, military and industrial operations. Now, downtown has been transformed into a vibrant center with lots of things happening but disconnected to our history, romance and the Southern California-style of living. Loft living is good, but Gaslamp does not exist south of Island Street. Even the Santa Fe Depot, so reflective of San Diego's new romantic image of 1915, is lost in a canyon of new towers.

"Hope is still alive in our old neighborhoods - Kensington, Mission Hills, La Jolla, Loma Portal, North Park," Donaldson added. "They still feel good, still contain a great romantic sense of place. San Diego is about our highly romanticized images of our city's historic past. Let's keep it that way."



Barry Hager, president of Mission Hills Heritage and former SOHO Vice President, also pointed to the city's historic neighborhoods. He feels a lively connection to San Diego's true identity when he walks along what could be called Bungalow Heaven on 28th Street in North Park or on West Lewis Street in Mission Hills, where attractive shops, a small market and necessities, such as a plumbing supply store, have long been nestled into a residential area. In architecture and layout, Hager noted, "these older neighborhoods that grew up around downtown San Diego convey a sense of our past and the early growth patterns that made San Diego a city."

"Geography and topography greatly influenced the development of La Jolla, which blossomed from a refreshing if remote destination for seaside outings into a thriving coastal town within the city of San Diego," said Carol Olten, La Jolla Historical Society historian and co-author of a new book on La Jolla. Sea cliffs, sea caves, La Jolla Cove and ragged coastal edges conspired with steep terrain against gridded street plans, yet the place seduced early land owners into trying. In the 1880s, they began building single-wall redwood cottages overlooking the cove, simple structures that are today either treasured (Brockton Villa and Wisteria Cottage) or notoriously neglected (Red Rest and Red Roost).

David Marshall, architect and former SOHO president, looked through history's lens to question the premise of asking the "real" San Diego to please stand up. "Authentic to us in 2008 is likely very different from what some of our Native American, Mexican and Anglo-Saxon predecessors might say....San Diego would look very different without those influences."

"If I were to define a 'San Diego Style,' today," Marshall continued, "I'd look no further than Bertram Goodhue's fanciful reinterpretation of Spanish Colonial Revival architecture in Balboa Park and Irving Gill's stripped-down modernist spin on Mission Revival architecture. Gill's style is more purely San Diegan, since it originated here, but both of these styles are rooted in San Diego's Hispanic heritage and are further justified by our sunshine and temperate climate. Prior to 1915, almost everything built in San Diego was borrowed



from another city or country, regardless of its relevance to our city."

Borrowing doesn't bother James M. Schibanoff. Although he can recite San Diego's architectural history with the best of them, he admits to another perspective he concedes is "a little anomalous."

"I read a lot about regional authentic character and how California reinvents itself, but that doesn't really resonate with me," said Schibanoff, a preservation leader in Del Mar and former SOHO board member. "I love San Diego (I've lived here since 1970), but I love many other American cities, too, and enjoy traveling. In San Diego, I like to see representations of architecture associated with other cities. South Beach in Miami is filled with Art Deco, but there's very little of it in San Diego. So when I see an Art Deco building here, I like the association with South Beach."

Marshall said Art Deco, Moderne, International, Post-

Modern and other 20th century architectural styles “have their place in San Diego, but I wouldn’t consider any of them ‘authentic.’ ‘Authentic’ contenders would be the works of Richard Requa, William Templeton Johnson, the ranch house (which has a regional connection) and the humanistic/modernist buildings of Lloyd Ruocco, Sim Bruce Richards, and James Hubbell.”

Victor A. Walsh, historian for California State Parks’ San Diego Coast District, pinpointed the years between the two World Wars - and the 1915 and 1935 expositions in Balboa Park - as “San Diego’s cultural renaissance.” Visionary leaders such as George Marston and Daniel Cleveland implemented enduring and defining assets, such as park and playground development and beautification and new cultural institutions. “The overarching theme here was to create an integrated community, a city with a

unique character that exemplified its appeal as a place to live as well as to work.

“The Spanish Colonial Revival and Mediterranean architectural styles of the Balboa Park expositions played a critical role in shaping the city and its renaissance,” Walsh added. “Drive down the tree-lined streets of Kensington Heights, developed in the 1920s according to guidelines by architect Richard Requa [who would go on to be the 1935 exposition’s chief architect]. You’ll see that the houses are small, unimposing, like cottages in a small town set back from the street. They have a typical Spanish character, the tile roofs and white stucco facades, but each one has a distinctive feature - a rounded chimney or arched doorway - that makes it stand out. Each is distinctive, yet integrated into the larger whole. What springs out when I drive or walk down these streets is that the design lends itself to interaction, to an ethic of neighborliness, which is sadly missing in much of American society today.”

The hilly peninsula of Point Loma, bathed by both the ocean and San Diego Bay, has been an alluring place to call home since Kumeyaay times. Life on the water is one of San Diego most prized characteristics as well as a commercial, recreational and tourist boon.



For Keith York, founder and resident blogger of the web site www.modernsandiego.com, “Timing is everything.” What makes San Diego different from other cities is “a confluence of unique variables” that drew people here after World War II. “Those who came at that time arrived with a different reason, rationale and disposition than did people who moved to most other American cities,” different, even, from “Los Angeles’s seemingly parallel track,” York wrote.

“San Diego’s military prominence and the growth of associated industries drew commissioned officers and business leaders, enlisted soldiers, sailors and factory workers and their families,” York continued. This population boom resulted in a market for custom homes (superbly designed for this place by native San Diegan Lloyd Ruocco, for example) and a great need for middle-class housing (fulfilled by tract home builders Palmer & Krisel and others). “And that need, coupled with an ‘anything goes out west’ cultural foundation allowed for

new ideas, new technology, new materials - a veritable blank slate for many of the region’s new residents,” according to York.

Blank slate for some, cake of many layers for others. There is, of course, no “correct” way to define the essence of San Diego, but the more we discuss its characteristics, the better prepared we’ll be to preserve the places that matter most and ring truest.

If you’d like to join this conversation about the essence of historic San Diego, please mail your comments to “Character Counts,” SOHO, 2476 San Diego Avenue, San Diego CA 92110 or email them (with “Character Counts” as the subject) to SOHOSanDiego@aol.com. ♦

Ann Jarmusch, formerly The San Diego Union-Tribune architecture critic, has contributed to American Craft, Architectural Record, ARTnews and Town & Country, among other magazines.

All photos by Sandé Lollis

The preservationists we asked to distill the essence of San Diego also had ideas about which key resources are at risk and how best to protect them. Here are some of their priorities:

- The creation of more historic or thematic districts to retain neighborhood history, character and continuity, such as the two districts recently established in Mission Hills with the help of Barry Hager and Mission Hills Heritage. “Los Angeles has dozens of districts and Pasadena has used historic districts with great success to preserve its older neighborhoods,” Hager wrote. “We need to be more aggressive in implementing historic districts in San Diego before it is too late.”
- Historic interiors. Intact period interiors are being “ripped out every day, even when the facades survive,” wrote David Marshall, citing the Keating Building and Maryland (now Ivy) Hotel in downtown San Diego. He called for increased protections, monitoring and public education.
- Demolition ordinances with delay clauses and other protections for historic buildings. Phyllis Paul, who mourns Lilian Rice-designed buildings that were destroyed overnight in Rancho Santa Fe, has been advocating a demolition ordinance in that community. “The county doesn’t have one either; that would help us,” Paul said. (She’d also like to form an official Rice thematic district.)
- “Less affluent neighborhoods and the commercial corridors that run through them” shouldn’t be overlooked,” wrote Victor A. Walsh. We have already lost character-defining theaters, schools, hotels and commercial structures.
- Modernism is the newest preservation baby. James M. Schibanoff fears for the single-story, modern ranch house, designed by the thousands according to Cliff May’s plans for indoor-outdoor living. Especially endangered, he said, are custom built ranch homes that conform so naturally to Del Mar’s hillsides that they’re hidden from view, but not from the clutches of McMansion fans. Long overlooked post-World War II urban and suburban housing tracts such as Clairemont, University City and sections of Point Loma are coming into focus for their social history, livability and what they can teach us about “a need for strong design elements on a mass scale,” wrote Keith York.

Smart Growth -or is it?

BY CURTIS DRAKE

Does anyone care about community character? We consider personal character to be valuable, how about community character? What attributes do you think about when you consider the character of various portions of our city? Would you like to live there? Why or why not? Are cultural characteristics less important than aesthetic characteristics? Is the historic character of a mature tree-lined street with graceful homes dismissed as warm and fuzzy and of lesser value when we are considering developing guidelines based on seemingly weightier issues of global warming and energy? Change is certainly inevitable, all cities evolve, the question is: How can we evolve without sacrificing community character, those good places, on the altar of economic or environmental pragmatism that can threaten the community character of our urban residential communities?

A hundred years ago the problem with many cities was urban tenements, city congestion, crime, industrial pollution, and sanitation. In the early 1900's George Marston used his Smokestacks vs Geraniums platform to direct the emerging



View of an early 1900s Mission Hills residential street with modest homes set back from the street. Photo by Curtis Drake

community character of this small coastal town and attempted to avoid the industrial problems that plagued so many cities while promoting a natural and attractive environment. San Diego was still a new town developing, but the vision for the right character is as important today as it was then. Today, many cities are concerned with urban sprawl and the effects of deteriorating conditions in the once vibrant urban centers. Most larger cities have rediscovered, more or less, the value of a downtown historic district and have endeavored to reclaim some of the community character of the distant past by adaptive reuse of historic buildings. For example, San Diego has successfully reclaimed community interest in not only the downtown Gaslamp Quarter but also in various communities such as South Park, North Park, and Mission Hills, just to name a few.

Character

However, the economic and environmental benefits of increased density of urbanized areas and physical geographic features (mountains, beaches, and canyons) limit outward growth and have applied increasing pressures to existing



Cultural activities can be as important in shaping our experience as the built environment. Photo by Sandé Lollis



The rediscovery of the Gaslamp Quarter is where the value of a historic district is appreciated every day. Photo by Curtis Drake

urban residential neighborhoods. The Building Industry Association (BIA) is aiming squarely at urban infill for the future of most upcoming residential development. Even more focused is SB 375, a state transportation and land use bill, that has recently cleared the State Senate and is heading for the Governor's approval, which will initiate a historic rewrite of local planning laws, combining (for the first time) the issues of urban growth and global warming. Though the bill claims to protect historic sites, it will radically affect the historic protections

character that exists in urban residential areas more than any other area of the city.

The Value of Smart Growth

City planners across the country have been getting on board with the "smart growth" principles supported by the American Institute of Architects (AIA), the United States Green Building Council (USGBC) and the Smart Growth Network. Who can argue with reviving our urban fabric and curtailing suburban sprawl? The Smart Growth Network recognizes that "smart growth" is more than curbing sprawl and shortening commutes. The Smart Growth Network principles include *Community Quality of Life*, which specifically addresses "preserving a sense of place" in their following statement: "But there is no 'one-size-fits-all' solution. Successful communities do tend to have one thing in common – a vision of where they want to go and of what things they value in their community – and their plans for development reflect these values." – Smart Growth Online (smartgrowth.org). Preservationists support community involvement and would hope this standard holds up when challenged by a developer who claims mandated density trumps Smart Growth's principles and whatever a community has identified as valuable.

is much easier kept than recovered. - Thomas Paine

of the California Environmental Quality Act (CEQA) and will provide substantial incentives to developers to redevelop urban sites by gaining new exemptions from CEQA. Many historically valuable structures are not "designated" and the community character which is often a compilation of numerous buildings are not considered "historic", therefore the "historic protections" of SB 375 may not apply to them. These pressures threaten to radically change the community

Smart Growth - SB375 can be a Problem

But the AIA, USGBC, and Smart Growth Network, and now SB 375 are focused on the character of new projects with little emphasis on the reuse and retention of older buildings as a strategy in preserving community character. Adaptive reuse of older buildings is an effective tool for responsible, sustainable stewardship of our environment. This concept is called “embodied energy” and removing a building results in the waste of the embodied energy as well as the loss of a resource that may contribute to the character of the community. Sometimes an older remodeled building is actually concealing a building of great community character. In the fervor of the sustainable redevelopment, stoked



Left A high density development in Uptown partially swallows a bungalow and illustrates the future of many urban neighborhoods. Photo by Curt Drake; **above** This mid-century façade remodel hides the historic building underneath; **facing page** Same view, the character of the historic building could easily have been missed or lost, but was recently exposed as part of the Paseo de Mission Hills project. Photos courtesy Heritage Architecture



by “incentives”, there will be a lot of pressure to ignore the value of existing buildings or places and conveniently assume nothing can be done to adaptively reuse the building for the developer’s predetermined purpose and get it out of the way. The larger the project, the more likely existing structures will be removed, and you can count on mandated density to breed large projects.

San Diego has 43 active Community Planning Groups (CPG’s) that have their role in reviewing projects coming before the City Planning Commission and Historical Resources Board (HRB). In addition, Save Our Heritage Organisation (SOHO) and other interested parties are involved when a historic resource is involved in the scope of a project. So, you may say: “San Diego has a system in place that will safeguard the character of our communities, right?” Well, state-mandated guidelines, private property rights, aesthetics, economics, politics, and the courts can individually or together influence value choices. In spite of the ‘system’ we have seen plenty of unwelcome changes to our neighborhoods. Inappropriate sized homes, cheaply built condominium/apartment complexes, and commercial buildings with non-existent character replacing historic homes. It is hard to predict the outcome of “smart growth”

or SB 375 politics. Sometimes nice sounding policies get a life of their own. City planners will be under a great deal of pressure by developers to rezone and allow significantly greater densities in older areas. Ironically, the CEQA that once protected historic buildings could be trumped by another environmental regulation (SB 375).

Indeed, there are plenty of changes ahead that could threaten our community character. We need to stay alert and work together with Community Planning Groups and City Planners to recognize what is valuable and identify what needs to be preserved. We must support and encourage our City Planners to be critical about the loss of our built heritage and require developers to creatively re-use valuable resources while meeting mandates. Certainly we should pursue the principles of sustainability and “smart growth” as we shape the future of our urban neighborhoods, but let us not lose sight of those special places that move our spirit and enhance our lives. Community character rooted in the historical built environment is our connection to the past, giving us relevance for the future. ♦

Curtis Drake is a principle with Heritage Architecture, one of the leading preservation architecture firms in the western United States. Curt is currently serving as President of SOHO.

The Impact of Historic Districts on the character of our communities

BY JULIE KOLB

On a recent trip to Belgium, my family and I spent two days in Bruges. We didn't visit the city to enjoy a hamburger at McDonalds or to sleep in a Holiday Inn. Instead, we went to discover what makes Bruges unique.

A World Heritage Site, old Bruges looks much as it did in the 1500s with its cobblestone streets, canals, and ancient churches, commercial buildings, and residences. The fact that Bruges retains these medieval elements is a testament to the neglect the city suffered when it lost favor with local leaders. Bruges remained an outcast for more than three centuries. It wasn't until the 20th century that the medieval architecture was recognized as an asset worth preserving. In the decades since, thousands of tourists have been visiting the city and walking its cobblestone streets.

While old Bruges was initially preserved by neglect, historic communities within the United States, and more specifically San Diego, can't and shouldn't count on such a solution. "Although it is true that one reason National City retains such a large inventory of historic homes is because it was neglected, many of San Diego's historic buildings have been lost in the name of progress," points out Bruce Coons, Executive Director of Save Our Heritage Organisation.

If neglect is not the answer, then the solution for ensuring preservation is the creation of historic districts. With the creation of historic districts come benefits, such as tourism, that a city and its citizens can profit from.

Beginning nearly 80 years ago, citizens in towns and

cities in the U.S. recognized the need to protect their historic communities. In 1931, Charleston, SC, enacted laws to protect an area considered "old and historic." In 1937, the state of Louisiana created the Vieux Carre Commission to protect the French Quarter in New Orleans. Today, according to the National Park Service, there are more than 2,300 communities with laws that provide for the establishment of and protection of historic districts.

So just what makes a community historic and thereby worthy of preservation? The National Park Service defines a historic district as "a collection of buildings,

sites, and settings that share a common history, appearance, and special meaning in time and place."

For San Diegans, it should be easy to recognize some of our local historic districts

based on this definition. The Gaslamp Quarter downtown is one such collection of buildings, sites, and their setting that share a common history and a special meaning. Old Town is another.

But it should be remembered that historic districts can be found beyond commercial zones. San Diego is home to several residential neighborhoods that have secured status as historic districts. The Fort Stockton Line Historic District and the Mission Hills Historic District are two recently established historic districts in Mission Hills. A historic district in the nascent stages of development is South Park. *(See side bar on page 18 for more details.)*

The responsibility for crafting laws to protect historic districts has been left to the states by the federal

Experienced preservationists
know that historic districts are
preserved and enhanced through
small steps, carefully taken.

- Erik Nelson



Above While North Park's 28th Street and Pershing Drive have not yet received designation as a historic district, residents of these streets have been working to have their neighborhood recognized for its wealth of architecture, built by such celebrated master builders as David Owen Dryden, and for its role in the growth of San Diego in the decade before World War I. The layout of these streets, the often grand Craftsman houses, and the more modest bungalows were designed to showcase

the new neighborhood of North Park. Within the last decade and more, many of the houses on 28th Street and Pershing Drive have benefited from a renewed interest in Craftsman architecture as homeowners have invested money and time restoring their properties. Such efforts benefit not only the residents of these streets, but the houses and businesses nearby as the interest in restoration and redevelopment has spread to encompass much of North Park.

San Diego County

Established Historic Districts

Asian Pacific Historic District
 Auxiliary Naval Air Station Brown Field Historic District
 Balboa Park
 Bishop's School Historical District
 Burlingame Voluntary/Traditional Historical District
 Cabrillo National Monument
 Camp Howard
 Chinese-Asian Thematic District
 El Prado Complex
 El Pueblo Ribera
 Fages-De Anza Trail-Southern Emigrant Road
 Gaslamp Quarter Historical District
 Grant Hill Park Historical District
 Greater Golden Hill Historical District
 Gregory Mountain (Chokia)
 Harris, C. W., Site Archeological District
 Heilman Villas

Kuchamaa

Los Penasquitos Historic and Archeological District
 Lower Borrego Valley Archeological District Marine
 Corps Recruit Depot Historic District
 Mission Hills - Fort Stockton Line
 Mission Hills Historic District
 Naval Air Station, San Diego, Historic District
 Naval Training Station Historical District
 Ocean Beach Cottage Emerging Historical District
 Old Town San Diego Historic District
 Old Town San Diego State Historic Park
 Rancho De Los Kiotes
 Rockwell Field
 Rosicrucian Fellowship Temple
 San Diego Civic Center
 San Diego State College
 Sherman Heights Historical District
 Shirley Ann Place Historical District
 Table Mountain District
 Talmadge Gates Historical District
 Theosophical Institute



Left The neighborhood of Sherman Heights is a residential historic district located to the east of downtown San Diego. The community was named for Captain Matthew Sherman who purchased 160 acres in 1867 shortly after Alonzo Horton bought 960 acres of land along the waterfront. Within two years, Sherman had subdivided the land for development. Many houses in Sherman Heights were built between 1880s and 1920s and demonstrate the transition between the popular Victorian houses of the late 1800s to the Craftsman designs that emerged in early 20th century. The neighborhood is one of San Diego's oldest subdivisions as well as one of the original communities connected to downtown by streetcar. With its start as a solidly middle-class community, Sherman Heights later became known as a neighborhood of immigrants, providing housing for the various waves of immigrants who have made San Diego their home over the decades. Today this history is reflected in the diversity of its residents.

Recently, residents of historic neighborhoods have been asking SOHO to find a way to help district nominations happen for all of San Diego. A daunting request to be sure, and some have even suggested we do it without asking our members or residents who would benefit from it most for donations to assist the effort! Well, since suspending all reality didn't seem a feasible option we instead have come up with an idea to create a historic district template for assisting community-driven applications.

The idea is to engage and enlist each community to perform the primary work needed to create the nomination package for a historic district and SOHO would create a template of tools to be utilized by every community. These tools would include SOHO as part of community Q&A workshops to help answer concerns and to debunk the many myths promoted by those whose best interest is not served by communities retaining their character, charm, and quality of life value.

In order to create this template we decided the best way would be to begin by doing an actual district nomination and work our way through every aspect, and every detail of the community-driven district nomination.

We have chosen the neighborhood of South Park. The choice was determined for a variety of reasons, one is that the neighbors started a historic district nomination in the 1990's, spearheaded by Beth Montes, Bonnie Poppe and Erik Hanson. They gathered much vital information, but after a certain point were stopped by a lack of dedicated volunteer help and some city issues that began to create roadblocks to success.

Times have changed and with the help of interns, neighborhood volunteers, and the city who is now in favor of districts, and by retaining a professional program coordinator we are taking

up that nomination package again. We will be enlisting some of the same people who began it along with newly engaged South Park residents and hopefully some sponsorships from local businesses as well, all who would benefit greatly from district status to finally, after more than a decade, bring a South Park historic district nomination to the city for consideration.

The program coordinator along with SOHO staff will design a template toolbox that would be fully accessible online at no cost to allow other San Diego communities to self-guide themselves through the arduous process.

This will prove helpful to areas that are intact but less economically advantaged than a South Park or a Mission Hills; they will find that this template will help level the playing field for them.

City staff for the Historical Resources Board is currently defining guidelines for working with communities. They know that the city can see savings of manpower, expense, and expediency if communities conduct the research and create district nomination packages themselves in a professional manner.

Now, for that reality check: SOHO does not have the funds for such a program and we are now asking for donations from everyone to help get this program started. Residents and businesses of the test neighborhood of South Park will be asked to contribute of course, without their contributions it will not happen, but we ask that anyone interested in seeing multiple districts throughout the county and city of San Diego consider making a donation. The big picture is significant, we could save years of fighting each individual building's status and along the way show the city how serious its citizens are about the importance of San Diego's architectural and cultural heritage.

- Alana Coons

Sherman Heights' success as a historic district is due in large part to the support of its residents who have invested the time and the effort to save the elements that define this neighborhood, its architecture, and its role in San Diego history.

Right Shirley Ann Place may be San Diego's smallest historic district. One block in length, most of the modest bungalows on this street were designed in the Spanish Colonial Revival style. Historically, this entire block of bungalows was built as a speculative housing tract by William B Melhorn, son of master builder Martin V. Melhorn, after World War I as people flocked to Southern California. Credit for the establishment of this historic district is due to the residents of this street who educated themselves on the work needed to receive such designation and on what they would accomplish by creating a historic district: its benefits, and its responsibilities.



government. From there, local municipalities and their citizens must work together to develop preservation laws tailored to their region and its assets.

Erik Nelson, Senior Preservation Planner for the City of Fredericksburg, VA, says, "Experienced preservationists know that historic districts are preserved and enhanced through small steps, carefully taken. They know that the collective integrity of individual buildings imparts a distinct local identity, especially if they are complemented by street trees and landscaping, intact sidewalks, and flexible zoning that respects the historic geometry and function of existing neighborhoods... To achieve this goal, however, they must do more than rely on state and federal preservation laws. Historic district preservation usually occurs locally, beyond the scope of state and federal legislation."

Within our region, local government representatives, citizens, business owners, and neighborhood and community historic preservation groups, like Save Our Heritage Organisation, must work together to identify and create historic districts.

Fortunately, it appears that the City of San Diego may be ready to play an active role in making such goals a reality. According to Bruce Coons, the City claims it is much more focused on creating historic districts. "They said they really think historic districts are the way to preserve

buildings," he says. But while he acknowledges the City has taken some steps toward this goal by appointing a staff member to focus on this effort, Coons also notes that he has not seen a lot of actual movement toward identifying and creating these new historic districts. "It looks like most of any new historic districts will still be neighborhood initiated," he says. "In reality, the City should be leading the way by initiating districts as well."

One of the difficulties faced by preservation advocates is that the work to establish historic districts often comes into conflict with real fiscal pressures facing many cities and counties. Ours is no exception. The California Office of Historic Preservation has identified these pressures as a threat: "Hamstrung by the fiscal limitations imposed by Proposition 13, local governments have developed and implemented land use policies that encourage massive growth and thus maximize the revenue stream from new taxes and fees."

But the cost-benefit analysis for creating historic districts is much more complicated than simply tracking property tax collection or income generated through new construction. Such an effort fails to account for the many and varied benefits historic districts convey.

Perhaps the biggest benefit is historic districts maintain community character. A community is not simply a collection of buildings. As Nelson pointed out, it includes

Consider these benefits of historic districts as identified in 2000 by the National Trust for Historic Preservation

Districts encourage good design

Many homebuyers choose to buy in a historic district because they recognize that the very elements that drew them to a community will be protected. People who live in a historic neighborhood, whether it has received official protective status or not, willingly point out the reasons they love their neighborhood. For some residents, it's the abundance of trees. Others describe their community as a very walkable neighborhood, while other residents appreciate the diversity of architecture that flourished at a time when massive tracts of land weren't crowded with homes of nearly indistinguishable design.

Districts help the environment

Historic districts serve as a check on ill-planned residential and commercial sprawl. They preserve natural resources and keep construction debris out of the ever-decreasing landfill space. As author and preservationist Jane Powell is fond of pointing out, saving an old house or commercial building maximizes the embodied energy that went into building the structure in the first place and keeps new resources from being wasted.

Districts act as an educational tool

Historic districts provide a dynamic connection to our past. We can walk the streets of these neighborhoods. We can live in the houses or shop in the businesses that populate a district. We can learn more about whom and what shaped a district by doing the research that must accompany any efforts to create the historic district in the first place.

Historic districts result in a positive economic impact from tourism

Tourists don't flock to San Diego to shop at Target or to eat their meals at an Applebee's. They visit sites like Balboa Park, Old Town, the Presidio, Mission San Diego, and the Gaslamp Quarter to discover what makes San Diego unique.

Districts provide social and psychological benefits

The formation of historic districts is a community effort. Citizens are empowered to negotiate a common goal of protecting the historic legacy of their communities. Homeowners in Burlingame came together to create a voluntary historic district in their North Park neighborhood while residents of Mission Hills worked block by block to develop plans for saving their community. The effort to preserve historic areas in downtown San Diego has been a key part of its successful revitalization.

the streetscape, trees, and sidewalks. Community character encompasses the deliberate and careful layout of roadways and pedestrian walkways, and it is marked by the common threads of design and historical significance that unite these elements. No one would confuse a visit to the Gaslamp Quarter with a trip to a strip mall. Residents of Burlingame don't mistake their streets for the streets of Rancho Peñasquitos.

"We talk a lot about heritage tourism," Coons points out, "And more than 81 percent of people who visit San Diego surveyed say they come to visit and to stay in these historic areas."

For opponents, one argument against preservation is that every home or commercial building within a historic district does not qualify as a historic property. In fact, San Diego's own Historical Resources Board notes, "Many times, buildings that are not significant in themselves become important when viewed as part of a larger collection."

The need to identify and to establish historic districts is ongoing, as are the benefits that result from such designations. As the City of San Diego considers changes to the way individual properties are historically designated under the Mills Act, Save Our Heritage Organisation is moving forward with efforts to establish a template for preserving whole communities. The benefits of preservation conveyed to a community are many and varied. When citizens value the myriad features that make a community unique or ground it in a specific place and time historically, we are called upon to take action to preserve that community and to reap the rewards of such an effort. ♦

Julie Kolb writes a regular architectural feature in the North Park News, and was recently published in American Bungalow. Julie became interested in historic preservation while working for SOHO and has carried that into her writing career.

All photos by Sandé Lollis

Right Pueblo Ribera Courts
Built in 1923, the Pueblo Ribera Courts in La Jolla is a twelve-unit residential complex designed by Rudolf M. Schindler. Schindler, who was born in Vienna in 1887, immigrated to Chicago and worked for Frank Lloyd Wright before relocating to Hollywood in 1921 to oversee a Wright project. With his pioneering use of poured concrete frames and his emphasis on eliminating barriers between the interior spaces and the world outside, Schindler has been recognized as an early innovator of Modern architecture. The Pueblo Ribera Courts is Schindler's only project built in San Diego. Using poured concrete, glass, and redwood structural elements, the complex was originally designed as inventive one-bedroom vacation rentals, economical in their use of space. The units are designed with a shared common wall while their u-shaped layout creates a private outdoor living space for each residence. At the streetscape, a long wall forms a division between the public life on the street and the private life of the spaces of the interior. Many of the Pueblo Ribera Courts units have been restored in recent years.



Washington Didn't Sleep Here, *but Someone did*

BY JANET O'DEA & ALLEN A. HAZARD

There are many fascinating aspects to appreciating older homes. It is thrilling to be able to recognize the style of architecture or find intact character-defining features. For some, learning about the person who had the house built, or who owned it through the years might be even more endearing.

Gaining perspective and understanding of the people who shaped the history of our city and how that contributed to our state and national history is something to behold. These touchstones to our past occurred in what we currently consider San Diego's older housing stock as our region of the country was being shaped.

Finding out information about the original owner of your own house opens up the imagination and can profoundly connect you to its past and to the broader American experience. Imagine discovering that a former resident of your house was connected to a civil war widow. Knowing who lived in your house, their occupation or their contributions to the community can connect you in a meaningful way to those former owners.

Historic designation has several criteria it can meet, one of them, Criterion B, is defined as: identified with persons or events significant in local, state or national history. Recently, the City of San Diego has started working on a Historic District policy that is largely focused on the architectural integrity of a building. While the ink hasn't dried on this policy the Historical Resources Board has an opportunity to include provisions to encourage more information covered under Criterion B by examining the past owners and resident information.

Along with the architecture, architect and builder history, the narrative of past residents adds depth to the story of your home. By simply knowing about the deeds or misdeeds of past residents it can instill greater community interest and may even form an emotional connection to the

building itself. This association, interest and connection may be the difference between saving or losing the building someday.

While it can be difficult to find any reasonable amount of information about a former resident, the search can be very rewarding. Occasionally, when researching the history of your house you can strike gold and find a relative of a former owner, a document or other evidence that provides some insight into the personality and character of the person or the struggles they endured in their lives.

My neighbors are one of the lucky ones. They have several vintage photos of their 1910 Dutch Colonial house being built. They also have photos of the first owners, Eugene and Caroline Fuller. Mr. Fuller was a member of the International Workers of the World or Wobblies, a radical worker's party of the early 20th century. It appears



A century-old relic: footprints in concrete



The Fuller residence, c. 1910.

that Fuller began to build the house in 1908 based on a handshake with realtor Percy Goodwin who sold the lot since the deed was not recorded until the next year.

Fuller had several occupations; he worked as a carpenter in 1912, and machinist and mechanical engineer for many years thereafter. In 1927, the couple's son joined the work force and was a clerk for the Southern Electric Company. After the death of Eugene Fuller in 1928, Caroline remained in the home until 1937 as a widow living with her son and his wife.

Physical reminders of the Fuller family are found in the back of the house. Footprints of their young children still mark the concrete of the back stoop from 100 years ago; the family dog also contributed a paw print. Doesn't having something documented on the history of the owner/builder make this house more interesting, and provide meaning to the old photos and concrete footprints? Today, the current owners have

a unique sense of their part in both the future and in the past of their home as they build their own memories there.

If you don't already have your home's history, and your interest has been piqued, begin by looking at the old title records. From there you can search websites such as www.rootsweb.ancestry.com and visit the California Room at the San Diego Public Library downtown to get started. SOHO provides a step-by-step research guide online as well.

Projects for young people abound when they live in an old house; resident history might be a project to work on before students go back to school. What they find may educate the entire family, besides learning some new/old research techniques that existed before Google. Keeping this information with the building will serve generations to come.

If you already have the history on your house then you probably understand how the resident history contributes to the story. We hope that by digging a bit deeper for owner and resident information of our older building stock that an even greater appreciation for those who contributed to our San Diego heritage will emerge. The simple association of knowing about past owner history will garner a greater force to protect and preserve the building, should it become challenged, and that is significant for all of us.



HOW TO RESEARCH YOUR HOUSE

A Step-by-Step Guide

Is your house historic?

How do you know?

If your research work is for historic designation, pay special attention to the DPR form requirements in **bold**.

1. First, check to see whether your house has already been documented! Check with your city, local historical society or preservation organization.
2. Determine the style of your home. Note how your house was built and what type of building materials were used. Examine the doors, windows, roof, walls, moldings and other architectural details. Look for original materials. A good reference for determining architectural styles is Virginia & Lee McAlester's, *A Field Guide to American Houses*.
3. Do a title search at the San Diego County Recorder's Office or hire a mortgage company or architectural historian to do this search for you. When you know the original owner, check for Notice of Completion to determine builder and/or architect. Research all the transactions involving your property, noting the date, names of buyers and sellers, and the dollar amounts and types of transactions (warranty deed, quit claim deed, mortgage, etc.). Indications of a construction date are the first relatively large mortgage or dramatic increase in the selling price of the property. Note: you will need the legal description of the property to do this research, not simply the address. **A list of owners and Notice of Completion should be included in your report.**
4. To further document or to establish the date of construction of your house, call the San Diego City Water Department records archives at (619)527-7482 and request information regarding the water and sewer hook-up at your address. You may need to provide them with the assessor's parcel number, and the subdivision, block and lot. If they find documents relating to your property, you can get a copy at 2797 Caminito Chollas, San Diego, CA 92105. **Include this data in your report.**
5. Check San Diego City & County Directories, 1872-1980, at the San Diego Public Library (SDPL) California Room and at the San Diego Historical Society (SDHS) to learn about the people associated with your house: the owners and/or occupants (make note of their professions), and the architect, and the builder. **A chronological list starting with earliest owners/occupants associated with your house and their professions should be included in your report.**
6. When you know the names of owners, occupants, architect, builder, check the SDHS biographical files and computerized index for further information; search for information in local biographical histories compiled by Smythe, Black, McGrew, Heilbron, and Who's Who In San Diego (1936); also check the San Diego Union index at the SDPL California Room for references. **Mount important biographies and obituaries, etc., on separate pages with sources identified for inclusion in your report.**
7. If you know approximately when your house was built but don't know the architect or builder, search through the San Diego Union on microfilm during that time period, which can be obtained

at the SDPL Newspaper Room. Development sections are included in the Sunday editions of the San Diego Union commencing in the 1920s. If your house was built after 1927 you can search through the Southwest Builder & Contractor, which can be obtained in the periodical section on the first floor of the downtown library. Also The San Diego Daily Transcript lists building permits and notices of completion. For areas outside of the City of San Diego check your local newspapers that were active during the time period your home was constructed. **Include all articles you find relating to your house in your report.**

8. Check the historical photograph collection at the SDHS or your local historical Society to locate any photo documentation of your house. Check under owners' names, neighborhoods, architectural files, family scrapbooks, or aerial photographs. **All historic photographs should be included in your report with credit given to the appropriate source they were found at.**
9. If your house was designed by a prominent local architect, check the architectural drawing files at SDHS. Also obtain biographical information about the architect in San Diego Architects, 1868-1930, compiled by USD and available at SDHS. The Library of Congress also has catalogued 19th-century lithographs in which many cities and towns are included. These provide a fairly accurate view of many buildings that existed at the time the lithographs were created. **You may include a copy of the biographical information in your report with credit given to USD, as well as architectural drawings of your house with credit given to the SDHS.**
10. Check the Sanborn Fire Maps for your community/ city. These contain much information about individual structures, and show your house with additions, etc., over time including materials they were built with. By comparing the maps from different years, you can establish an approximate date of construction and can determine when and what types of changes have been made to

the building and surrounding property. Dating back to the late 1800s the Sanborn Fire Maps are available on microfilm in the Newspaper Room at the SDPL (the librarian has an index) and at the SDHS. **Include fire map copies in your report.**

11. Obtain a copy of the Residential Building Record Conduct oral interviews of previous owners and architect/builder, if possible, to obtain further information about your house. Track down former residents or their children. Verbal accounts from the family and others associated with the property are also often useful. They may be able to help you date changes or tell you stories about their home. -Written histories, journals, letters, photographs, etc., are sometimes available from family members. Neighbors can also be helpful if they have lived in the neighborhood for a long time. Ask neighbors or relatives if they have any family pictures that might show the building in the background.
12. Obtain a copy of the Residential Building Record for your home from the San Diego County Assessor's Main Office, County Administration Center, 1600 Pacific Highway, Room 103, San Diego CA 92101. There is a fee per page (back to back) and this record shows a configuration of your house with changes over time, as well as assessor notations. **You may want to include this in your historic report.**
13. Other public records to look for are mortgages or wills and tax records. Mortgage records can contain detailed descriptions of buildings. Will and probate records may list one or more of the previous owners. Local tax records may reveal the dates of additions and improvements to property by a change in the valuation, the file for a property usually provides an estimated date of construction. It may also contain an older photograph of your house and perhaps other structural information.
14. DPR forms (Primary Record - 523a; and Building, Structure and Object - 523b) may be obtained online at http://ohp.parks.ca.gov/?page_id=1056

PRESERVING COMMUNITY CHARACTER

BY ALLEN A. HAZARD
& JANET O'DEA

by preserving character-defining features

Despite an economic downturn, there appears to be little relief from inappropriate remodeling, teardowns, or the building of McMansions within San Diego County's historic neighborhoods. In 2002, the National Trust for Historic Preservation listed "Teardowns in Historic Neighborhoods" among their 11 Most Endangered sites. As recently as 2005 and again in 2008 SOHO listed "Historic Neighborhoods" on their "Most Endangered" list. Clearly, this is a crisis with both aesthetic and financial consequences that remains to be resolved.

As we explore our historic communities, we notice far too many historically inaccurate changes in the architectural features that define historic homes: removal of original wood windows, replacement of clay roof tiles, removal of original doors, replacement of wood garage doors with cheap, mass-produced doors, and the gutting of interiors of historic buildings. Some call it updating. Frank Lloyd Wright called it remuddled. We call it just plain uninformed.

According to the National Park Service, a character-defining feature is "a prominent or distinctive aspect, quality, or characteristic of a historic property that contributes significantly to its physical character." In other words, character-defining features are those things that make a property special and make it worthy of inclusion within a historic district.

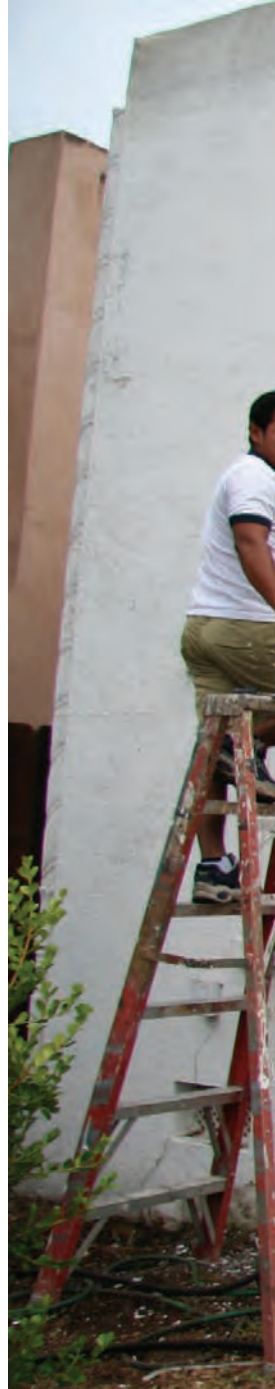
Our historic homes give our communities and our towns their historic scale and character. These homes embody the distinctive patterns of our past and tell a story. As such, they are more valuable when they retain their historic character.

Remodeling your old home can result in critical aesthetic and financial blunders whereas retaining original features retains property values. Whether your home is a short-term or long-term investment, preserving your home's street appearance helps preserve that investment.

What they don't tell you is that Less is often More. We certainly understand how the updating craze has gone terribly wrong. The powerful marketing influences of home stores, glossy magazines and television programs like "Flip that House" and "Extreme Home Makeover" showcase remodeling as a fast improvement often claim that there is a return on investment especially if one is about to sell. These solutions they are offering don't apply to historic buildings because retaining the features and distinctions of your house is actually what gives its value. Likewise protecting and maintaining the historic character of the building is not on the minds of the salesperson as he/she is they are pitching the energy savings of new vinyl windows.

You might also keep in mind that if you ever want your home to become eligible for historic designation or to make this important benefit available for a future owner, then it is essential to retain your home's character-defining features.

So what features are worthy of restoration and maintenance? In addition to overall design, shape, and scale of the building, here are some, but not all, of the important character-defining elements that distinguish one style of home from another, and as such are worth saving.



Key Exterior Architectural Features

Doors The front door greets visitors and was often designed to create an impression. Craftsman doors ranged from simple to complex in design.

A cautionary tale: we know of a homeowner whose front door veneer of her 1918 house had cracked. Instead of repairing it, which would have cost a few hundred dollars, she purchased a brand new *Craftsman-style* door for about \$6,000. Her home's original door was thicker, heavier, and made of old-growth

wood. In short, it was made better. It just needed a little TLC, not to be tossed into the landfill! Original doors are important to keep, and more often than not, a craftsman can repair them.

Roofs The replacement of original clay tiles on Mission and Spanish Revival homes has become something of an epidemic. The new tiles are obvious even to the untrained eye. Clay tile may



Current restoration of a 1921 Morris Irvin Spanish Revival home, workmen are restoring decorative pilasters.



Above Roman tiles on a 1920 Morris Irvin Mission Revival home and exposed rafter tails; **right** Original Roman tiles on another Morris Irvin Mission Revival home with diminutive bell tower and decorative balcony. A sensitive addition lies toward the back of this 1921 home.



break but it never wears out so there is rarely a good reason to replace tile roofs. At most they may require spot replacement where they have become damaged.

Character-defining details of historic tiles include the type of clay tile used, shape, and the glaze. These old tiles were often shaped and glazed by hand and are never uniform in color. Additionally, old tiles gain a patina garnered only by the passage of time.

In contrast, what is used today is most often the s-shape, a tell-tale sign of a modern roof. Modern replacement tiles also have their glazes sprayed on. Their lack of color range detracts from the historic appearance of an older home.

Windows Beware the window salesperson. One of the biggest mistakes homeowners make is ripping out original wood windows. The old-growth wood used to build these windows cannot be replaced, but more often than not, these windows can be repaired. This dense old-growth wood has a life expectancy of at least 200 years. New wood windows will last 50 years, vinyl about 10 to 15 years.

Removing the original wood windows devalues your home, and in a climate like San Diego's, the energy argument isn't justified. One reason the home loses so much value is that in order to replace a window, the window frame must also be torn out and replaced, thus begins the destruction of your home's architectural integrity.

Siding Original wood siding should always be retained. Properly maintained, it will last many lifetimes. Repair of wood siding should take into account the width and profile of the siding. The use of synthetic siding should always be avoided.

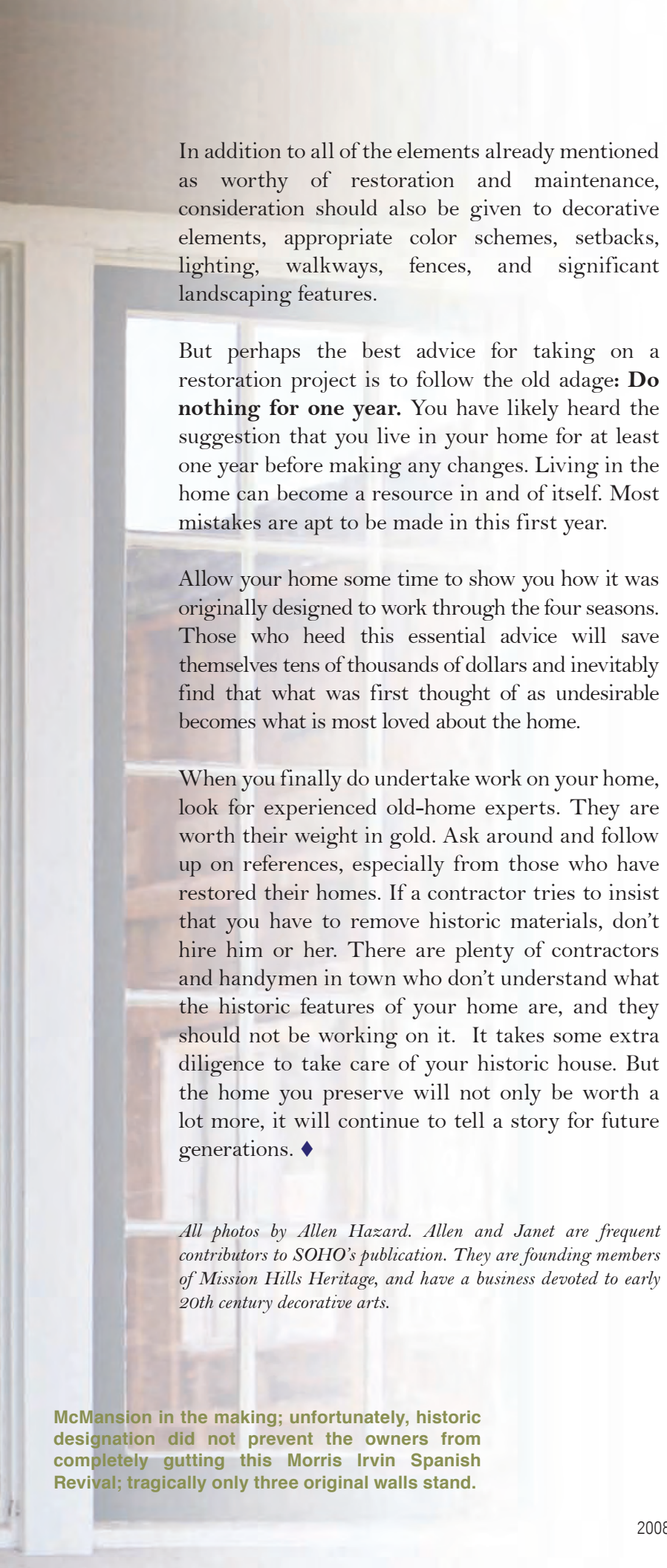
Porches Important to individual properties, porches are also important to the streetscape. It is essential to retain original materials and designs in elements like rails, spindles, posts, floors, and roofs. Porches should not be removed or enclosed. Roof size and shape should not be changed. Replacing items with artificial or inappropriate materials can ruin one of the greatest assets of a home and blight the streetscape.



Above Original 1920 California Craftsman window with English-influenced leaded glass accented with a Sherman Williams historic sash paint color; **facing page** Rare exterior use of Batchelder tile as pointed out during a recent SOHO trolley tile tour by Joseph Taylor of the Tile Heritage Foundation.







In addition to all of the elements already mentioned as worthy of restoration and maintenance, consideration should also be given to decorative elements, appropriate color schemes, setbacks, lighting, walkways, fences, and significant landscaping features.

But perhaps the best advice for taking on a restoration project is to follow the old adage: **Do nothing for one year.** You have likely heard the suggestion that you live in your home for at least one year before making any changes. Living in the home can become a resource in and of itself. Most mistakes are apt to be made in this first year.

Allow your home some time to show you how it was originally designed to work through the four seasons. Those who heed this essential advice will save themselves tens of thousands of dollars and inevitably find that what was first thought of as undesirable becomes what is most loved about the home.

When you finally do undertake work on your home, look for experienced old-home experts. They are worth their weight in gold. Ask around and follow up on references, especially from those who have restored their homes. If a contractor tries to insist that you have to remove historic materials, don't hire him or her. There are plenty of contractors and handymen in town who don't understand what the historic features of your home are, and they should not be working on it. It takes some extra diligence to take care of your historic house. But the home you preserve will not only be worth a lot more, it will continue to tell a story for future generations. ♦

All photos by Allen Hazard. Allen and Janet are frequent contributors to SOHO's publication. They are founding members of Mission Hills Heritage, and have a business devoted to early 20th century decorative arts.

McMansion in the making; unfortunately, historic designation did not prevent the owners from completely gutting this Morris Irvin Spanish Revival; tragically only three original walls stand.

What if you aren't sure how to identify the historic features of your property? Or perhaps you don't know if your plans will affect the character-defining features of your property? SOHO has a historic preservation consultant available for a reasonable fee to meet with property owners to discuss projects. Another little-known city program for historic homeowners is the Historic Resource Board Design Review, a panel of professionals who volunteer their time to help property owners who are considering home renovation and restoration projects.

Preservation Resources

State Historic Preservation Office of California - ohp.parks.ca.gov

Worksheet for helping property owners in the identification process is available at www.nps.gov/history/hps/tps/briefs

McAlester, Virginia. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1984

The National Trust for Historic Preservation - preservationnation.org

Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties, available at sohosandiego.org

Irvinggill.com - Irving Gill authority Erik Hanson's informative website. Don't miss his Bungalow Manifesto.

Powell, Jane. *Bungalow Details: Exterior*, Gibbs and Smith, 2004

bungalowkitchens.com

Behind the Tuscan Craze

THE ILLUSION OF HISTORY

BY KRISTIN REICHARDT KIRWAN

The scene is set: the golden sunset of a late afternoon illuminates the vineyards of a Tuscan villa. Waves of relatives and neighbors, who stop by unannounced throughout the day, wend their way through the crumbling terra cotta stone paths, their laughter bringing still more warmth to the gathering. Rustic casks bear copious amounts of footcrafted wine, lovingly stomped from the villa's own grapes. The festivities extend into the evening hours, without care for the next day's work.

Variants of this apparently irresistible scenario have crept into nearly every conceivable marketing niche during the past decade. From Fancy Feast Tender Turkey Tuscan cat food to Tuscan Plaid, a Pottery Barn fabric pattern, to entire housing developments, the new millennium has seen the flourishing of all things "Tuscan": a fascination with that which evokes an earthy, simple, centuries-old vision of the central Italian countryside. Planned communities with names like "Piazza d'Oro" and "Toscana" sprout up in American suburbia, thousands of miles from their inspiration (try Googling the terms "planned community" and "Tuscan/Tuscany," for tedious starters). The interior colors of the Gaslamp Quarter restaurant Trattoria La Strada "evoke ideas of a Tuscan villa," according to its website. But why Tuscany, and why now?

It is an unfortunate tendency of Americans, and particularly Californians, to neglect, destroy, and replace our historic sites and buildings as a way of periodically remaking our image.

Right The curiously empty parking piazza at Piazza d'Oro development in Oceanside





It may be worthwhile to consider the ultimate benefit of historic preservation: not as the aesthetic safeguarding of individual buildings, but rather as a collective preservation, and thus an appreciation, of a region's culture.

It is no coincidence that we have co-opted a region in which permanence and an incredibly rich cultural history are a given; somewhere in our national conscience, there must be a craving for more than the ephemeral. The ever-popular rustic look, seen also in the “shabby chic” decor of the 90s, can now be purchased pre-crumbled, pre-stained, and pre-well-used, bringing the illusion of history to a society that is increasingly disposable

and transient. Tuscany brings to mind, whether real or imagined, Old World cultures in which people merely “work to live.” Unfortunately, the commodification of history can come with a very modern price tag, requiring us to work ever harder to afford our predigested antiquity. A “Tuscan Treasure” advertised in the August 2008 issue of *San Diego Home/Garden Lifestyles* offers 7,000 square feet of living space and a 7-car garage.



The intersection of Italia Way and Sistina Way at Hovnanian Homes in Oceanside

This “newly constructed magnificent Tuscan estate” can be yours for an unpeasantlike \$2,300,000-\$2,600,000, approximately 1.7% of Tuscany’s gross domestic product of 2005 (courtesy of the DISTRICT Regional Framework Operation).



The pairing of rusticity with prohibitive cost is not the phenomenon’s only incongruence. On the one hand, as ties with our neighbors and community weaken and families become more insular, we crave “the simple life,” or at least its façade: the romanticized vision of wine-soaked celebrations with friends, neighbors, and extended family. In reality, gated communities, houses that are far larger than need be, and an overscheduled family life tend to preclude such relations, which can frankly end up being messier than we are willing to deal with. For example, the locale of a “grand Tuscan villa” in Del Mar’s Santaluz development is advertised as not only a gated community, but an “exclusive gated community.” The idea of exclusion, however, would likely be at odds with the traditional values of Italian culture. This “Authentic Tuscan Estate” in Del Mar, another oxymoron, promises “the ultimate in fine craftsmanship, detail and imported materials, transporting you into the ambiance of Old World European culture.” At least the advertising copy is truthful: it is the “ambiance” of Old World European culture that is craved, rather than the culture itself.

The appetite for all things Tuscan prompts an examination of American culture: what it is and what makes it so. The Greek Revival architectural style was popularized in the antebellum South due partially to a reverence for the democracy of ancient Greece (which, incidentally, permitted slavery), while the Spanish Revival style thrived after the 1915 Panama-California Exposition, at a time when Californians were still intrigued by their state’s Spanish heritage. The current obsession seems to be more a phenomenon of the Western states, particularly California and Nevada. This could be because other regions of the country, with their earlier patterns of settlement, have firmer roots in their ethnic populations, or because the large open spaces of the West are more conducive to the McVilla. It’s difficult to imagine the Tuscan craze catching on in, say, Connecticut. But after Westerners reach the Tuscan saturation point, certainly a moment which is overdue, what will the next wave be?

We should be so lucky if the Tuscans had enough California culture to appropriate, were this a reciprocal agreement. Perhaps the boot of Italy is on the cusp of a California Craftsman architectural craze; maybe Italian cats will soon feast on fish taco-flavored cat food. But if instead the Tuscans find themselves racking their brains for some of our regional culture to borrow, it may be worthwhile to consider the ultimate benefit of historic preservation: not as the aesthetic safeguarding of individual buildings, but rather as a collective preservation, and thus an appreciation, of a region’s culture. There has been quite a lot of impassioned discussion this year about patriotism; specifically, what constitutes it and who practices it. Another facet of this complex concept must surely be respect for the physical history of one’s own country, an effective acknowledgement that our own culture is worth preserving. ♦

Author Kristin Reichardt Kirwan, Ph.D., is a native San Diegan and a freelance writer specializing in topics related to architecture, design, and history. She lives in Carlsbad with her husband and daughter. All photos are by the author.

2008 PEOPLE IN PRESERVATION AWARD WINNERS



1



2



3



1. DAN DAVEY

PRESERVATIONIST OF THE YEAR

An endless amount of passion and care is being devoted to the ongoing and painstaking hands-on restoration of this Irving Gill-designed, small South Park home, the Peter Price/Irving Gill Spec House #1. Mixing Mission Revival and Prairie style influences on the exterior, the landmark dwelling is considered to be one of the earliest examples of Irving Gill's "New Architecture of the West."

Dan Davey has researched virtually every aspect of the home's history, as well as the original landscaping, and wrote the nomination report himself to have it listed on the local historical register. He documents the process on his informative website, which also helps other owners to better understand their own Gill houses.

2. CENTRE CITY DEVELOPMENT CORPORATION

A STAR IS REBORN - BALBOA THEATRE RESTORATION

Through community advocacy this vaudeville-era variety and movie house built in 1924 was listed on the National Register and now after years of effort and a 26.5 million dollar investment it is considered to be one of the most unique performance venues in the United States.

During its transformation into a modern, multi-venue performing arts center, its original architectural detailing was retained and carefully restored. The interior expresses a range of eclectic Mediterranean, Moorish and Spanish Revival

style influences, demonstrated by a rich and unusual color palette, cast-plaster wall and ceiling surfaces painted metallic bronze, and ornate gilded plaster grillwork.

The theatre stands as both a reminder of our rich cultural heritage, and as a testament to downtown's thriving arts and culture scene.

3. CARMEN PAULI & TODD PITMAN

AND JUDITH PAULI & ANDREW HINKLEY

DESERT COOL - RESIDENTIAL RESTORATION

Built in 1959, this classic Mid-century Modern tract house is located just south of the De Anza Golf Course in the desert oasis of Borrego Springs. It was one of eight houses designed by noted Architect Bill Krisel in a small subdivision that came to be known as the Golf Club Annex. Krisel and his partner Dan Palmer designed compact modern tract houses in communities throughout the country. After years of neglect and deferred maintenance, the home was in poor condition but intact. An ideal candidate for a sensitive and loving restoration, the original appliances as well as the kitchen and bathroom tile and cabinetry remained.

These two sisters and their respective spouses worked with extreme efficiency and in strict accordance with the Secretary of the Interior's Standards to complete the project in an astonishing eight months time.



4

4. ROBERT CHAMPION & THE CHAMPION REAL ESTATE GROUP

SAMUEL FOX BUILDING/LION CLOTHING - COMMERCIAL RESTORATION

The distinctive Spanish Baroque style, four-story, 56,000 square-foot, reinforced concrete and steel Samuel Fox/Lion Clothing Building was designed by the noted architect William Templeton Johnson, and is listed on the National Register of Historic Places. For many years, this architectural gem stood neglected with much of its historic fabric and decoration obscured by modern signage. The owners have faithfully restored the Fox's exterior, preserving many unique original features such as ornate cast-iron grilles, sculpted terra cotta spandrels and decorative stenciled frescos on the undersides of the overhanging eaves.

As a key stone element of downtown's ongoing revitalization, the Samuel Fox/Lion Clothing Building has been brought back to life with live/work lofts and over 10,000 square feet of rehabilitated office and commercial retail space. The completed project showcases how successfully economic development and historic preservation go hand-in-hand.

5. KRISTEN HARMS PEOPLE IN THE TRENCHES

A University Heights resident for more than fifteen years, Kristin is a strong ambassador for her neighborhood and has helped reenergize the University Heights Historical Society through networking, email up-dates,

and membership recruitment. Her highly professional updated University Heights walking tour booklet, based upon SOHO's original Cable Cars and Ostriches booklet, is an important contribution to the historical community that helps educate residents, as well as the wider public on the neighborhood's unique heritage. She also founded the Neighborhood Historic Preservation Coalition, a network of historic preservation and community groups throughout San Diego focused on preservation of historic resources and community character in San Diego's many older neighborhoods. For her generous gift of time and energy to the preservation cause SOHO is very pleased to award Kristin Harms with the People in the Trenches Award for her grass roots level preservation advocacy.

6. COMMITTEE OF ONE HUNDRED STEWARDSHIP - ALCAZAR GARDEN TILE RESTORATION

Originally created for the 1915-1916 Panama-California Exposition as the Montezuma Garden, Richard Requa changed its name to Alcazar Garden for the 1935-1936 California Pacific Exposition, and added two lovely tile fountains and eight tile benches. Requa based the garden's colorful new design on the Alcazar Garden in Seville, Spain.

Following the Expo, the garden suffered through decades



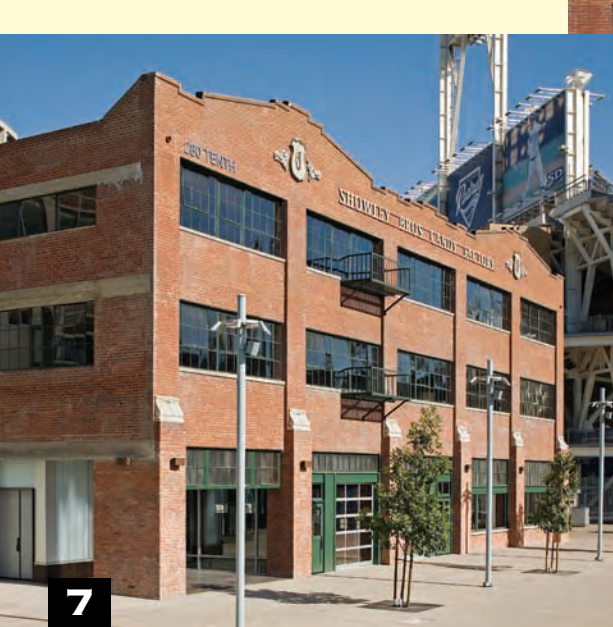
5



6

of deterioration, as well as the installation of unsightly poles and railings by the city to discourage skateboarders. In 2005, the Committee of One Hundred, under the leadership of President Michael Kelly, began raising the necessary \$50,000 to return the Alcazar garden to its former glory. With major financial contributions from the County Board of Supervisors and from other donors, the organization was able to pay for and oversee the meticulous tile restoration work. Tiles were reproduced and replaced where they were missing or irreparably damaged. Alcazar Garden was rededicated in a formal ceremony on March 7 of 2008.





7



7. JMI REALTY

RESTORATION IS LIKE A BOX OF CHOCOLATES

- SHOWLEY BROTHERS CANDY FACTORY

RESTORATION

Constructed in 1924, the Showley Brothers Candy Factory operated continuously as a manufacturer and wholesale business through the 1950s. It was later used as office space and artist lofts, and was listed on the local historical register in 1982. In 1999, as a part of SOHO's precedent-setting preservation agreement, a treatment plan was developed for the retention of eleven of the historic warehouse buildings located within the Petco Park development area. As a key part of this plan, the Showley Brothers Candy Factory, a 100 foot by 100 foot, three-million-pound, three-story, unreinforced brick masonry building, was ambitiously relocated a block east of its original location on 8th Avenue in order to make room for the Park at the Park.

The monumental feat of engineering required 65 wheeled hydraulic dollies and an intricate cable winch system. During this important restoration, non-historic paint was removed from the exterior brick and the long missing cast-concrete shields, featuring a bear holding a peppermint stick, were recreated and mounted to the front façade along with historic signage.

8. ANDREW & SIOFRA NUGENT

GIFT TO THE STREET - RESIDENTIAL

RESTORATION

This 1914 Craftsman home in Mission Hills had not been treated in a dignified manner over the years. Luckily its new owners would take the care and consideration necessary to return the home to its former self. They began their exterior renovation



8



by removing the faux rock that had been added to the front façade. They replaced non-historic windows with recreated wood windows, and attended to many other long-neglected repairs. Keeping original features intact, the costly and labor-intensive rehabilitation project was executed with sensitivity to the home's historic architecture. Because integrity was restored to such a high level, the house was able to be included within the recently designated Mission Hills Historic District. Not only did the owners bring this lovely home back to its original appearance, they restored a broader visual element of the Mission Hill's unique historic character that we can all enjoy.

9. HERITAGE ARCHITECTURE & PLANNING

A PRESCRIPTION FOR PRESERVATION - ACE DRUG STORE BUILDING & THE FLORENCE APARTMENTS

Until recently, both the Ace Drug Store Building and the Florence Apartments were "entombed" beneath the false front of the Mission Hills Shopping Center on the north side of Washington between Goldfinch and Falcon. A modern stucco façade and canopy were added in the 1950s and the remodel impacted their appearance so severely, they were unrecognizable and deemed ineligible for designation. The restoration project revealed two commercial architectural gems in one of San Diego's most established and historically significant neighborhoods.



DOZER



10. SAN DIEGO COUNTY GRAND JURY

DOZER

Preservationists cannot stand idly by while threats to our cultural and architectural heritage go unchecked. The Grand Jury's report is an attempt to suspend the Mill's Act property tax reduction program and make the designation of buildings virtually impossible in San Diego. The inflammatory and uninformed report recommends the local and state laws protecting historic properties from demolition be ignored or weakened. They have done more than any other group or individual to try to dismantle preservation in San Diego. ♦

ALL PHOTOS BY JIM BRADY, EXCEPT #10 BY SANDÉ LOLLIS. SOME WINNERS LISTED WERE NOT AVAILABLE FOR PHOTOS. FOR MORE DETAILS ON AWARD WINNERS GO TO [HTTP://SOHOSANDIEGO.ORG/PIP/INDEX.HTM](http://sohosandiego.org/pip/index.htm)

Preservation Community

People protecting the places that matter to them

KENSINGTON'S HISTORIC STREETSCAPES

BY MAGGIE McCANN

Kensington residents are initiating efforts to preserve and protect our historical assets in the public right-of-way, including the Kensington Park cobblestone boundary pillars, ornamental acorn and crown street lamp posts, and California Pepper and Queen Palm trees that have lined our streets since the original subdivisions were created. We hope to eventually preserve our cultural landscape within a new Kensington Historic Corridor.

Without the protection of an historic district, trees that were planted as part of the original subdivisions are being removed and sometimes replaced with nothing but concrete. The unique crown street lamps in Kensington Heights, north of Hilldale Road, are not found anywhere else in San Diego, but are found in Pasadena. Davis and Baker, the developers of Kensington Heights, were also the developers of Pasadena. These lamp posts have a story to tell, yet when a crown breaks the City has been replacing them with acorn globes even though good quality replicas are available. Some ornamental lamp posts have been replaced with plain concrete pillars.

The lamp posts throughout the neighborhood are showing signs of wear, mainly rust underneath layers of paint covering the metal lamp posts, but also broken panes of glass in the crown globes, mismatched posts, missing lamp posts, and other than a few acorn lamp posts scattered down Adams Avenue, nothing but modern



Left top Acorn street lamp, found throughout the Kensington Manor and Talmadge Park subdivisions of Kensington; *middle* Crown street lamp, found only in Kensington Heights and Pasadena, and installed by the developers of both areas, the Davis-Baker Company of Pasadena; *bottom* Taller acorn lamp posts found along Adams Avenue. These differ in style and height from those found in the residential areas and may have followed the trolley system; *above* Original cobblestone entry pillar that marks the southern boundary of the Kensington Park subdivision at Edgeware Road and Monroe Avenue; *facing page* a nearly 100-year-old California pepper tree on Edgeware Road in Kensington Park. Photos by Maggie McCann



BORREGO

M O D E R N

The mid-century modern architecture of San Diego's desert oasis of Borrego Springs is now gaining global attention through a newly launched website BorregoModern.com.

The site, dedicated to the "appreciation, education and preservation of Borrego's Mid-Century Modern architecture" is a collaborative effort sponsored by Bill Lawrence, former Chair of SOHO's Modernism Committee and the site's primary researcher, writer and publisher. BorregoModern.com features some of the most extensive research to date on the architects, designers, builders and backers who created this community and expands upon two mid-century modern tours sponsored by SOHO and the Borrego Springs Chamber of Commerce. (A third tour, planned for April 2009 is now in the planning stages.) The site also features editorial contributions from Todd Pitman, the architectural photography of Sandé Lollis and Mike D'Ambrosia, and is designed and programmed for the web by Kyna Nguyen.

Since its launch September 30th, the site has been featured in an article on Borrego's mid-century architecture in Los Angeles based *Angelino Magazine* and *Riviera Interiors* in San Diego, and has drawn visitors from around the country and even as far away as the Netherlands.

Bill and Suzanne Lawrence, purchased a 1959 "Fairway Cottage" designed by Richard Zerbe, AIA eight years ago. At the time little was known about who the architect was for their weekend getaway home. Researching who was involved in the design, and ultimately the Borrego community's historic roots, was the genesis for the exploration of Borrego's mid-century modern architecture. Bill describes the journey to the World Wide Web as one of tremendous work and satisfaction; one he hopes will help the community embrace and preserve its mid-century roots.

[.com](http://BorregoModern.com)

cobra lighting in the heart of the oldest part of Kensington Park. Protection is needed for the remaining lamp posts and trees, as well as the few remaining cobblestone boundary pillars. Many of the pillars have been moved and rebuilt due to the expansion of State Route 15, with the exception of one pillar at the corner of Edgeware Road and Monroe Avenue. Other boundary pillars are long gone, and none retain the original lamps on the top that were once there according to an old newspaper article recently uncovered.

Kensington was described in the 1998 Mid-City Communities Plan: "With its stone gateways, ornamental lighting, and curving streets, the neighborhood is a strong

candidate for designation as a historic district." Unfortunately, the last historical resources survey done in our neighborhood was in 1996 and it was never submitted to the State. We must begin the work to form a traditional historic district again, but in the meantime we will start by working to protect our cultural landscape, as each of these elements help define Kensington as surely as our Craftsman and Mission Revival bungalows.



The Torrey Pines Gliderport

BY GARY FOGEL

Historian, Associated Glider Clubs of Southern California

San Diego has a rich history of aviation, dating back to John Montgomery's first attempts at gliding in the 1880s at Otay Mesa. Gliding has continued to be a central component of the aviation culture in San Diego since those early years. A key historic feature of that culture is the Torrey Pines Gliderport in La Jolla.

The first recorded use of the lift at Torrey Pines by a glider pilot was made on February 24, 1930. On that day, Col. Charles Lindbergh was launched in a large Bowlus sailplane from the top of Mt. Soledad towards the north. He realized that the prevailing sea breeze hitting the cliffs and Torrey

Pines would provide ridge lift for his motorless plane and he continued to the north, floating above the 300 ft high cliffs, to an eventual landing on the beach near Del Mar. With this flight, Lindbergh established a regional distance record for gliders. Perhaps it wasn't the same as



crossing the Atlantic in the Spirit of St. Louis, but for glider enthusiasts, a motorless flight of over 7 miles was quite a significant accomplishment.

Torrey Pines rapidly developed into a gliderport during the 1930s. Runways were graded, a club house was built and aviators from all over San Diego enjoyed cruising effortlessly on the free energy provided by the wind. Many of these local aviators were students (or recent graduates) of San Diego High School including David Robertson, Henry Severin, and more notably John Robinson, who through his skill and training at Torrey Pines, became the first pilot in the world to receive the “Diamond C” badge...the highest award for accomplishment in soaring. Robinson was also the first three-time national champion in soaring and set numerous national and world records for distance and altitude in gliders.

These and many other technological achievements and inventions related to gliding are recognized through the listing of this gliderport as a National Soaring Landmark of the National Soaring Museum (Elmira, NY), a Model Aviation Landmark of the Academy of Model Aeronautics (Muncie, IN), a San Diego City Historic Site, and its listing on the California and National Registers of Historic Places. The site is currently threatened by development, specifically by buildings directly to the east of the gliderport runway on property owned by the University of California, San Diego. A 14-story dormitory complex is currently being built directly in the landing path for gliders. The San Diego Consortium for Regenerative Medicine has identified the eastern end of the gliderport property (within the boundary of the National Register property) as the location for its new stem cell research facility. Plans for an additional multi-story dormitory have just recently been announced. While it remains possible that a compromise can be achieved that allows science to continue while preserving sailplane operations at the gliderport, the long-term continued use of this facility is in considerable jeopardy. The users of the gliderport have spoken in a unified



voice in favor of stem cell research, but either 1) not at this location or 2) as part of a compromise that preserves and protects this gliding history for future generations. Save Our Heritage Organisation has a long-standing interest in this site and we look forward to SOHO's continued assistance.

Dr. Gary Fogel has written extensively on the history of gliding in San Diego, and was a co-author of the original nominations to establish the Torrey Pines Gliderport as a National Landmark of Soaring, a Model Aviation Landmark, City of San Diego Historic Site #315, and its listing on the California and National Register of Historic Places.

Left Typical scene at Torrey Pines just after World War II showing two Bowlus Baby Albatross sailplanes soaring above the cliffs; **right** Four gliders in formation at a 1948 glider meet with La Jolla in the background. Photos courtesy Gary Fogel

Edgemoor

The Historical Heart of Santee Under Attack

BY AMBROSIA O'NEIL

At least from the outside, it is easy to see why Santee faces a major identity crisis. Venturing off the freeway into the limits of the small city – incorporated since 1980, the current Santee experience offers faceless older rundown strip development on the one hand, and faceless new big box commercial chain development on the other. An identifiable historic building is scant to be seen. At the turn of the twentieth century, however, the area was a thriving ranching community and a pastoral backcountry retreat for some of the wealthiest families in America.

What happened to all that rural charm? It can still be found in one special place. Located on land owned by the County of San Diego within the City of Santee, and adjacent to the existing Los Colinas facility, the Edgemoor Hospital site

has been the on-and-off target of much controversy for well over fifty years. Tucked back at a distance from Magnolia Avenue, the unassuming collection of buildings surrounded by trees has a surprisingly unique and diverse history that has been almost completely forgotten. Shockingly and sadly, despite the current debate over plans to demolish Edgemoor to build a new women's prison within Santee's residential and commercial core, its role in the historical development of the community continues to be critically overlooked.

More than twenty years ago, the Edgemoor Farm and Home for the Aged and Indigent Historic District was placed on the California Register of Historical Resources and determined eligible for National Register-listing



Edgemoor's surviving six out of seven original Quayle Brothers' buildings form a one-of-a-kind inter-related complex that, within the context of their surviving body of works, represents a rare experiment in early Modernist design.

by the State Office of Historic Preservation. The historic designation included an approximately 300 acre parcel of former ranchland that has since been developed extensively (possibly without the proper historical review as required under CEQA, the California Environmental Quality Act).

In addition to the Historic District, Edgemoor also contains an individually-listed National Register landmark, the distinctive Edgemoor Polo Barn. A unique gambrel-roofed architectural specimen in its own right, the Polo Barn symbolizes the achievements of Walter Hamlin Dupee. Dupee purchased Edgemoor Farm in 1913 and built it into

a national award-winning dairy farm, polo pony ranch and early tourist attraction. Dupee, a millionaire transplant from Chicago, was captain of the Coronado Polo Team and is credited for being instrumental in the spread of "the sport of kings" throughout much of the colonized world. He built the Polo Barn to house his prize ponies and imported Guernsey bulls, and erected many other farm-related structures including the three converted Dairy Barns prominent along Magnolia Avenue. In the early twentieth century, Dupee put Santee on the map by setting the standards for dairy production in Southern California and by selling his quality products to high end

Left The National Register-listed Edgemoor Polo Barn, constructed sometime shortly after 1913, sits adjacent to three large dairy barns of the same era. The Dairy Barns were converted into hospital wards in the 1940s; *below* the Dairy Barns, though modified, retain much of their earlier twentieth century agricultural character. Photos by Ambrosia O'Neil





Above The original 1923 Dining & Recreation Hall looks out at Edgemoor's peaceful and lush front yard. Photo by Ambrosia O'Neil

As one of the last remaining links to the area's past, Edgemoor's fate, whatever the outcome, will have a direct and enduring effect on both Santee's image and on the quality of life that the city has to offer.



customers such as the Hotel Del Coronado.

Following Edgemoor's glory days as a commercial dairy, the County of San Diego purchased the property for use as a "last resort" home for the aged and indigent in 1923. It was one of the last poor farms (or farm homes) established in the United States prior to the Great Depression and the introduction of Social Security. Over the next six years, the noted San Diego architecture firm, the Quayle Brothers, was hired to design and construct several cost-efficient buildings for Edgemoor's residents and staff. The sons of master architect William Quayle, Charles and Edward Quayle had relocated to San Diego from Denver shortly after the turn-of-the-century. They produced a vast catalogue of attractive, well-constructed commercial, residential

and public buildings of all styles and types throughout San Diego and beyond, and were commissioned to design many County building projects during the 1910s and 1920s. Like their father, they are regarded as important master architects of the West. Many of their projects, including the North Park Theatre and the Old Police Headquarters (with Architect Alberto Owen Treganza), are listed on local, state and national historic registers. Edgemoor's surviving six out of seven original Quayle Brothers' buildings form a one-of-a-kind inter-related complex that, within the context of their surviving body of works, represents a rare experiment in early Modernist design. Employing the most up-to-date concepts, methods and materials on the poor farm complex, the architects combined functional minimalist design with regional Spanish Colonial, Mission and Pueblo Revival styles. Serving the needs of the institution since the 1920s,



Above the Edgemoor Polo Pony and Dairy Ranch, ca.1915. Photograph courtesy Santee Historical Society

these buildings remain in good usable condition after 80 years.

Aside from the Polo Barn, the Dairy Barns, and a couple of smaller miscellaneous buildings, most of Edgemoor's farm era structures have been demolished, and its original 500+ acres of land has been whittled down to less than 100. Regardless, more than twenty buildings associated with various periods of historical significance still stand, telling a multi-faceted story that weaves together several disparate aspects of the region's past. For Santee, which has seen almost all of its built heritage disappear, saving an important and vast historical resource such as Edgemoor represents a last chance at capturing a valuable sense of

place for local residents. With a serene park-like setting, human scale, and large diverse collection of readily adaptable, well maintained historic buildings, Edgemoor has virtually unlimited potential to be a driving force of the local economy as well as a nexus for the social and cultural life of the community. Unless a major effort is mounted soon however, this irreplaceable Historic District will be tragically lost along with these precious opportunities. ♦

Ambrosia O'Neil is a San Diego County resident who states that she believes in protecting and preserving historic resources for future generations. She has lived and worked all over the world, fighting injustice in all its infinite forms.

REFLECTIONS

Introducing your new 2008-2009 Board Members

Annual elections were held on September 20 at the Stein Family Farm. Outgoing SOHO president Michael Kravcar presented the gavel to Curtis Drake as the new president. Three director positions were filled with newcomers to the board. Please take a moment to read about your new directors. Complete bios for all directors can be found online at sohosandiego.org/main/people.htm



Curtis Drake receives the gavel as new president of the SOHO Board of Directors. Photo by Sandé Lollis

Karen Huff-Willis is founder and chairman of the Museum of San Diego African American History, as well as the Black Historical Society of San Diego (one of the largest black historical societies in the country).

Obtaining both bachelor and masters degrees in business from the University of Phoenix Arizona,

she has a law degree from Western Sierra Law School in San Diego. After spending two years as an intern Deputy Public Defender and one-year law clerking as a civil litigator and CEQA specialist, she decided not to go into legal practice. Instead, she re-dedicated herself to her first love, historic preservation. To date has preserved over nine historic African American sites in the San Diego area.

Sandor W. Shapery is an attorney licensed to practice law in the State of California and has practiced before the Supreme Court of the United States. Mr. Shapery is currently developing real estate, managing his real estate holdings, and developing a transportation infrastructure company.

Mr. Shapery is the principal of Shapery Enterprises under which various corporations, partnerships and limited liability companies operate. Shapery Enterprises is involved in the ownership, design, and development of high-rise office buildings (Sempra Energy corporate headquarters building; Emerald Shapery Center), high-rise hotels (Westin Emerald Plaza; W Hotel downtown San Diego), commercial centers, historic renovations, and raw land. A large part of Mr. Shapery's real estate development pursuits involve historic renovations. Most notably, Mr. Shapery rehabilitated, among numerous historic renovations, the historic Keissig house at 2nd and Ash St., the Del Mar Castle, Las Casitas Del Mar, 1576 Law St. Victorian home, Aspen Victorian home, South Park business district complex and fire station, the Riviera Hotel, and the Chinese Steam Laundry which is now incorporated in the W Hotel. Most of the rehabilitated properties are located in San Diego County.

Dan Soderberg is a native of San Diego County and a 4th generation Californian. The local history he's seen first hand has shaped his advocacy for historic preservation.

Dan is a graduate of UCLA film school with a BFA in Motion Picture and Television Production. He is a photographer and video journalist. Dan produced the short film "Save the San Diego Mills Act" which is a history of this important preservation incentive and its importance today in San Diego. He currently lives in Normal Heights in a small 1927 cottage home, which he restored himself. Dan has an appreciation

and love for many styles of architecture, but feels especially attracted to mid-century modernism, particularly the work of Frank Lloyd Wright.

2008-09 SOHO Board of Directors

Curtis Drake - President	Jaye Furlonger - Vice President
Jessica McGee - Treasurer	John Eisenhart - Secretary
Michael J. Kravcar - Ex Officio	Courtney Ann Coyle, Esq.
Erik Hanson	Allen Hazard
Karen Huff-Willis	Peter Janopaul
John Oldenkamp	Sandor Shapery
Dan Soderberg	Mary Wendorf

Thank You To Our Outgoing Board Members

On behalf of the organization we would like to take this opportunity to thank our outgoing board members for all the hard work they have contributed over the years. Their participation has helped to make us the fabulous organization that we are today. We will truly miss their presence on the Board and we look forward to their continued involvement in other ways.

Welton Jones served the organization for seven years, acting as officer twice both as vice president and secretary and at other times director at large. Welton also brought his great skill of theatre production to our organization and under his tutelage we were able to produce the first performances in 133 years in the Whaley House theatre, San Diego's first commercial theater, and equally of importance he brought the historically important La Pastorela back to Old Town after a century. We hope to do more theater in the future when funds allow and will look to our dear friend Welton again when that time comes.

Martha Jordan is one of the staunchest preservationist in town! The Coronado resident is an activist to behold and has led the charge in many preservation battles in her city and continues to do so. While Martha served only two terms, her voice was heard and helped to keep the grass roots ideals of the organization front and center. Many will remember her graciousness and generosity in opening her wonderful historic home last year for the annual Holiday party.

Also, while President Michael Kravcar remains on the board as ex officio, his role as president this past year must be called out. Mike stepped into the role of president in a most difficult transition time of the organization with the untimely passing of President Beth Montes. Mike's time was at a real premium with major preservation projects in both San Diego and Indiana and he sacrificed as needed to keep our course steady in the direction in which it had been set. It has been a difficult time for

everyone and he had to work within that sensitive atmosphere. Thank you Mike.

The SOHO Lady 2008 Recipient

The SOHO Lady is a special honorary award for efforts above and beyond the call of duty in the field of historic preservation. This award itself was originated by Courtney and Denise Gonzales who first presented it in 1969, the year SOHO was founded. That year's recipient was Peggy and Tom Shepley who added the stipulation to the award that it must always be on public display for the full year in the recipient's home and with the admonishment that SOHO members are apt to check at any time!

Allen Hazard was the 2007 recipient, and explained that he was torn between two people who happened to be married. Choosing not to award a couple, he flipped a coin before all of us at the membership party and Allen Hazard was named the 2008 honoree, who in turn said that he would share the honor with his wife Janet O'Dea.



Allen Hazard accepts the coveted SOHO Lady award at the annual membership meeting, held at the Stein Family Farm. Photo by Sandé Lollis

While each year's honoree is a surprise presentation made totally and arbitrarily by the previous SOHO recipient, everyone agreed that Allen was the perfect choice for his staunch efforts and passion for everything historic!

Would you like to write for *Our Heritage Magazine*?

SOHO is fortunate to be covering one of this nation's most amazing regions, one with a vast history and one that we must continue to raise awareness of if we are to save the remnants we have left.



There is so much to cover and we would really like our members' voices to be heard as much as possible.

There are a lot of people doing incredible things for the preservation of historic resources and we want our readers to get to know them more and learn about all the great work that is happening in our many communities.

Will you tell us about your own restoration project or advocacy work? Or join our Preservation Community section, which is written by our members and offers a window into the problems facing other homeowners and community activists who bring their approach and their concerns to all of us.

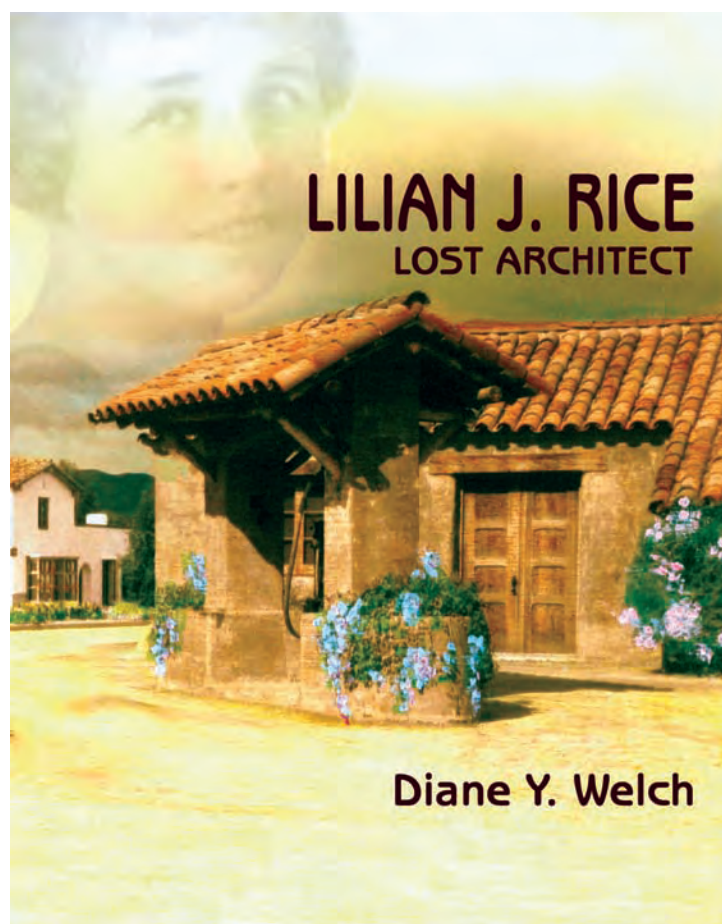
We want your feedback and your voice to be a part of this. The next few issues of *Our Heritage* will focus

on sustainability and our role in keeping the greenest building being the one already built option front and center. Cultural heritage tourism is also incredibly important to saving historic resources; we will focus on how it is the greatest economic tool for any city or community, and bringing historic preservation into the arts and culture conversation, where it obviously is a foundation for any community's cultural vitality.

Contact us by phone or email with any questions you might have, and to discuss your ideas for articles. For more details on how to submit, along with writing style guidelines, please go to http://sohosandiego.org/reflections/ohm_submissions.htm

Our Heritage Press to Publish Second Book

SOHO is pleased to announce that its second book will be published next spring. Author and local historian, Diane Y. Welch, the leading expert on the life and work of architect Lilian Jeannette Rice, has produced the first ever monograph on this Southern California Master Architect. It will be published by Our Heritage Press and is slated for release in June 2009.



Cover of the upcoming Lilian J. Rice book to be published by Our Heritage Press

Several years of research on Rice have already been undertaken by Welch, who has discovered many breakthrough facts about the often misunderstood female architect who not only survived but thrived in the male dominated profession of architecture during the years of the Great Depression. The book includes a detailed biography of Rice, vintage and current photographs, a thorough listing of Rice's body of work, in depth scholarly notes, and a concise bibliography.

Welch would love to include your contributions to the book and welcomes the involvement of interns who would receive academic credit for their time and efforts. If you have verified information on Rice, or own photographs and ephemera pertaining to her that you would like to share, or would like to find out more about how you may support the book, *Lilian J. Rice: Lost Architect*, please visit www.dianewelch.com or email Welch at dianewelch@dianewelch.com

Seneca survives, vexing officials

The following article is a tongue-in-cheek description of a great building saved from demolition. This can easily be applied to our own San Diego County saves.

In a shocking oversight, Columbus failed to demolish the Seneca Hotel. This blot on the town's record of razing landmark buildings has city officials asking what went wrong.

The Seneca, at Grant Avenue and E. Broad Street, is the kind of architectural gem Columbus developers usually grind into rubble to make way for a surface parking lot or a chain pharmacy. But this time, it didn't happen.

"There's no use trying to sugarcoat it," said an official who asked to remain fictitious. "We stood idly by while some company with vision saved a historic building. Now, instead of another soulless corner, we're stuck with something that's probably going to lend interest to the cityscape for years to come.

"Everybody's asking: Who dropped the wrecking ball?"

Completed in 1917, the Seneca was designed by Frank Packard, perhaps Columbus' most prominent architect. He or his firm designed buildings such as Orton Hall at Ohio State University, the Old Governor's Mansion on E. Broad Street and the Toledo & Ohio Railroad Depot on W. Broad Street.

Although those buildings stand, Columbus has been successful at eradicating some of the Packard firm's other efforts, including the Virginia and Chittenden hotels.



The Seneca Hotel in downtown Columbus, Ohio's Discovery District. Photo by Paul Bonneville

The Seneca, which became the headquarters of the Ohio Environmental Protection Agency when its hotel days were over, had been vacant since 1987 and seemed certain to fall.

But Campus Apartments of Philadelphia bought it and spent three years renovating it into rental units, with an elegant lobby and space for a coffee shop and, possibly, a restaurant.

The renovation is widely considered a setback in the ongoing campaign to drain the historical significance from E. Broad Street.

Demolitionists say, with the Seneca unrazed, the E. Broad corridor remains in danger of retaining its character as Columbus' most distinguished street.

Said one: "Every time you save something like the Seneca, you're preserving a sense of place. Instead of a forgettable thoroughfare, you have a street that people want to show off to visitors. We can't have that. There's too much beauty on Broad Street as it is. Where's the balance?"

But demolitionists point to the recent elimination of the Firestone Mansion on E. Broad as evidence that the city hasn't abandoned its long-term goal of homogenizing itself.

Were it not for some timely work by bulldozers, they note, Columbus might still be saddled with people coming from hundreds of miles away to eat at the Kahiki.

It might still have the 19th-century Union Station instead of a 21st century facsimile.

It might have a French Second Empire-style courthouse that people would visit for reasons other than pleading no contest to a misdemeanor.

“Mark my words,” said the demolitionist, “when people see the beauty and life that a preservation project like the Seneca injects into a neighborhood, they’re going to be asking hard questions about who let this happen and why.”

By Joe Blundo. Reprinted with permission from The Columbus Dispatch, Sunday, June 22, 2008

Beth Montes Memorial Internship & Outreach Fund’s First Recipient

This summer Ashley Christensen interned for eight weeks with us. This was made possible solely through the generous donations made to the Beth Montes Memorial Internship and Outreach Fund.

Ashley grew up in Escondido and from a young age has had a love for historic buildings and an interest in their preservation. She has been a member of SOHO for the last few years and was excited at the chance to work more closely with us.

After a semester in London her love for architecture and her understanding of the need for historic preservation flourished. Excited to get involved in the preservation of America’s heritage, she seized the opportunity to apply for the Beth Montes Memorial Internship and Outreach Fund.

Ashley is currently working on her bachelor’s degree in interior design at Philadelphia University while getting her minor in historic preservation. She is now looking to get her masters in historic preservation some time in the near future.

While at SOHO Ashley was truly the intern extraordinaire. She worked on the historic designation program of South Park under the tutorial of Janet O’Dea, attended Historical Resources Board meetings, preservation action and other important meetings, she helped with events as well and immersed herself in “the ways of the



Ashley Christensen, SOHO’s 2008 summer intern. Photo by Sandé Lollis

historic preservation world,” as she phrased it.

A quick study, the office staff were all sorry to see her leave as they found themselves being able to depend on her for any number of things.

We hope this fund will continue to grow and thrive and ask that when you consider your yearly donations that you keep this very significant fund in mind.

SOHO’s Legal Defense Fund - How you can make a difference

While SOHO always seeks to avoid going to court by using other advocacy tools such as negotiation, reasoning and education to encourage better decisions that protect our historic sites, neighborhoods, and landscapes, sometimes it becomes necessary to litigate to protect our region’s historic resources.

SOHO’s Legal Defense Fund is one of the essential means in which we carry out litigation and legal advocacy to ensure the effectiveness of preservation laws. The legal fund helps us to respond as needed to help communities throughout the county, to assist in protecting homes and businesses, neighborhoods, and our collective history and heritage.

Legal cases represent only a fraction of the controversies we work to resolve day to day, but they do represent one of our most powerful tools for protecting our communities.

This work would not be possible without contributions from individual supporters and we ask that you consider donating to the SOHO Legal Defense Fund today. You can make your donation easily and securely online at http://sohosandiego.org/giving/legal_defense.htm, by phone or by mailing your tax-deductible donation to SOHO, 2476 San Diego Avenue, San Diego CA 92110.

In Memoriam

Marie Cunningham Wordell, one of SOHO's founding members, passed away at her home in San Diego on September 15, 2008, after a lengthy battle with breast cancer.

Mrs. Wordell was born on May 22, 1940, in Evanston, Ill., and her family moved to San Diego in 1947. An art teacher for more than forty years,

her paintings have been exhibited locally and nationally. Her art can be found in many homes and buildings throughout San Diego, including Rady Children's Hospital and Scripps Clinic. She was a past president of the San Diego Watercolor Society, past board member of the San Diego Art Institute, and was active with the Artists Guild of the San Diego Museum of Art, the Western Federation of Watercolor Societies, and the La Jolla Art Association.

It was at her first teaching job at Carlsbad Junior High School that she met another new teacher, the man who founded SOHO a few years later, Robert Miles Parker. Parker recalls, "When in 1969 I called the meeting to save the Sherman-Gilbert House, she was one of the first to arrive, even though few San Diegans wanted to come out on that rainy Sunday afternoon. As she was still teaching, she became by proclamation the group's first historian, in charge of the newsletter that became the award-winning magazine SOHO publishes today."

Marie loved throwing parties for her family and friends and will be remembered for her generosity, festive spirit, and love of art and people. She was an enthusiastic supporter of the newly formed SOHO, bringing in many of her friends as members. Our condolences go out to her family and friends.

Alice Campbell Crittenden, an active member of SOHO in its early years, passed away on October 22, 2008. She was 96.

Mrs. Crittenden was born in Coronado to immigrant Scottish parents on October 12, 1912. She grew up in the flats of Coronado Island, and later wrote a booklet on the area.

She worked for the state of California first in San Diego and later in Santa Ana where she met future husband, Phil Crittenden. With their two sons, the Crittendens returned in 1945 to Coronado, later moved to an adobe house in Point Loma, and finally settled in Mission Hills. Mrs. Crittenden was an enthusiastic supporter of many community organizations including SOHO; City Beautiful; Westminster Presbyterian Church; and the Mason Street School in Old Town, where she worked as a volunteer for many years.

An active gardener, she was an ardent supporter of San Diego's historical preservation, and counted the restoration of the Horton Grand Hotel as one of her favorite projects. Before the hotel was renovated, she would take people through the Gaslamp Quarter and explain how it would be revitalized.



Alice Campbell Crittenden at the Mason Street School.
Photo courtesy Jack Crittenden

Annual Report of Financial Standing

Fiscal Year
July 2007 - June 2008

Statement of Activities

	Whaley House		Total unclassified		TOTAL	
	Jul '07 - Jun '08	Jul '07 - Jun '08	Jul '07 - Jun '08	Jul '07 - Jun '08	Jul '07 - Jun '08	Jul '07 - Jun '08
Ordinary Income/Expense						
Income						
4005 — Adobe Chapel Income	0.00	0.00	1,138.52	1,138.52	1,138.52	1,138.52
4020 — SOHO Donations	2,309.29	2,309.29	24,560.93	24,560.93	26,870.22	26,870.22
4025 — Beth Montes Memorial Edu...	0.00	0.00	8,543.00	8,543.00	8,543.00	8,543.00
4030 — SOHO Memberships	0.00	0.00	23,585.31	23,585.31	23,585.31	23,585.31
4035 — SOHO Grants	0.00	0.00	62,782.25	62,782.25	62,782.25	62,782.25
4040 — Whaley House Admissions	442,037.15	442,037.15	0.00	0.00	442,037.15	442,037.15
4050 — Whaley House Merchandise	0.00	0.00	111,797.82	111,797.82	111,797.82	111,797.82
4055 — Wholesale	0.00	0.00	697.00	697.00	697.00	697.00
4060 — Shipping income	0.00	0.00	47.55	47.55	47.55	47.55
4065 — Food	0.00	0.00	4,377.37	4,377.37	4,377.37	4,377.37
4080 — Whaley House rental Income	27,285.00	27,285.00	300.00	300.00	27,585.00	27,585.00
5200 — Advertising Income	0.00	0.00	362.50	362.50	362.50	362.50
5300 — P.A.R.F.	0.00	0.00	1,555.00	1,555.00	1,555.00	1,555.00
5400 — P.I.P. Income	0.00	0.00	2,363.50	2,363.50	2,363.50	2,363.50
5650 — Income - Functions	1,789.44	1,789.44	27,316.45	27,316.45	29,105.89	29,105.89
7010 — Interest Income	0.00	0.00	20,711.43	20,711.43	20,711.43	20,711.43
Total Income	473,420.88	473,420.88	290,138.63	290,138.63	763,559.51	763,559.51
Expense						
6015 — Adobe Chapel	0.00	0.00	133.24	133.24	133.24	133.24
6020 — Advertising	9,760.00	9,760.00	904.26	904.26	10,664.26	10,664.26
6040 — Annual Meeting	0.00	0.00	84.70	84.70	84.70	84.70
6110 — Automobile Expenses	0.00	0.00	2,155.06	2,155.06	2,155.06	2,155.06
6120 — Bank Service Charges	8,948.26	8,948.26	86.10	86.10	9,034.36	9,034.36
6125 — Business Meals	45.00	45.00	745.41	745.41	790.41	790.41
6130 — Cash Over/Short	-137.05	-137.05	7.71	7.71	-129.34	-129.34
6145 — Donations	0.00	0.00	50.00	50.00	50.00	50.00
6150 — Garden Expense	2,990.21	2,990.21	0.00	0.00	2,990.21	2,990.21
6155 — Depreciation Expense	0.00	0.00	1,192.00	1,192.00	1,192.00	1,192.00
6160 — Dues & Subscriptions	75.00	75.00	1,406.72	1,406.72	1,481.72	1,481.72
6165 — Gift Certificates	106.47	106.47	720.16	720.16	826.63	826.63
6170 — Equipment Expensed	624.94	624.94	2,161.93	2,161.93	2,786.87	2,786.87
6175 — Functions	339.66	339.66	35,631.48	35,631.48	35,971.14	35,971.14
6180 — Insurance	5,998.50	5,998.50	0.00	0.00	5,998.50	5,998.50
6185 — Interpretive Program	2,053.40	2,053.40	0.00	0.00	2,053.40	2,053.40
6190 — insurance-workers comp	9,168.00	9,168.00	0.00	0.00	9,168.00	9,168.00
6195 — Insurance-Medical	17,019.30	17,019.30	0.00	0.00	17,019.30	17,019.30
6230 — Merchandise	0.00	0.00	72,190.66	72,190.66	72,190.66	72,190.66
6245 — Newsletter	0.00	0.00	23,631.91	23,631.91	23,631.91	23,631.91
6250 — Postage and Delivery	3,038.22	3,038.22	208.01	208.01	3,246.23	3,246.23
6260 — Printing	5,328.81	5,328.81	2,335.19	2,335.19	7,664.00	7,664.00
6270 — Prof fees	939.00	939.00	56,405.00	56,405.00	57,344.00	57,344.00
6035 — Props	400.00	400.00	0.00	0.00	400.00	400.00
6300 — Repairs-Whaley House	4,282.16	4,282.16	0.00	0.00	4,282.16	4,282.16
6320 — Taxes	10.00	10.00	0.00	0.00	10.00	10.00
6330 — studies	0.00	0.00	63.18	63.18	63.18	63.18
6340 — Telephone/Internet	8,107.43	8,107.43	0.00	0.00	8,107.43	8,107.43
6350 — Travel & Lodging	0.00	0.00	1,427.05	1,427.05	1,427.05	1,427.05
6450 — Contract Labor	90,342.33	90,342.33	4,600.00	4,600.00	94,942.33	94,942.33
6550 — Office Supplies	4,209.56	4,209.56	150.00	150.00	4,359.56	4,359.56
6560 — Payroll	278,831.90	278,831.90	0.00	0.00	278,831.90	278,831.90
6565 — Payroll Processing Fees	2,622.58	2,622.58	0.00	0.00	2,622.58	2,622.58
6295 — Rent	1,429.00	1,429.00	0.00	0.00	1,429.00	1,429.00
6770 — supplies	3,946.30	3,946.30	2,866.48	2,866.48	6,812.78	6,812.78
7025 — PIP	0.00	0.00	4,375.52	4,375.52	4,375.52	4,375.52
7040 — Prev.Expenses	0.00	0.00	1,410.94	1,410.94	1,410.94	1,410.94
Total Expense	460,478.98	460,478.98	214,942.71	214,942.71	675,421.69	675,421.69
Net Ordinary Income	12,941.90	12,941.90	75,195.92	75,195.92	88,137.82	88,137.82
Net Income	12,941.90	12,941.90	75,195.92	75,195.92	88,137.82	88,137.82

Balance Sheet Standard

As of June 30, 2008

Jun 30, '08

ASSETS

Current Assets

Checking/Savings

1055 — PLCB Savings	300.34
1035 — PL Community Bank ...	325,339.30
1000 — WAMU Checking	82,709.20
1020 — SOHO Shop Cash	300.00
1030 — WM Money Market	243,894.44
1040 — WWMM Facade	84,629.56
1045 — WAMU PRF	<u>41,531.62</u>

Total Checking/Savings 778,704.46

Other Current Assets

1250 — Inventory	<u>56,573.91</u>
------------------	------------------

Total Other Current Assets 56,573.91

Total Current Assets 835,278.37

Fixed Assets

1500 — Equipment	12,070.43
1700 — Acquisitions	925,000.00
1550 — Acc. Depreciaion	<u>-10,139.00</u>

Total Fixed Assets 926,931.43

TOTAL ASSETS **1,762,209.80**

LIABILITIES & EQUITY

Liabilities

Current Liabilities

Other Current Liabilities

2150 — Sales Tax Payable	<u>1,948.87</u>
--------------------------	-----------------

Total Other Current Liabilities 1,948.87

Total Current Liabilities 1,948.87

Total Liabilities 1,948.87

Equity

3000 — Opening Bal Equity	-387.93
3900 — Fund Balances	1,672,511.04
Net Income	<u>88,137.82</u>

Total Equity 1,760,260.93

TOTAL LIABILITIES & EQUITY **1,762,209.80**

(continued from inside front cover) For our official 40th Anniversary launch, a retrospective is being written by architectural historian, critic and preservationist Ann Jarmusch. She will be culling our archives, conducting interviews and researching the organization's history. All members will receive this; we will be sending out the 2009 calendar of events along with your special invitation to pick up the publication in person or have it mailed to you.

We encourage you and your friends and neighbors to join with us over the course of the next year's celebrations and share in our success.

With the many possibilities the future holds for you and your community SOHO really must depend on you more than ever. Our work is for the greater community good; it is for not only those of us who live and work here but for the generations to come and it is impossible to do alone. Consider making a donation today. We have an easy online donation process or you can call your credit card in or just send a check.

Community character is the theme of this issue of *Our Heritage*. Our new president Curt Drake addresses smart growth, Ann Jarmusch looks at it from the personal perspective, interviewing a few of the region's preservation leaders.

Julie Kolb writes about the need for historic districts and shows that this is one solid way of securing the future of all our cities and county. For preservationists it is the best way to protect areas at large rather than fighting for each structure one by one.

Kristin Reichardt Kirwan speaks about what so many of us shake our heads in wonder at; how San Diego is destroying its renowned architectural personality in favor of another region's look. Janet O'Dea and Allen Hazard discuss the identification and importance of character-defining features and the personal stories each building has to tell.

More and more views are being expressed through the publication and we would like to add yours too! Please see page 52 for more details on how you too can get involved.

With this last issue of the 2008 year we get to congratulate once again the People In Preservation honorees and take yet another look at this year's Most Endangered.

On behalf of our board and staff we hope you will enjoy this double edition of *Our Heritage*.

Book Review

BY ERIK HANSON

It is not typical to review a book six years after its release, but if I haven't seen it before it's a good guess that most readers haven't either.

So many preservation and design books cover the obscure, the redundant and the repetitive. I cite the example of three Greene & Greene coffee table books published in one year, or the 300+ (really!) recent books about Frank Lloyd Wright. Not so with *Working Windows*, despite the majority of us living in homes with wood windows, and the mishandling of windows being the number-one building preservation problem, this book's subject matter is really not covered elsewhere.

Working Windows is a bit reminiscent of those "Dummies" or "Complete Idiot" books. Full of sidebar comments, personal reminiscences, attempted humor alternating with sound tips, including many that will be news to the old pro. The text assumes that the reader will be doing the work his/herself, but the information would be equally valuable to those who find themselves in the position of supervising the work of others.

Having occupied part of my misspent youth in the window repair trade, I can tell you that there is an immense need for this book. In our county there are only 3 or 4 people who specialize in this sort of thing. The vast majority of window repairs as covered here is being done by untrained painters who are rushing because they bid a flat price, by contractors who are resentful that they couldn't get you to spring for the new vinyl ones, or by the handyman who is also moderately skilled in plumbing, masonry, electrical and brush removal.

At first consideration, fixing your own double-hung windows looks like one of those things that nobody should try; sort of like taking your iPod

fully apart and putting it back together. Not quite so. It's one of those old skills that went from ubiquitous to extinct without a pause. Unlike, say, building a backyard BBQ in the '50s.

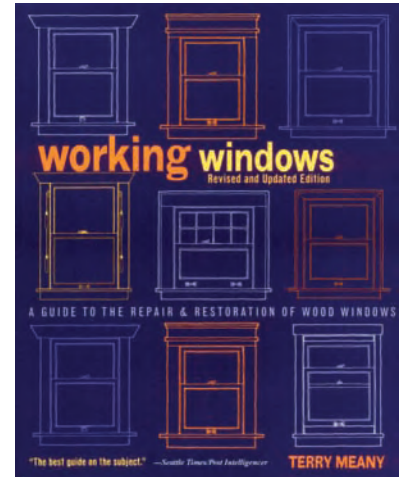
I do hope that anyone with stuck, sagging, or ugly old windows will give this a read. In our great climate you can have quite a long time to get it put back together before the weather demands it.

There are a few nits to pick with this book. The author (who calls himself "Mr. Window") admits early on that he's not a historic preservationist. This leads to a few negatives. There is no discussion of the charms of older, wavy glass and the aesthetic importance of its preservation, and what to do if you break a piece. In the text, all possible periods are sort of generically mushed together, with little regard for what situations different eras might bring, and how to recognize when you might be over your head because of a window's historic importance. Mr. Window also gets way too far into some non-preservation techniques, such as covering damaged sills with sheet metal.

Anyone who has ever read another book on home restoration will probably roll their eyes and skip the percentage of the book dedicated to safety issues, the near-boilerplate nature of which hides those few issues specific to window work.

All-in-all it's on my list of books to have, especially as it seems to be the only modern treatment of the topic. If you can read it with a bit of a preservationist filter on, and can combine it with a study of specific styles, local standards and a bit of patience, your house will thank you for it.

Erik Hanson is a long time SOHO board member, South Park resident, and by trade a used bookseller.



Working Windows: A Guide to the Repair & Restoration of Wood Windows
By Terry Meany
Guilford, Connecticut. The Lyons Press. Second edition 2002.
Paperbound, 233 pages. \$14.95

CALENDAR OF EVENTS

November 20 • 6 - 7:30pm

Third Thursdays Author Series: Katrina Pescador & Alan Renga - *Aviation in San Diego*

December 7 • 4 - 8pm

Annual Holiday Party - Members only

December 12 - 13 • 6 - 9pm nightly

Fiesta Navidad - Old Town

2009

February 19 • 6 - 7:30pm

Third Thursdays Author Series: Lynne Newell Christenson, PhD & Ellen L. Sweet - *Ranchos of San Diego County*

March 19 • 6 - 7:30pm

Third Thursdays Author Series: Katrina Pescador & Mark Aldrich - *San Diego's North Island*

March 21 - 22

Annual Preservation Weekend
Celebrating 4 Decades of SOHO Tours

April 16 • 6 - 7:30pm

Third Thursdays Author Series
Author TBA

April 25

Borrego Springs Modern III

May 21 • 6 - 7:30pm

Third Thursdays Author Series: James Newland - *Cleveland National Forest*

May 29 • 6 - 9:30pm

27th Annual People In Preservation Awards

June 18 • 6 - 7:30pm

Third Thursdays Author Series: Katrina Pescador & Mark Aldrich - *Consolidated Aircraft Corporation*

July • TBA

Annual Christmas Shop in July
SOHO Museum Shop

July 16 • 6 - 7:30pm

Third Thursdays Author Series
Author TBA

July 16

San Diego's 230th Birthday Celebration

August 20 • 6 - 7:30pm

Third Thursdays Author Series
Author TBA

September 17 • 6 - 7:30pm

Third Thursdays Author Series: Matthew Nye & Marilyn Carnes - *Early National City*

September 19 • 12 - 3pm

Annual Membership Meeting & Elections
Potluck Party - Stein Farm

October 15 • 6 - 7:30pm

Third Thursdays Author Series
Author TBA

October 23 - 31

Whaley House Halloween Events

November 19 • 6 - 7:30pm

Third Thursdays Author Series
Author TBA

Keep up to date on tours & events at
www.sohosandiego.org/main/events.htm

Monthly Meetings

SOHO Offices at the
Whaley House Museum Complex
2476 San Diego Avenue

SOHO Board of Directors • 5:30pm

2nd Monday • Monthly
Conference Room in the Derby Pendleton House

Events & Education • 11:30am

2nd Tuesday • Bi-monthly beginning in January
Conference Room in the Derby Pendleton House

SOHO Museums Operations • 5:30pm

2nd Tuesday • Monthly
Adobe Chapel • 3950 Conde Street

Modernism • 6:30pm

2nd Tuesday • Quarterly beginning in February
Derby Pendleton House

Preservation Action • 5:30pm

4th Monday • Monthly
Study of the Derby Pendleton House

Lifetime

Anderson Family Trust
 Charley Bast
 Anthony Block
 Bob Broms
 David & Diane Canedo
 Scott Clifton
 Jim & Diane Connelly
 Bruce & Alana Coons
 Homer Delawie
 Doug & Alice Diamond
 Mr. & Mrs. D. Dickinson
 M. Wayne Donaldson
 Elizabeth Courtier & Alfonso Escalante
 Nicholas Fintzelberg
 First Church of Christ, Scientist
 Alison J. Grant-Carlos
 Barry & Hilary Hager
 Ingrid Helton & Erik Hanson
 Janna Hernholm
 Peter Janopaul III
 Mary Joralmon
 Jim & Kathleen Kelley-Markham
 Dr. Carolyn Kutzke
 Bill & Suzanne Lawrence
 Nancy Lemann
 Carol Lindemulder
 Joe & Linda Marrone
 David Marshall
 Jessica McGee
 William H. McWethy, Jr.
 Zeke Montes
 Karen Mehalek & Thomas Paluch
 Miles Parker
 D. Nielsen & Rebecca Pollock
 Thomas J. Pollock
 Larry & Theresa Pyle
 John & Viorica Reed
 James & Nancy Schibanoff
 Charlotte Schrieffer
 Sue K. Skala, AIA
 John & Debbie Stall
 Les & Liz Stiel
 Nancy Roberts & Michael Sullivan
 Vykki Mende Gray & David Swarens
 Neil Swenson
 Marc Tarasuck, AIA
 Robin Webster
 Kerri Klein & Mark Wiesner
 Earle Wilson
 Barry Worthington

**Renewals
Benefactor**

James & Christine Cuning
 Ione Stiegler

Executive

Margaret McCann & Jagath Ashirwad
 Elisabeth Bergan
 David Coup
 Gaylyn Boone & James Dorcy
 Curtis & Misty Drake
 Joe & Kim Grant
 Pat Finn
 Jean Fort
 Michael & Diane Kelly
 Peter & Lee Norton
 Linda Stouffer
 Dan & Becky Sullivan
 Louis & Tammy Vener

Professional

Nancy Appleton
 Alexander D. Bevil
 John Mills Davies
 Ghostly Tours in History, LLC.
 M. Dena Gillespie
 Gordon Hattersley
 Hazard Decorative Arts
 Home Restoration & Remodeling of San Diego
 Charles W. & Annette C. Hughes
 La Mesa Historical Society
 Kelly Sutherlin McLeod
 John McWilliams
 Andrew Merrick
 Gary Mitrovich
 Caroline Murray
 Larry & Bonnie O'Dell
 Phyllis Paul
 Frances Prichett
 Solana Beach Civic & Historical Society
 Swanson Studios
 Howard & Leslie Toole
 Mary L. Walshok
 Doug Wisneski

Family

Brian & Kimberly Adler
 Judy Ciampoli & Bryan Auerbach
 Charles E. Bahde
 Larry & Cia Barron
 Joe & Joyce Benintende
 Gary & Susan Bier
 Sharon Smith & Steve Bovee
 Robert & Linda Bridges
 Michael Brown
 Susan Bugbee
 Richard P. Burns
 Andy & Paula Cameron
 Tom & Marilyn Carnes
 Jack & Jackie Carpenter
 Donny & Yang Ciccimaro

Scotch & Eloise Comer
 Katie Boskoff & Hodge Crabtree
 Marilyn Crehore
 Dr. & Mrs. Quintous E. Crews, Jr.
 Bethel Dahl & Ruth Dahl
 Margaret S. Davis
 Paul & Lois DeKock
 William, Tammy, Marissa & Isabelle Dodds
 Amy Becker, Jake Douglas, Jeremiha Douglas
 Terry & Barbara Douglass
 Curtis & Misty Drake
 Charles & Christie Dunning
 Paul Engel
 Rich & Cindy English
 Jackie Foglio & Joe Foglio
 Bud & Barbara Fosdick
 Mark & Annette Garcia
 Dr. Walter E. Weibrecht & David W. Garside
 Katy Hamilton & Scott Glazebrook
 Mr. & Mrs. R. E. Graham
 Fred & Julie Grand
 Robert & Mary Grandell
 Philip & Margaret Ham
 Gail Conklin & David Hamilton
 Scott & Elizabeth Hammack
 Michael B. & Susan J. Harris
 Robert & Wendy Harrison
 Phil & Kay M. Harry
 Sharon Hatch
 Gary & Betty Hayward
 Tammy Hensley
 Bruce & Jane Hopkins
 Linda Lawley & Richard Jacobs
 Ed & Linda Janon
 Judi Jeffery
 Richard & Eleanor Jensen
 Mary & Harmony Jones
 John & Diane Kane
 Richard & Yvonne Kenyon
 Webster & Helen Kinnaird
 Mark Klindt
 William Doyle & Lawrence Ko
 Klonie Kunzel
 Edward Webb & Mel Landuyt
 Dr. & Mrs. Allan Lerner
 David & Kim Leonard
 Mr. & Mrs. Warren Maule
 Bill & Sandra McColl
 Nancy Robertson & Ernie McCray
 Geoffrey Mogilner
 Valerie Ann Bailey & Roger Mohling
 Ann Garwood & Nancy Moors
 Scott, Jeanne & Kelly Murray
 James & Kathalyn Nelson
 Travis Nixon

Grace Hanggi-Noe & Jim Noe
 Carin Howard & John Oldenkamp
 Chris & Tanya Opsal
 Teem Osborn
 Jaime Gomez & Bruce Parker
 Ronney, Judy & Nici Podskalan
 Lori Anne Peoples & Christopher Pro
 Shaun & Sher Provost
 Jamie and Linda Reynolds
 Harry & Jacqueline Ridge
 James & Gay Ann Rogers
 Gail Madsen & Rick Rotsch
 Ben Baltic and Doug Scott
 Richard & Barbara Seymour
 David & Anita Shaw
 Richard & Merrilee Sinkin
 Joel Fine & Donald Smith
 Mr. & Mrs. Robert Stewart
 Charles & Juliet Sykes
 Maureen Kirby & Joe Tatusko
 Marty & Jim Tullar
 Susan D. Walter & Stephen Van Wormer
 Mary Wendorf & Norm Warner
 John & Elizabeth Weems
 William, Paula, & Kristi Wilson
 Rob & Anne Wlodarski
 James & Pamela Wyatt
 Dave & Jocelyn Zimmerman

Individual

Autumn Acker
 Ms. Patricia Barnes
 Jan Barnes
 Ann Breslauer
 Charlotte Cagan
 Olive Chivers
 Donna Couchman
 Jane Cowgill
 Clare B. Crane
 Dondi Dahlin
 Teri Delcamp
 Dr. Gary B. Fogel
 Maggie Forbes
 David Goldberg
 Rebecca Grossenbacher
 Patricia Hartley
 Marjorie Howard-Jones
 Kathy Jones
 William Jones, General Contractor
 Karen Ledterman
 Robert Lerner
 Kathie Markham
 Michael Martinez
 Molly McClain
 Everett Mehner
 Eva Miller
 Bonnie Poppe
 James W. Royle, Jr.
 Alex Sachs
 Diana Scheffler

Donald Schmidt
 Nancy G. Shank
 Fred L. Simson
 Maritza Skandunas
 Daniel Soderberg
 Tim Stabosz
 Heather Urquhart
 Patricia Welch
 Tracy Wilborn

Senior

William P. Barry
 Phylaine J. Bemel
 Priscilla Ann Berge
 Anne Bergsman
 Judith Bond
 Marion L. Buzzard
 Ina Cantrell
 Barbara Clark
 Ruth Contino
 Pat Dahlberg
 Angela DeCaro
 Jeanette Dutton
 Philip W. Faulconer, Arch.
 Marian Gould
 Dudley K. Graham
 Dinah Graham
 Mary Lou Graham
 Mr. & Mrs. Lance Haynes
 Frances Horton
 Mary Lynn Hyde
 Julie Johnson Iavelli
 Sidney Joseph Jones
 James Justus
 Mr. Francis C. Kearney Jr.
 Patricia Keller
 Peggy Lacy
 James Lare
 Marjorie McBride
 Teresa Morris
 Eleanor Murillo
 George Murphy
 Maureen O'Donnell
 Lawrence Paull
 Mrs. Homer D. Peabody, Jr.
 Paul A. Philippi
 Margaret C. Price
 Betty J. Quayle
 Mr. & Mrs. J. Robinson
 Dorothy Rudd
 John & Dorothy Rumsey
 Alvin & Joyce Ruppert
 Pat Russell
 Richard M. & Karin H. Schag
 Anne Schwartz
 Ms. Ann L. Silliman
 Patra Straub
 Genevieve H. Werdowatz
 Philip E. Winston
 Mary Anne Wormsted

Ann Zahner

Student

Ashley Christensen
 Kathleen Fitzgerald

New Members Lifetime

Alison J. Grant-Carlos

Executive

Matthew Azola
 Broker Bill's Realty
 Mark Y. Johnson

Professional

San Diego Electric Railway Association
 Lou Levasa
 James & Estelle Milch
 Julie Wright

Family

Dan Bozarth
 Walt & Meredith Heinecke
 Mr. & Mrs. Chris Heiserman & Family
 Alan, Melissa, Barbara, Charlotte, Neil, Julia,
 Lillian & Christopher Horn
 Bruce & Sherri Lightner
 Dale & Martha D. McGinty
 Leigh Anne Moore

Individual

Chris Herzog
 Charles Johnson
 Nancy Mendez
 Niloufar Minovi
 Jacqueline Mittelstadt
 Cathy Mohr
 Matthew Nye
 David O'Neil
 Jessica Purdin
 Sandra Scherf
 Jean Selzer
 Sally Silva
 Bradford Spilkin
 John W. Starling
 Vince Vasquez
 Tamara L. Wall
 Karen Wullich

Senior

Marion Baker
 Phyllis A. Buvel
 Anne M. Casey
 Dorothy D. Grider
 Nancy Hardick
 Thomas H. McGrath M.D.
 Larry J. Pierson

Student

Debra Margerison



HAZARD
DECORATIVE ARTS

Antiques and reproductions honored by time,
craft, and spirit for the collector at every level

619-794-2781 • www.HazArts.com

Sandé
Lollis
elements
OF DESIGN

WWW.SANDELOLLIS.COM
ELEMENTS4321@AOL.COM

Graphic Design & Layout
Website Creation
Photography

619.316.0808



WILLIS ALLEN
REAL ESTATE

ELIZABETH COURTIÉR
Historic & Architectural Specialist

1131 Wall Street
La Jolla, CA 92037

m. 619.813.6686
courtier@willisallen.com

HISTORICAL LANDMARK CONSULTATION

Can your house become a landmark? • What does historic designation mean?
How can you get one of those cool bronze plaques? • What is the Mills Act?



Is your house over 45 years old?
Legacy 106, Inc. does House
Assessments. We can help you
learn more about the history
of your house and if it might
qualify as a historic landmark.

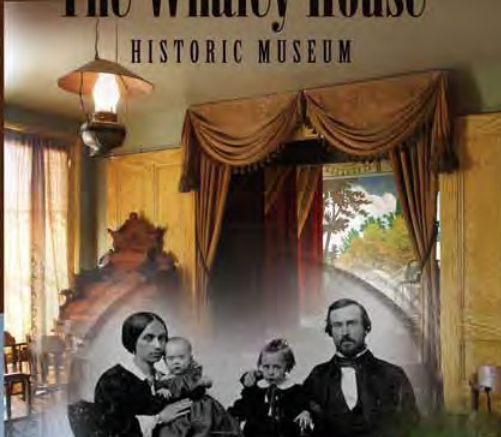
Legacy
106 INC.

For an appointment,
call Ron May at (619) 269-3924
Visit our website at Legacy106.com

Legacy 106, Inc. • P.O. Box 15967 • San Diego, CA 92175
Member of ACRA – American Cultural Resources Association

AMERICA'S MOST HAUNTED?

The Whaley House
HISTORIC MUSEUM



As seen on the
History
and Travel
Channels


Located in Historic Old Town San Diego

Mon & Tue 10am - 5pm
Closed Wednesday
Thur - Sun 10am - 10pm

Summer Hours
Daily 10am-10pm (Memorial
Day through Labor Day)

- 1857 Greek Revival Mansion
- First Brick House in San Diego
- San Diego's First Theater
- Whaley & Crosthwaite General Store
- San Diego County Courthouse
- Group & Private After-Hours Tours Available
- Special Events

SAVE OUR HERITAGE ORGANISATION
2476 San Diego Avenue (619) 297-7511
Become a Member at www.whaleyhouse.org

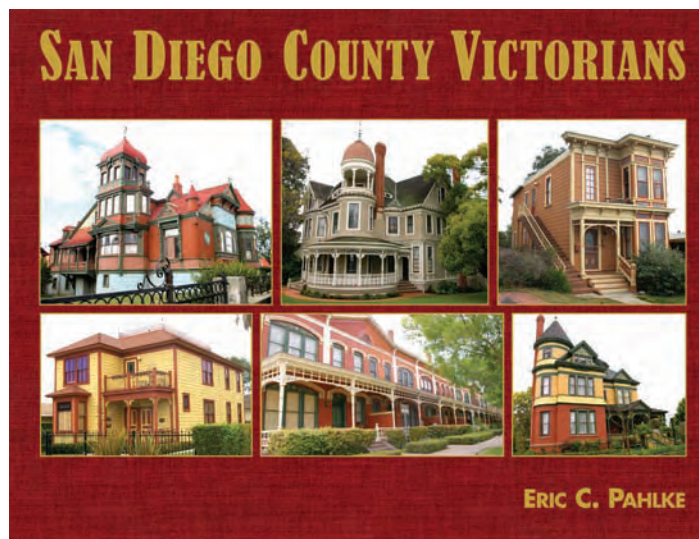


OUR HERITAGE

P ■ R ■ E ■ S ■ S

San Diego County Victorians is the first book published on this subject covering the entire county. A photographic overview of great variety, all style types from architect-designed to beach houses, summer cottages, and farmhouses, from the affluent to the working class home. Pahlke has created a photographic tribute to the grace and beauty of San Diego County's Victorian houses, including just enough history to place them in the context of their times.

Nationally renowned architecture author Paul Duchscherer says, "This book sheds long-overdue light on the San Diego area's too-frequently overlooked gems of Victorian-era architecture. Both visitors and locals alike should seek out and savor these remnants of the area's historic built environment before it disappears any further."



San Diego County Victorians • \$24.99
Available online and at the SOHO Museum Shop
2476 San Diego Avenue • Historic Old Town San Diego

Would you like to help sponsor this magazine?

SOHO strives to continually improve all of our educational events and publications. We are always looking for financial help and a corporate sponsorship of the SOHO magazine may be the perfect match for your business. If you are interested please give us a call and let's discuss the possibilities.



SOAPSTONE WEST

THE SOAPSTONE SPECIALISTS

(760) 294-3479

(760) 741-3479 FAX

info@soapstonewest.com • www.soapstonewest.com

AMR

Vintage Stove Sales, Service
and Parts
619-231-2808

Keep'n those ol' stoves happy since 1997!





L.B. Powers & Son, Inc.


Plumbing Specialists since 1914

Lic. #270663 • www.BestSanDiegoPlumber.com

1705 W. LEWIS STREET, SAN DIEGO, CA 92103

Office: (619) 295-2115

We use CPS Printing whose commitment to the environment includes the purchase of 200 Megawatt-hours of Renewable Energy Credits (RECs) to offset 100% of the energy used by their production facilities and offices. This has the equivalent benefit of planting 631 acres of trees or taking 164 cars off the roads.





Old House Owner's Program

This three-hour in-depth analysis provides the homeowner with an arsenal of tools to restore their home to its best possible condition. The program brings to the homeowner the expertise that comes with familiarity of historic buildings, the knowledge of history, building design history and the understanding of construction and finishes along with regional and local building styles.

SOHO's Executive Director, Bruce Coons is a restoration and period design specialist. He

designed the program originally to accommodate new owners of historic homes but found the need greater than anticipated and four years ago the program was expanded to include all SOHO members and owners of historic buildings in need of advice. Architectural investigation requires a wide range of knowledge and skills, but basically Bruce will look at your home much as an archeologist approaches a site, looking at the layers of changes that have occurred over time. Through this process he will point out both historic features that are original to the home, changes that have been made to original fabric and advise on how these changes should be addressed.

The homeowner is asked to prepare as many questions as they may have in advance to get the greatest amount of work accomplished in the time allotted. Exterior color consultation is not included with this program. Bruce will suggest resources, other professionals and trades people as needed, and he himself does color consultations.

The cost is \$300, and it is a tax-deductible donation to SOHO, a 501 (c)(3) non-profit organization. The donation includes a one-year Family membership for new members or a one-year renewal for current members.

The number of Sherlock Homes™ consultations per year is limited due to the time restraints of the Executive Director's schedule. Appointments are usually made 2 to 3 months out, and there is a waiting list; if yours is an urgent need let staff know that with your initial call.

SPEAKERS BUREAU FORMING

SOHO always has a need to find more ways to connect with all of San Diego county citizens. We know that one of the most effective, low-cost ways to begin doing that is by starting a SOHO speaker's bureau. Giving talks to local clubs, churches, service organizations and professional groups gives us the chance to take the historic preservation message directly to local audiences and would also provide a great opportunity to build relationships with those audiences.

Meeting a goodwill ambassador from SOHO and hearing him or her give a talk allows people to "put a face" and a personality with our organization. Speaking

before community groups is so important because they are community-oriented, these are the people who are usually involved and astute about the needs of the community and this would give SOHO the opportunity to learn more about how we can better serve each community.

If you are interested and consider yourself to be a well spoken, gregarious speaker we would love to have you help us meet our goals. SOHO would provide a variety of presentations and script for you to use and adapt and we would provide the speaking engagements as well. Your time and dedication to this important outreach program is all that we ask of you. Fuel cost would be reimbursed too. Call or email us to get involved now!

You are invited to
**SOHO's Annual
 Members Only
 Holiday Potluck Party**
December 7 • 4 - 8pm
3250 McCall Street
Point Loma



Photo by Sandé Lollis

This year our celebration takes place at the historically designated and newly renovated Kunzel Residence. Built in 1951 and designed by noted San Diego architect, Robert Mosher, the home is architecturally significant as a prime example of the Modernist movement. The inner courtyard, expansive gardens, and spectacular view make it perfect for entertaining. You won't want to miss it.

We thank our gracious hostess Carolyn Kutzke for her generosity in sharing her home with us.

As always SOHO provides the ham, turkey and refreshments; remember we depend on you to bring your favorite dish to share. The Holiday party is another wonderful benefit of membership.

Parking is at a premium in this secluded neighborhood so carpool when possible!



Fiesta Navidad
OLD TOWN SAN DIEGO

Celebrate the Holidays
December 12 & 13, 2008

Friday & Saturday 6-9pm

Festival of Music & Family Traditions

Come to San Diego's Oldest Neighborhood to experience the finest shopping, dining and entertainment of the season!

Holiday in the Park • Candlelight Tours
 Las Posadas • Merchants Open House • Piñatas
 Restaurant & Shop Specials
 Santa Claus • Carolers • Bellringers & much more!

FREE Parking

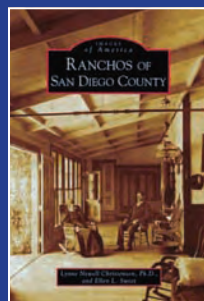
Visit www.oldtownsandiegoguide.com
 for more information



Save Our Heritage Organisation
 presents the upcoming

2009

Third Thursdays Author Series



10-Month Series
 February through November
 3963 Conde Street
 in the Adobe Chapel
 in Historic Old Town San Diego

Exciting series of lectures about
 San Diego's history, architecture & culture.

6-7:30pm • Lectures include Q&A
 Followed with light refreshments & book signing

RSVP in Advance & save \$10
\$25 includes Lecture & Book
\$35 at the door or \$15 Lecture only

To purchase call (619) 297-9327
 For more information visit www.sohosandiego.org



LOST SAN DIEGO

Top This circa 1910 colored postcard shows three homes in a row in Bankers Hill designed by architects William S. Hebbard and Irving J. Gill. (*From the left*) Judge Monroe B. Anderson Residence, 2257 Front Street, 1904, City historic site #198; Edward Grove Residence, “The Christmas Cottage,” 2243 Front Street, 1905, City historic site #336; Mary C. Johnson Residence, 2233 Front Street, 1905, demolished without public review or notice in July, 2006.



Bottom This recently intact streetscape has been vandalized by the addition of an out of scale, out of character stucco structure where the Irving Gill home stood only two years ago! Had this been part of a historic district, as it should have been, this could not have occurred.

Historic postcard image Coons collection,
modern photo Bruce Coons