

2009

Volume 40, Issue 1/2



Save

# OUR HERITAGE

Organisation

Save Our Heritage Organisation  
support  
preservation SOHO  
historical  
architectural  
stewardship  
40th anniversary  
community  
advocacy  
San Diego  
cultural  
cultural landscapes  
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education  
heritage  
character  
landmarks

***The Green Issue***

***Historic Preservation & Environmental Conservation  
Most Endangered List of Historic Resources  
Museum News: Marston House***

# FROM THE EDITOR

In this our 40th year SOHO has much to be proud of. SOHO has been a catalyst for community preservation action and a proactive respondent and participant to specific preservation issues, concerns, and opportunities. We have supported or helped to build new community specific preservation organizations and have stimulated several historical societies to take a more active advocacy role as well. SOHO provides technical assistance for owners of historic properties; we pursue preservation causes with elected officials and media, and have educated countless community activists.

We have been responsible for the protection of literally hundreds of homes within the neighborhoods and communities of San Diego and have saved some of San Diego's most iconic buildings from



the Horton Broadway Fountain, Western Metals Supply Company building, Hotel del Coronado, the Santa Fe Depot, Gaslamp to the Warehouse district. Without SOHO's successful work over the last four decades San Diego would not be the region it is today with its rich and varied background of architectural and cultural heritage that we all enjoy daily.

You have in your hand not the 40-year retrospective of SOHO that was scheduled but instead an issue focused on the timely topic of historic preservation and sustainability and how the two are inextricably intertwined. The capacity to meet our community needs without degrading the ecological, social, and economic systems is essential and historic preservation is one of the best and easiest paths to success of these crucial needs of our society.

The point of this issue is simple and should be easily evident by any thoughtful person. Historic buildings that are *(Continued on page 19)*

**On the cover** Our 40th anniversary design embellished with green for this issue.



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Save

# OUR HERITAGE

Organisation

George Marston House



- |           |   |           |   |
|-----------|---|-----------|---|
| <b>2</b>  | 2009 People In Preservation Award Winners                                     | <b>24</b> | San Diego Trust & Savings Bank Building<br>by Pamela Hartwell |
| <b>10</b> | Historic Preservation & Environmental Conservation<br>by Jaye Furlonger       | <b>32</b> | Black Gold in San Diego<br>by Mike Bryant                     |
| <b>14</b> | The Green Game<br>by Alana Coons & Erik Hanson                                | <b>36</b> | Most Endangered List of Historic Resources                    |
| <b>16</b> | Making your historic home more energy efficient<br>by Curtis Drake            | <b>40</b> | Tragedy Unfolds<br>by Victor A. Walsh                         |
| <b>20</b> | Your home's landscape is green in more ways than one<br>by Alexander D. Bevil |           |   |

In Every Issue

Strength in Numbers/64 • Reflections/50 • Preservation Community/46  
Calendar & Monthly Meetings/67 • Lost San Diego



# 2009 PEOPLE IN PRESENCE





# PRESERVATION AWARD WINNERS



3

## 1. ROBERT MILES PARKER

### LIFETIME ACHIEVEMENT

In 1969, Robert Miles Parker set SOHO in motion by posting a sign that read “Save This House” along with his phone number in front of the Victorian Sherman-Gilbert House. In its first three years of existence, SOHO not only saved that 1887 house from threatened demolition but helped create Heritage Park, a Victorian architectural preserve in Old Town owned by the County of San Diego. Miles also had the foresight to propose a downtown historic theater district before redevelopment began scraping away old buildings and he urged owners of buildings in the Gaslamp Quarter to restore and make the most of them. An inspiring leader with an artist’s flair, he achieved many daring things those first years. Miles is being honored especially for the bold gesture that created SOHO and began its four decades of preserving San Diego’s heritage.

## 2. CAROL LINDEMULDER

### LIFETIME ACHIEVEMENT

The day after the first gathering of what was to become SOHO Carol Lindemulder paid a surprise visit to Miles Parker at home. She brought coffee and doughnuts and together the two of them forged a plan of action for saving the Sherman-Gilbert House. Parker later referred to her as “the woman behind the man” who founded SOHO. A powerhouse of energy and ideas, she served four terms as SOHO president. She’s been active behind the scenes and in front of bulldozers, helping to save the Sherman-Gilbert House, the San Diego Rowing

Club, the Belmont Park Roller Coaster, and many other landmarks. She worked on preservation legislation and anticipated the dangers of careless redevelopment. Carol also steered media attention to SOHO and expanded membership with spectacular parties and special tours held in previously disregarded historic buildings. A full-time artist since 1993, she cares deeply about SOHO and continues to be an avid supporter.

## 3. STATE SENATOR CHRISTINE KEHOE

### PRESERVATIONIST OF THE YEAR

Old Town San Diego State Historic Park is the most visited State park in California, but it’s missing something important: its connection to the riverbank that gave life to the Native Americans who populated the area for thousands of years.

A monumentally important transfer of two-and-a-half acres will remedy this shortcoming thanks to an agreement made between Caltrans and the State Parks Department, a transaction promoted, negotiated and realized through the singular efforts of State Senator Christine Kehoe. The agreement last fall to transfer land on the former banks of the San Diego River came about only because of the persuasion and perseverance over several years of this elected official from San Diego. Plans call for this key plot of land to be restored to reflect San Diego’s earliest human history and native habitat, bringing representation of the Native American settlement into Old Town San Diego State Historic Park along with the Spanish, Mexican and Anglo establishments that it predates.





4



6





5

#### 4. BRYAN & JORA VESS

##### RESIDENTIAL RESTORATION

A glass-enclosed Mid-Century Modern house on Mount Helix in La Mesa had been altered since it was designed and built in 1961 by architect John Mock. Bryan and Jora Vess bought the house, enthralled with its transparent glass window-walls and the blurring of indoor and outdoor spaces. They located Mock and asked for his help in renovating and restoring the house and landscaping. Heritage Architecture and Planning and Verde Landscape Design consulted with Mock on the project, which this time around included

environmentally friendly and energy-saving materials and drought-tolerant plantings. The respectful treatment and recognition of the historic value of their modern home won them not only Mock's praise but also the 2009 Home of the Year Grand Prize from *San Diego Home/Garden Lifestyles* magazine.

#### 5. ROBERT MCLEOD

##### ADAPTIVE REUSE

Robert McLeod undertook a thorough restoration of a Craftsman bungalow in Mission Hills built by Marvin Melhorn in 1919 for Ruth and Elmer Johnson. Not everyone has the vision to rescue a vacant and neglected house from what seemed like inevitable demolition by restoring it inside and out. Among other things, the year-

long project included rebuilding the deteriorated pyramidal columns out front, freeing the original fireplace from a lava-rock wall and reinstalling vintage fixtures and tile to the renovated kitchen and bath. This former eyesore is now the handsome law office of its resourceful, preservation-minded owner.

#### 6. FRIENDS OF FRIENDSHIP PARK

##### PEOPLE IN THE TRENCHES

For several years, a large, diverse, and determined coalition has waged a very difficult battle against the triple border fence that is being constructed by the Department of Homeland Security at Border Field State Park, where western San Diego meets Tijuana. The Bush Administration waived more than 30 federal, state and local laws to erect this wall and a 48-foot-wide patrol road. Against what seem to be insurmountable odds and the vigilant Border Patrol, this coalition of preservationists, environmentalists, peace activists and religious leaders has not let up its protests. They are united against the social and environmental damage caused by walling off people and wildlife and disrupting natural ecosystems and historic sites. Adding to the indignity is the fact that this barricade is closing a historic place called Friendship Park, where generations of people on both sides of the border have been able to meet and visit with one another. Prayer services near the now-closed Friendship Park and lobbying of the Obama Administration are ongoing.







7

## 7. DR. GARY FOGEL & THE TORREY PINES SOARING COUNCIL CLIFFHANGER

Torrey Pines Gliderport in La Jolla is the last remaining launch for California gliders that is perched right on the coast. About 15 years ago, SOHO honored Larry Fogel and his son, Gary, for their work that added this breathtaking site to the National Register of Historic Places. Today, a group headed by Gary Fogel is committed to enlarging its historic boundaries to include essential flight approaches, which are threatened by development. This will probably be an ongoing struggle because of the rarity of open space in an area dominated by the University of California and research facilities, and we know our winner is in this fight for the long haul to preserve a fully functioning Torrey Pines Gliderport. We salute Gary and the Torrey Pines Soaring Council for their ongoing dedication to preserving a fully functioning Torrey Pines Gliderport.



8





### 8. BETWEEN HEIGHTS (BEHI) NEIGHBORHOOD GROUP COMMUNITY CHAMPIONS

About three years ago, a neighborhood group formed to oppose the demolition of three historic Spanish Revival-style homes by the Academy of Our Lady of Peace. The battle was long and intricate, involving school leaders and various rungs of City Hall, but the dedicated neighbors refused to give in and raised the tens of thousands of dollars needed to continue the fight to preserve their neighborhood. The Historical Resources Board, North Park Planning Committee and the City Council ultimately agreed with them. The handsome houses are expected to be preserved and adapted for new uses, unless the school's recently filed lawsuit prevails. The neighborhood group also came up a winner because the preservation work drew residents



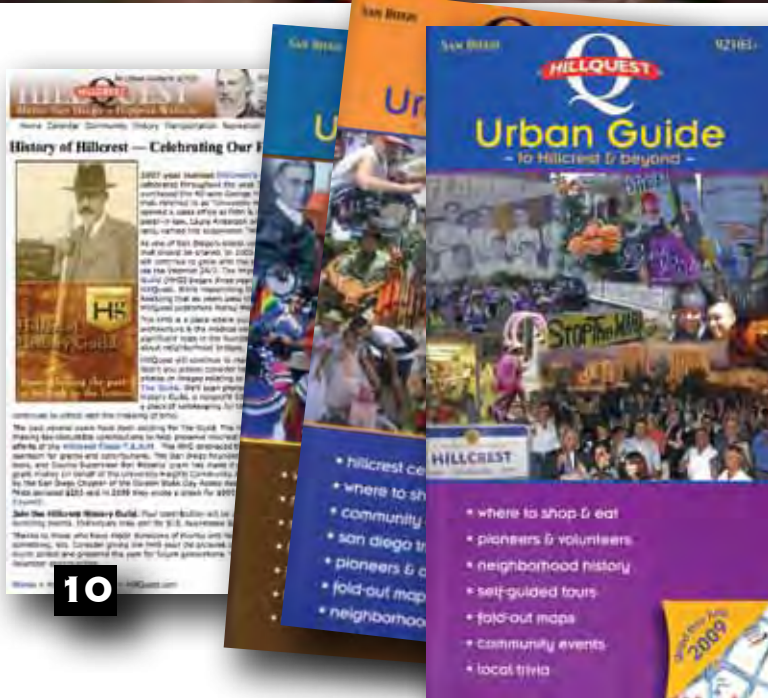
together and cemented their desire to protect character and friendships throughout their neighborhood between Normal Heights and University Heights.

### 9. STACEY LOMEDICO & CITY OF SAN DIEGO PARKS DEPARTMENT

#### LANDMARK ACHIEVEMENTS IN RESTORATION

The sculptural facades of two of Balboa Park's most beloved icons, the 1915 California Building and Tower, designed by Bertram G. Goodhue, and the 1926 San Diego Museum of Art, designed by William Templeton Johnson, were starting to fall apart. Chunks of these elaborate facades threatened to fall and possibly cause injury. Damaged areas and cracked tiles were painstakingly restored by Heritage Architecture and Planning, making sure that these treasured buildings will stand safely and beautifully into their second century. We're especially grateful in these times of deep city budget cuts to Stacey LoMedico and the city of San Diego Parks and Recreation Department she directs for this grand effort.





## 10. NANCY MOORS & ANN GARWOOD TOWN CRIER

Pride of place and community outreach characterize this winning team. Nancy Moors and Ann Garwood are in the process of restoring an intriguing historic building, but that's not why they're being honored by SOHO. It's for their tireless and enthusiastic dedication to the history and social and cultural life of Hillcrest, which they've promoted through the annual guidebook *Hillquest*, now in its sixth edition, and a companion web site. *Hillquest* is both free and priceless in its attention to detail. The partners also founded the Hillcrest History Guild, an organization with its own attractive web site that is also a vehicle for community members to share historic information, photos and advocacy.



## 11. JENNIFER HIRSCH & BROTHERS UNITED SAN DIEGO FIREFIGHTERS HISTORIC RESCUE

From 1927 until 1951, before the Civil Rights Movement, all of San Diego's African-American firefighters served at Fire Station #19 because of institutionalized racial segregation. The firefighters rose above the racism. They made the station an informal community center for the residents of Mountain View neighborhood and served as mentors to youngsters both black and white. The station closed when it was replaced, but Brothers United San Diego Firefighters, a group of current and former African-American firefighters continues to use it as a museum and gathering place. Jennifer Hirsch of the city of San Diego Planning Department stepped up to assist Brothers United by completing nomination papers for the station, which recently became a San Diego historic landmark. Fundraising has begun to restore the building, designed by San Diego master architects Charles and Edward Quayle, but it's not only historic architecture but also humanitarianism and a profound legacy that SOHO wishes to honor.







**12. JOHN L. ANDERSON, LUCY CONTRERAS & CENTRE CITY DEVELOPMENT CORPORATION**

**GIFT TO THE STREET**

Sometimes a government agency steps in and goes beyond its call of duty to do the right thing. A dilapidated, city-owned apartment building in downtown's East Village was in very sad condition although the neighborhood around it was undergoing renewal. The Craftsman-style Remmen Building from 1907 was also a standout for its unfortunate

peeling blue and orange lead paint. Yet, before it even had a tenant for this building, the Centre City Development Corporation did extensive exterior repairs and paint scrapings to determine the historic colors of pale yellow walls, cream-colored columns and trim, and black window sashes. These colors have been restored, and now, amid the new shiny high-rises, this lovely historic building is turning heads.



**12**



ALL PHOTOS 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)

# Historic Preservation & Environmental Conservation

BY JAYE FURLONGER

**M**ore than two decades of growing environmental awareness have convinced many people to recycle their cans, bottles and newspapers, and to try to use up less energy and natural resources overall. “Reduce! Reuse! Recycle!” goes the popular mantra. So then, why don’t environmentalists get more upset when all their efforts to conserve are negated with the demolition of just one older or historic building? It only seems natural that anyone desiring to protect and preserve the environment for future generations would also consider themselves to be historic preservationists. “Historic preservation is the ultimate recycling strategy,” says esteemed economist Donovan D. Rypkema.

There are many proven benefits associated with historic preservation including retaining a community’s unique sense of place and stimulating the local economy. A compelling list of other environmental and economic advantages also supports the preservation and reuse of existing building stock. Real estate is an asset that typically has a long physical and economic life, and historic rehabilitation can be both energy efficient and life-cycle cost effective. Although most historic buildings do not require complete transformations in order to retain their usefulness, rehabilitation is always a cost-competitive alternative compared to starting anew. While many ill-informed developers and others might

not only the structure but also the total amount of human and mechanical energy that originally went into its construction. The loss of embodied energy and irreplaceable historic fabric aside, however, tear-downs release toxins and other pollutants directly into the air, water and soil, and they produce massive amounts of debris that must go into dirty and unsightly landfills. According to *The Economics of Historic Preservation: A Community Leader’s Guide*, by Donovan Rypkema, builders in the U.S. generate approximately 31.5 million tons of construction waste per year, a number that represents almost 24% of the total municipal solid waste stream. But in addition to taxpayers paying to maintain these landfills, they also pay a greater environmental cost down the line; the demolition and the hauling away of waste materials require the use of non-renewable energy and exact a toll on our long-term efforts to reverse the effects of global warming. So, in addition to tear-downs creating their own set of acute environmental problems for today and for the future, economically, they have far-reaching negative effects as well.

Combating suburban sprawl by encouraging urban density is another important consideration when evaluating the environmental benefits of historic preservation. Sprawl takes a major toll on the environment by consuming thousands of acres of forests, farms and

wetlands for new residential and commercial use. This requires the construction of new additional infrastructure such as schools, other public

**“Historic preservation is the ultimate recycling strategy.” - Donovan Rypkema**

argue incorrectly that it is somehow cheaper to rebuild rather than rehabilitate and restore, in actuality there is a huge monetary cost as well as environmental cost tied to this practice.

In this current debate with the building industry, one of the most important phrases is “embodied energy,” meaning that when a building is torn down, we lose

buildings, playgrounds and parks, streets and sewer lines. However, rehabilitating and reusing abandoned or underutilized properties reduces the need to expand into undeveloped land. The amount of energy and materials required to produce new infrastructure is also significantly reduced in areas where it already exists.

Newer is not better strictly by virtue of the fact that



**The Sustainability Initiative from the National Trust** is guided by four core principles of sustainable stewardship and respect for our existing built environment.

**Reuse** of our existing buildings reduces the amount of demolition and construction waste deposited in landfills, lessens the unnecessary demand for new energy and other natural resources needed to construct a new building, and conserves the energy originally expended to create the structures.

**Reinvestment** in older and historic communities also has numerous environmental benefits. Older

and historic communities tend to be centrally located, dense, walkable, and are often mass-transit accessible, qualities promoted by Smart Growth advocates.

**Reinvestment** in these communities also preserves the energy expended in creating the existing infrastructure, such as roads, water systems and sewer lines.

**Retrofits** of historic buildings can and should be undertaken to extend building life and better capture the energy savings available through newer technologies.



The Hotel San Diego demolition debris waiting to be trucked to the landfill. It was built with reinforced concrete and had stood the test of time with no indication that it would not have lasted another 87 years. Photo by Sandé Lollis



# Sustainability **BY THE Numbers**

## The Costs of Construction & Demolition

- The average home size in the United States has increased 105% between 1950 and 1999.
- The United States is responsible for 22% of the world's greenhouse gas emissions, though we have only 5% of the world's population. According to the Pew Center on Climate Change, the operation of buildings accounts for 43% of carbon emissions in the United States. The environmental impact of buildings is even more significant when we take into consideration the greenhouse gas emissions associated with manufacturing building materials and products.
- In terms of waste, construction of an average 2,000-square-foot home generates 3,000 pounds of wood, 2,000 pounds of drywall and 600 pounds of cardboard. Moreover, the construction of an average single-family home generates four pounds of waste per square foot. On average, only about 20%-30% of that waste is recycled or reused.
- It takes a lot of energy to construct a building – for example, building a 50,000 square foot commercial building requires the same amount of energy needed to drive a car 20,000 miles a year for 730 years.
- We are much too inclined to think of our buildings as disposable rather than a renewable resource. A 2004 report from the Brookings Institution projects that by 2030, we will have demolished and replaced 82 billion square feet of our current building stock. Since it is estimated that there are about 300 billion square feet of space in the United States today, that means we anticipate demolishing nearly 1/3 of our building stock in the next 20-25 years.
- It will take as much energy to demolish and reconstruct 82 billion square feet of space (as predicted by the Brookings study) as it would to power the entire state of California – the 10th largest economy in the world with a population of about 36 million people – for 10 years.
- If we were to rehab even 10% of this 82 billion square feet, we would save enough energy to power the state of New York for well over a year.
- Construction debris accounts for 25% of the waste

in the municipal waste stream each year. Demolishing 82 billion square feet of space will create enough debris to fill 2,500 NFL stadiums.

### Energy Efficiency of Historic & Older Buildings

It is often assumed that older and historic buildings are “energy hogs” and that it is more environmentally friendly to demolish these buildings and construct new energy efficient buildings. However, recent work indicates otherwise.

- The average embodied energy in existing buildings is five to 15 gallons of gasoline per square foot. The average embodied energy in a 250,000 square-foot office building is 3.75 million gallons of gasoline.
- Recent calculations indicate that it takes about 65 years for an energy efficient new building to save the amount of energy lost in demolishing an existing building.
- Far from being “energy hogs,” some historic buildings are as energy efficient – or more so – than buildings constructed in later decades. Data from the U.S. Energy Information Agency finds that buildings constructed before 1920 are actually more energy-efficient than those built at any time afterwards – except for those built after 2000.
- In 1999, the General Services Administration examined its building inventory and found that utility costs for historic buildings were 27% less than for more modern buildings.

*Reprinted with permission from the National Trust for Historic Preservation, <http://www.preservationnation.org/issues/sustainability/additional-resources/sustainability-numbers.html>*

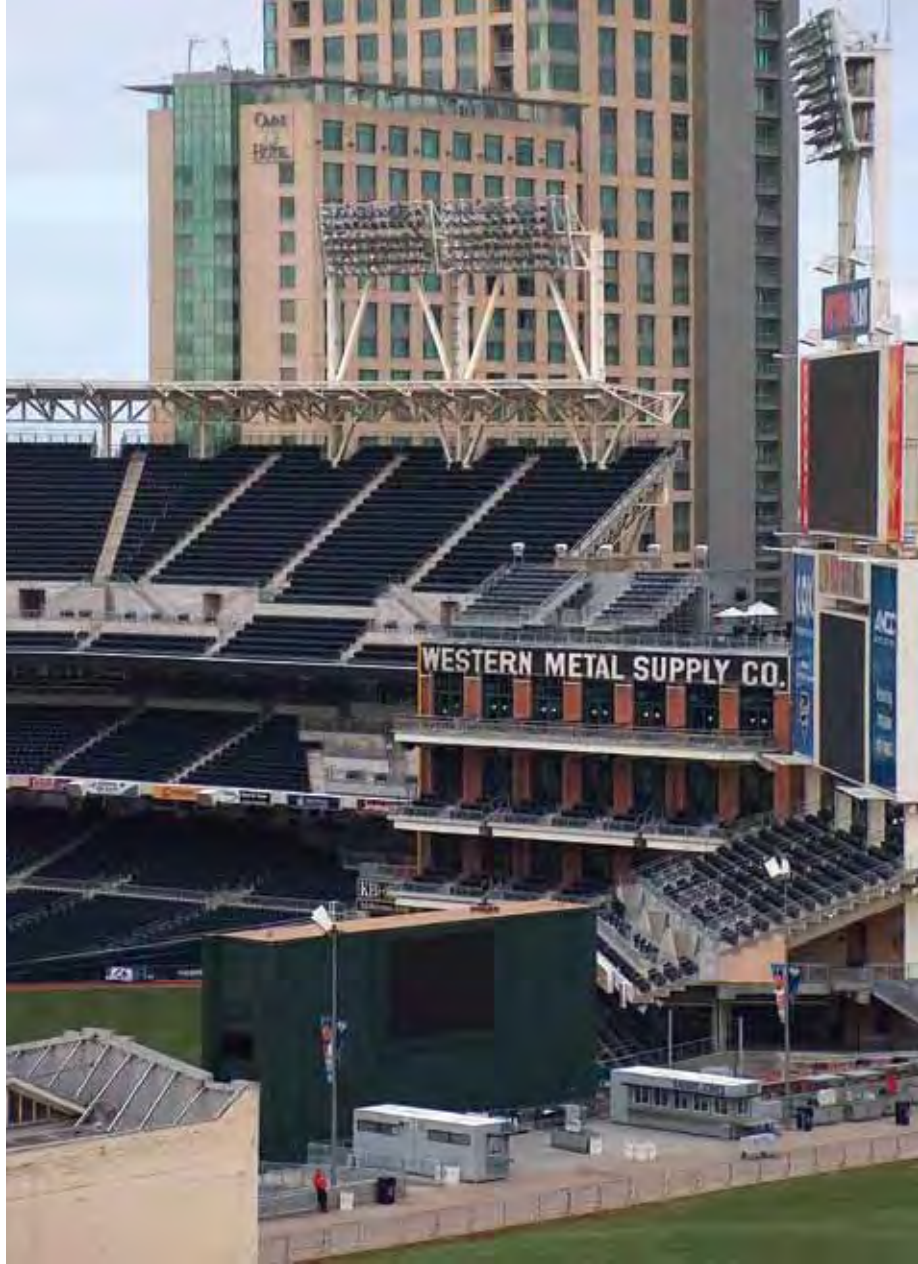
truly environn

# From an environmental standpoint, if we really want to address climate change and water conservation, the bigger opportunity is in existing buildings.”

**-Doug Gatlin, Director of the Green Building Council's certification program, quoted in the New York Times article *Finding the Green in Building Renovation* (January 10, 2007).**

it is new. In reality, having been made of higher quality materials and built of sturdier construction, older and historic buildings are often superior to their contemporary counterparts. Newer buildings tend to have a life expectancy of only 30-40 years, whereas older buildings, especially those with load-bearing walls, were literally “made to last.” In addition to their durability, many buildings constructed prior to 1970 are often more energy efficient and have lower utility costs. In many cases, thick solid walls provide greater insulation and require less energy for heating and cooling. Even though energy conservation was not the original intention, the planning details often found in historic buildings frequently capitalize on natural light and ventilation to regulate the interior climate through site orientation and layout. Historically, components such as windows and doors were generally not intentionally designed to be energy efficient either, but they can be retrofitted to meet current standards at less immediate and long-term costs than utilizing contemporary replacements. “Furthermore,” adds Rypkema, “original building materials retain their usefulness, and historic rehabilitation itself uses less energy, raw materials and natural resources.” If environmentalists are to be truly environmentally minded, therefore, they should start looking at historic buildings as an important part of the recycling chain. ♦

*Currently Vice President of SOHO, Jaye Furlonger received a Masters degree in Public History from the University of San Diego in 2005 after working in the museum field in New York City for several years. Having grown up on beautiful Vancouver Island (Canada), Ms. Furlonger feels equally as strong about preserving the natural environment as she does about saving historic structures.*



**The reuse of the Western Metal Supply Co. building is just one example, of literally tons of building materials and resources that were saved from the landfill, and one which received acclaim from around the world. Photo by Sandé Lollis**

# mentally minded

# THE Green GAME

BY ALANA COONS & ERIK HANSON

The *San Diego Union-Tribune* recently covered the 2009 Gold Nugget Awards, which are industry awards presented by the Pacific Coast Builders Conference, (PCBC) and *BUILDER*, a national magazine of the housing industry.

One grand winner was Front Street Homes, a three-unit townhome infill project in the Bankers Hill neighborhood, west of Balboa Park.

The jury commented according to the *U-T* that the project was “a very creative setup that redefines what’s possible on a 50-by-100-foot lot, this year’s Grand Award winner combines inspired architecture and creative floor plans to set a high standard for city living.”

The contest drew fewer entries than usual. “But there was enough to signal some new trends,” according to one of the judges, Jenny Sullivan. Let’s hope that this project and others like it are not part of a trend.

The *U-T* continues, “A visit to the Front Street condos illustrates some of those small-is-good choices. They quote the builder/architect “The difficult thing was there was a narrow lot, not on the corner, an infill property,” said architect David Hawkins, but “it could be replicated other places.”

Only a short time before, an Irving Gill bungalow stood on this site as part of an intact row of Hebbard & Gill bungalows. It was demolished and this “infill project” replaced a master architect-designed home with a building that will not only never stand the test of time and is a worst case example of Green building but is poorly designed for the site, and should never have been allowed to impose upon the streetscape the way it does. It should have been set back to become flush with the streetscape.

**Once the old building is gone, putting up a new one in its place takes more energy, of course, and it also uses more natural resources and releases new pollutants and greenhouse gases into our environment. - Richard Moe**

The developer comments further in the article that he is determined to find other infill sites to prove his thesis: “You have the urban center and rural areas. I think in the future, this is where things are heading. I really think we are starting to look at alternatives, to skirt away from the car,” he continued. “People want to live, work and play without having to go 45 minutes in their car.”

Historic buildings often already have the attributes that are now promoted as green design. Operable windows that allow fresh air and daylight in, compact building forms that are more efficient to build and heat are all common features of the older home.

Historic preservationists know how traditional urban neighborhoods function from cultural, social, and economic perspectives.

Richard Moe, president of the National Trust for Historic Preservation recently said as part of a speech delivered in Berkeley titled *Historic Preservation’s Essential Role in Fighting Climate Change*, “Once the old building is gone, putting up a new one in its place takes more energy, of course, and it also uses more natural resources and releases new pollutants and greenhouse gases into our environment.” Recent research indicates that even if 40% of the materials are recycled, it takes approximately 65 years for a green, energy-efficient new office building to recover the energy lost in demolishing an existing building. And let’s face it: Most new buildings aren’t designed to last anywhere near 65 years.

It’s hard to hear the words “green” and “small is beautiful” associated with the Front Street Homes project if one knows more about the context.

This condo project involved the demolition of the southernmost of a



row of three c. 1903-5 William Hebbard & Irving Gill designs. The Mary C. Johnson house, late of this lot, was the most Modernist of the three houses, with a unity of scale and design such that they were featured on tourist postcards, with the Johnson house in the foreground.

The award nomination papers surely had little to say about the visual scale and context of the condo project, as it's rammed in at the back in far too threatening a way to the cute Old-English style "Christmas Cottage" next door. Any photo including the next-door home would have shown this lack of context.

Developer Justin Elrod is searching for other infill sites in the area. He should look first at already existing vacant lots, where the embodied energy of the existing building has already been lost. There are several nearby to choose from, including some that used to hold other Irving Gill buildings. There are even some sites where this building would have been a positive feature for the locality.

In the opinion of many preservationists, demolition of an existing habitable structure should preclude the awarding of any LEED certification for environmental building methods.

The Mary C. Johnson house was not restored like the other Hebbard & Gills on the block, but certainly could have been. It was a habitable house in a walkable neighborhood for 100 years.

**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, 1904, City historic site #198; Edward Grove Residence, "The Christmas Cottage," 1905, City historic site #336; Mary C. Johnson Residence, 1905, demolished without public review or notice in July 2006.

**Middle and 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, bottom photo Sandé Lollis



# Making your historic home more ENERGY EFFICIENT

BY CURTIS DRAKE, LEED AP

How many of us have felt frustrated in the last few years with energy prices soaring, the planet warming, and the cost of commuting rising?

The green movement encourages us to use less (which is easier said than done) or to turn to technology to increase the efficiency of our cars, appliances, and homes. Some of these technological changes are fairly simple. A new energy-efficient refrigerator provides real energy savings. Yet when it comes to our historic homes, we feel compelled to leave them as they are because we recognize they were built in another time, under a very different set of rules. Many of us understand the intrinsic value in the charm and antiquity of the older house and wonder if we can have our green cake and eat it too.

In answer to this question, a great starting place is simply recognizing that with your historic homes you already have a big head start.

The materials it took and labor to assemble your home years ago continue to serve essential needs for shelter, materials like solid, old-growth wood, copper, lead, and brass. These materials are not only durable and beautiful, but they are increasingly rare and costly in today's marketplace.

Such an idea is referred to as embodied energy: the energy required to grow, harvest, and manufacture the materials used to build the shelters we call home. Based on this calculation, we are actually ahead of the energy game.

We must keep in mind that calculating the worth of these older homes is not simply limited to its wealth of embodied energy. We must also consider that most of our older homes are located in residential urban areas built at a time when two miles from downtown was considered a long way out. Even a mid-century home can often claim a modest commute of less than 20 miles. These homes are often adjacent to public transit which can save a lot of unnecessary miles on the car. Finally,

most of our older homes are more modest in size and pack more quality space in a smaller footprint than today's average-size bloated home.

Faced with these facts, we cannot simply accept the increasingly popular illusion that the state-of-the-art new "green" homes are the only or best way to live sustainably. Our historic homes are not only more durable, they also offer many opportunities to incorporate energy saving features of the most advanced homes today. Technological advances are becoming more affordable and more accessible to the homeowner than ever before.

So what will allow us to retain the historic fabric of the home while making some changes to substantially reduce our carbon footprint?

First, take stock of the features around your house that are already contributing to energy efficiency. Perhaps you have recently updated kitchen appliances and light bulbs with *Energy-Star* rated equipment. If you have installed a new heating system or water heater recently, you know these systems are significantly more efficient than either were even as few as 10 years ago. Or perhaps your home has passive design features such as broad roof eaves or awnings that shade the windows from direct sun during the hot months of the year.

Second, most homeowners can seek low-cost, quick pay-back measures to reduce energy use to offset the increasing electricity and gas costs. Start with your utility. SDG&E offers a reduced energy fee if you allow them to regulate your water heater



and air conditioning. Or consider installing a programmable thermostat allowing the air conditioning or heat to idle when you are away at work, turning on again just before you get home.

If you live in a cold area of San Diego County, you may want to consider adding a layer of attic insulation of R-19 (about 6 inches) or R-30 level (about 10 inches) which can result in a huge increase in efficiency if the house has little or no insulation. Unfortunately, walls are another story and cost more to insulate. Keep in mind the heat loss through walls is considerably less than through roofs.

If you've already made a few of the simple changes, you may now be ready to spend a few dollars. Before you ponder replacing the windows, remember that few things negatively impact the historic fabric of your home as much as window replacement. The windows in a historic home are primary to the historic appearance and, replacements are never as graceful as the originals, especially since dual glazing normally enlarges the size of the wood pieces between the glass panes and can look heavy. Further, that wavy glass and those leaded glass transoms are irreplaceable. Only 10-25% of the home's energy is lost through the windows.

## Energy Efficient Rehab Websites

### **Boulder, Colo. Historic Building Energy Efficiency Guide**

[boulder.colorado.gov/index.php?option=com\\_content&task=view&id=8217&Itemid=22](http://boulder.colorado.gov/index.php?option=com_content&task=view&id=8217&Itemid=22)  
(While not everything on this website applies to San Diego's climate, this site for the City of Boulder, Colorado is very informative)

### **Do It Yourself Energy Assistance Analyzer**

[energyguide.com/audit/baintro.asp](http://energyguide.com/audit/baintro.asp)

### **Energy Efficient Rehab Advisor** (homeowner tool)

[rehabadvisor.pathnet.org/index.asp](http://rehabadvisor.pathnet.org/index.asp)

### **Energy Star** (guide to energy efficient appliance and equipment)

[energystar.gov](http://energystar.gov)

### **Green Building Rating Systems**

[usgbc.org](http://usgbc.org)  
[architecture2030.org](http://architecture2030.org)

### **Historic Wood Windows Tip Sheet**

National Trust for Historic Preservation

[preservationnation.org/issues/sustainability/additional-resources/July2008WindowsTipSheet.pdf](http://preservationnation.org/issues/sustainability/additional-resources/July2008WindowsTipSheet.pdf)

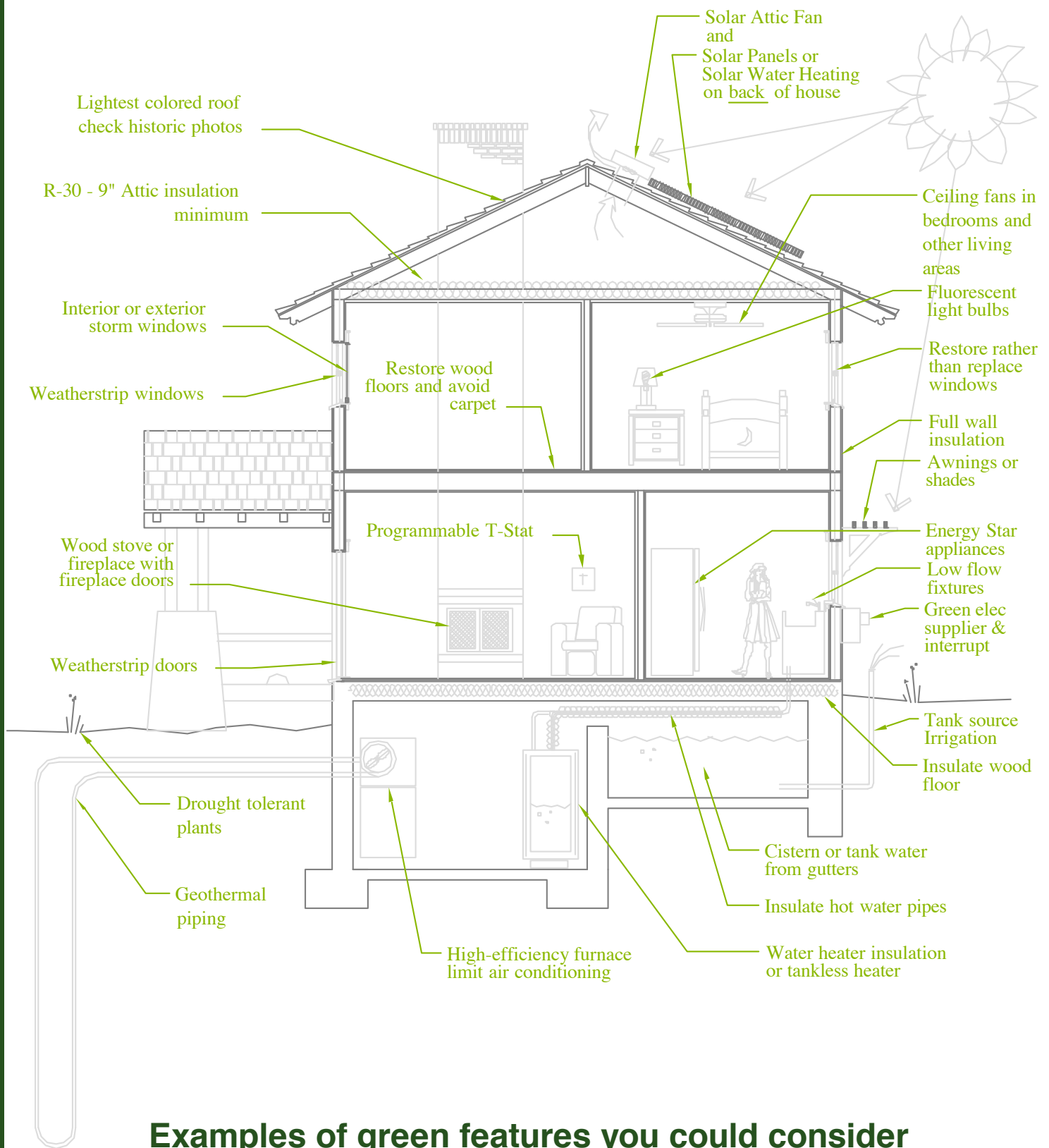
### **Home Energy Saver** (The First Web-Based Do-It-Yourself Energy Audit Tool)

[hes.lbl.gov/](http://hes.lbl.gov/)

### **Smart Energy Design Assistance Center**

[smartenergy.arch.uiuc.edu/index.html](http://smartenergy.arch.uiuc.edu/index.html)

**Editor's note** Thanks to NTHP Forum. As we were working on compiling a similar list the new Forum arrived and made life oh, so much easier! Thanks Forum!



## Examples of green features you could consider



Consider the following list of options that can actively reduce your energy costs and not harm the appearance of your home:

- **Solar Hot Water**  
Usually on the back of the house
- **Solar attic fan**  
Wall or rooftop units are small and reversible
- **Interior storm windows**  
Invisible from the outside
- **Water heater**  
Blanket and pipe insulation
- **Wood stove or fireplace**
- **Wind Generation**  
In a discreet or rural location
- **Window weather-stripping**  
New or upgraded

These are but a few modifications available that are discreet or are reversible in the sense that they can be removed and the original character of the house is still intact. Most high efficiency homes incorporate no more than these types of equipment. In the last five years many residential-scaled items on this list have been developed and are more affordable than ever before.

Once historic homeowners take a moment to consider the many options for improving energy efficiency, we realize we can make significant changes without harming the historic fabric of our historic homes. The key is to methodically assess and to improve low cost areas before moving up to the more costly improvements, always keeping the integrity of your home in mind. Finally, recycle as much construction debris as possible. Local landfills provide a list of materials eligible for recycling.

In the end, we can feel empowered again and have some control over our energy costs. Just remember, take it slow and think twice about any changes when working with historic features. We chose our homes because of their historic features. It is our responsibility to save those features even as we try to save energy. ♦

*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. Photo and illustration courtesy the author.*

*(From the Editor continued from inside front cover)*  
not being used or are being underused, or more ridiculously being demolished are wasted assets at every level of our social needs. Our buildings should not be viewed as disposable; they are and have been proven to be a renewable resource.

Policy makers, architects, developers and property owners don't have to choose between energy-efficiency and maintaining the aesthetic quality of our urban and rural communities that provide the character and soul of these places, they can have both. A win-win-win.

I know a big question for many of you is the issue of the Marston House. SOHO has been in negotiations with the city to operate the estate and once this becomes a reality we will be asking for your help at every level, from volunteer tour guides to hands on workshops. More details are described within this issue.

So, what happened to the 40th anniversary history? Due to health issues the commissioned author was unable to write the retrospective. However, we are happy to report that faced with the setback we looked as we often do, to our board for expertise and talent and found that SOHO board member Dan Soderberg had the videography background and expertise to produce a professional quality film retrospective. The project is also discussed in further detail in this issue's Reflections section.

This year has been packed with events and programs, and the schedule keeps expanding. We hope to see many of you throughout the year as we think we have created something for everyone.

# Your home's landscape is Green in more ways than one

BY ALEXANDER D. BEVIL

Among the first and relatively simple undertakings a property owner can do to save energy costs is to find and reverse areas of involuntary energy transference, known as *Passive Measures*.

Did you know that an inspection of a historic building's landscape may reveal *Passive Measures* or that the restoration of missing historic landscape features and/or the rehabilitation of a historic setting may improve a historic building's energy efficiency?

The character of the physical environment in which a building was situated, its historic setting, is its spatial relationship to its surroundings during the building's period of historic significance. A historic setting normally includes nearby introduced or native landscape features, such as foundation plantings, shrubs, trees, flower and vegetable gardens. The historic setting could also include similar landscape features within a historic district, or open natural open space or semi-natural landscaped parkland.

Usually, landscape rehabilitation or restoration is the last phase of a historic property owner's preservation plan. However, while usually given short shrift, they are important preservation treatments. Besides increasing energy efficiency by lowering fuel and water use, landscape rehabilitation or restoration helps to beautify the property, which in turn increases its property value. A successful landscape rehabilitation or restoration may stimulate neighboring property owners to improve their landscapes, historic or not, thereby increasing surrounding property values.

The first step in a historic landscape evaluation is an inventory of existing plant material and hardscape features, and their arrangement throughout the property.

Using a generic early 20<sup>th</sup> century San Diego bungalow as an example, does the surrounding landscape still reflect its original plant pallet and layout? Or is it a mish-mash of overgrown trees and shrubs that successive owners

bought on sale at Handyman and planted some thirty years ago? It may be necessary to hire a local historic landscape or garden consultant to assist in identifying historic and non-historic plant material and hardscape features.

A comprehensive landscape rehabilitation/restoration plan should include identifying historic plant materials that perform passive solar energy functions. These might include mature trees and/or shrubs, evergreen as well as deciduous, as well as pergolas, patio covers, lath houses, or other landscape features used for sun shading and wind breaks. Historic photographs and interviews with past owners or neighbors are excellent ways of learning about a property's historic landscape.

The preservation and rehabilitation of existing trees and shrubs through thinning, pruning, fertilizing, and watering, as well as the introduction of missing landscape material should be included in a historic property's landscape maintenance plan.

The planting of period-appropriate deciduous trees and shrubs, like liquidambar (American Sweetgum) or pomegranate for example, can be an effective way to cool southern and southwestern exposures during the hot months, while allowing sunlight to warm them during the cooler winter months.

Not only do mature trees and shrubs perform passive energy conservation, they lessen the effects of wind, rain, and ultraviolet rays that could accelerate a historic building's physical deterioration.

Now, don't make the mistake as some local homeowners do of ripping out mature non-California native or non-period-appropriate plant species from their gardens. How long do you think it would take for a newly planted shade tree to reach the height of the 80 to 100 year-old-original? Certainly this will not happen in your lifetime.

Likewise, don't think you have to convert your gardens into a desert landscape in order to save water. San





Historic eucalyptus trees grace the south lawn of the Marston House forming a canopy high over head. These are examples of historic plantings that, while not native trees, should not be removed from a landscape.

Native and historic should not be confused, but sometimes are. Native plants are those that have occurred in a particular area before the influence of human settlement. Exotic plants are those introduced to an area through human action. In every region of the earth, humans have impacted plant life that was in place before their arrival. Both are important and tell the story of a place. Photo by Sandé Lollis

**In fact, most pre-1940 home gardens contained examples of drought-tolerant plant species by such noted horticulturists as Kate Sessions and Roland Hoyt.**



Diego's Mediterranean climate can support such drought-tolerant species as acacia, eucalyptus, strawberry tree, fremontia, pine, bottlebrush, manzanita, and rosemary.

By now, some of you are probably wondering,

“What do I do with my small patch of lawn in front or in the backyard of my 1958-built California Modern Ranch style house in Clairemont?”

There are several appropriate restoration alternatives that can be done. First, remove the existing lawn, which probably is a mixture of grass and forbs by now, and about 6-8" of soil. Be sure to recycle it instead of dumping it into a landfill. Then, apply and roto-till organic fertilizer and amendments, such as blood and bone meal, gypsum and iron chelate, with imported topsoil. Now is the best time to install a water-efficient irrigation system with a programmable electric valve timer system. A renovated lawn bed will facilitate deep watering, at lesser intervals, which, in turn, will facilitate deeper grass roots, and better drought-tolerance.

Several excellent water-thrifty turf species are available from seed, plugs, or sod, including *Hybrid Bermuda*, *Buffalo*, *Blue Grama*, *Seashore Paspalum*, or *Zoysia* grass. However, most are warm-season grasses that brown out during winter. They can also be very aggressive and overrun adjacent garden beds.

Fortunately, lawn alternatives, such as a groundcover of low-growing *thyme*, *chamomile*, *Scotch moss*, *Japanese spurge*, or *hierba dulce* can

be used. Most will tolerate light foot traffic, but the use of natural stepping stones, brick or concrete footpaths can prevent unwanted paths.

Not only do these lawn alternatives require less water, they are less labor intensive to maintain, and often require fewer applications of fertilizers and dangerous chemicals to keep them weed or pest-free. Indeed, a lawn substitute will reduce a building's carbon footprint by eliminating the need for a gas or electric-powered mower. However, a set of shrub-shears can be used for cutting off spring flowers to reduce swarming bees.

Other water conservation techniques include grouping plants with similar water needs so that plants that require little irrigation aren't mixed with those that do. Apply several inches of organic or non-organic mulch, such as ground-up tree bark, straw, gravel, river rock, or small pebbles to plantings. Stone mulch should not include non-period-appropriate colored gravel. Consider replacing





a rear lawn with period-appropriate landscape improvements: a wooden deck; shade trellis; brick patio, gravel play area; built-in barbecue, etc. Install soaker hoses or a drip-irrigation system. Mulch can be used to hide them from view for more authentic-looking gardens.

The application of *Active Measures* stated above to preserve, rehabilitate, and restore the historic setting associated with a historic property's landscape, will result in *Passive Measures* that will increase a historic property's energy and water efficiency, while lowering its carbon footprint, all without impacting its historic character. Besides saving money through the reduction of energy and water use, these measures will increase its aesthetic value, and hopefully stimulate like activities in the surrounding neighborhood. ♦



## More information on Active and Passive landscape techniques

*The Mediterranean Garden: The Journal of the Mediterranean Garden Society.*  
[mediterraneangardensociety.org](http://mediterraneangardensociety.org)

Smith, Baird M., AIA. *Conserving Energy in Historic Buildings. National Park Service Preservation Brief No. 3.*  
<http://www.nps.gov/history/hps/tps/briefs/brief03.htm>, April 1978.

*Sunset Western Garden Book.* Menlo Park: Sunset Publishing Corporation, 2008.

"Walk-on Lawn Substitutes." In *Sunset: Living in the West.* Sunset Magazine  
[sunset.com/sunset/garden/article/0,20633,699454,00.html](http://sunset.com/sunset/garden/article/0,20633,699454,00.html)  
2004-2008.

## Excellent examples of low-water demonstration gardens can be found at the following locations:

The east side of the San Diego County Administration Building, 1600 Pacific Highway, San Diego

The Gardens of Ridgehaven: City of San Diego Environmental Services Greenbuilding, 9601 Ridgehaven Court, San Diego

The Water Conservation Garden: Cuyamaca College, 12122 Cuyamaca College Drive W., El Cajon

## Historic Garden Research on the web:

[oldhousegardens.com](http://oldhousegardens.com)  
[cr.nps.gov](http://cr.nps.gov) - A guide to National Park Service resources of cultural landscapes  
[ahlp.org](http://ahlp.org) - The Alliance for Historic Landscape Preservation  
[sirsi.si.edu](http://sirsi.si.edu) - Smithsonian site containing the Archives of American Garden

**This expansive northeast facing porch offers shade and cover to cool the house. A stone path to the door meanders through a rock garden interspersed with drought-tolerant plants. As an interpretive landscape it still retains the spirit of the historic home. Photo by Sandé Lollis**



# SAN DIEGO TRUST & SAVINGS BANK BUILDING

BY PAMELA HARTWELL

**“Guests will register at some of the former teller windows in the southwesterly corner of the imposing former banking room.**

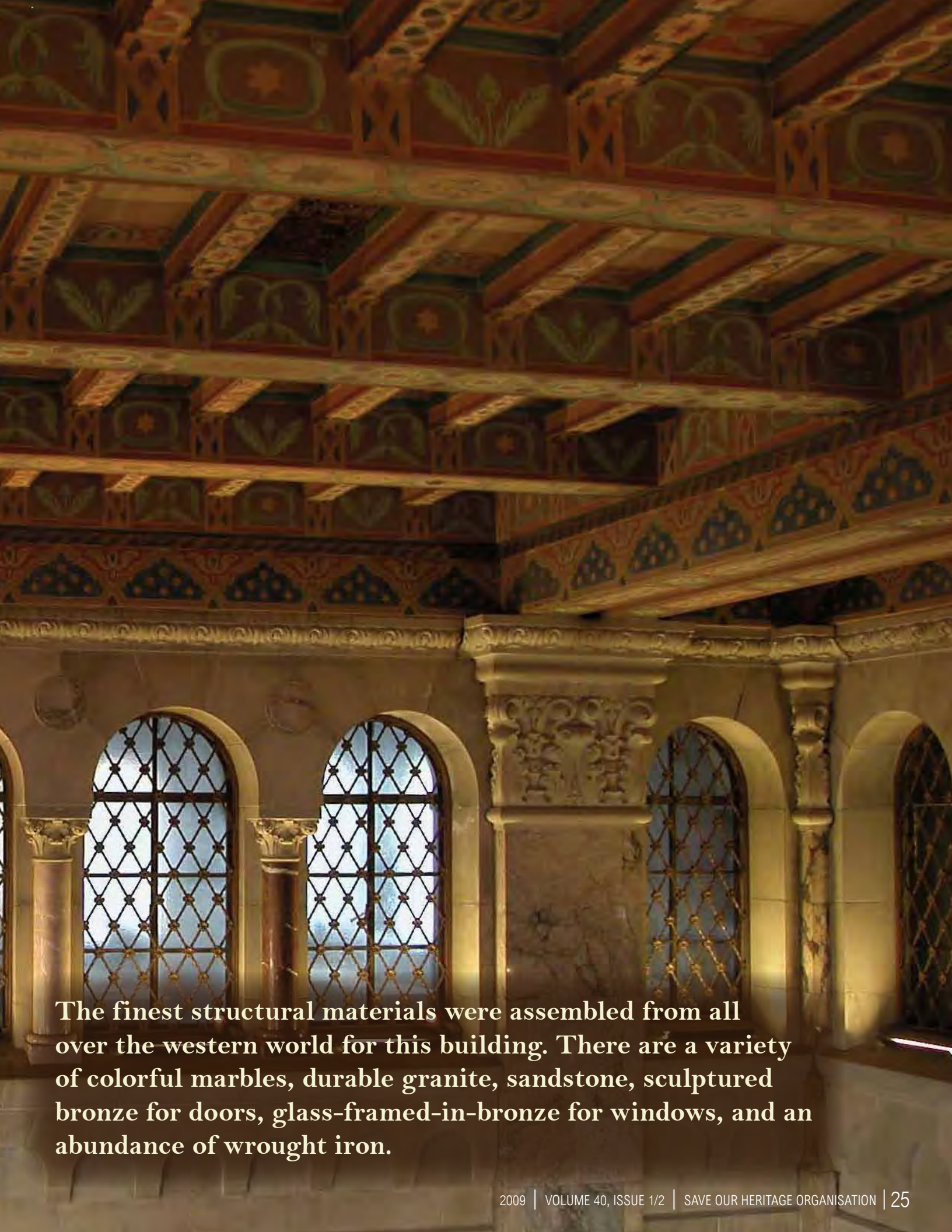
Just adjacent, a doorway has been cut through to the elevator lobby and provides access to the guest rooms, formerly the building’s offices. Because there is a gradient change of several steps down to this lobby, a mini-elevator has been installed that accommodates wheel chairs, thus serving the needs of handicapped and disabled guests,” observed Alan Winthrop Johnson, son of the landmark building’s original architect, William Templeton Johnson, on a visit with his niece, Julia Johnson Iavelli, to the newly opened Courtyard-Marriott Hotel a decade ago. From 1928 until March 18, 1994, the building at Sixth & Broadway served as the headquarters for San Diego Trust & Savings Bank.

“The interior of the banking hall is truly medieval in ambiance. As you enter from Broadway, you will note at the clerestory level, near the ceiling, there is an imposing arrangement of arches and marble columns round the hall. The columns are special. There are 35; representing 19 different types of marble from the shores of the Mediterranean Sea. The columns are decorative, they do not support the ceiling, which is suspended,” according to Captain Theodore H. Davie, the Bank’s historian and a former occupant of one of the Bank building’s offices.

**AN ELEGANT LESSON  
IN ADAPTIVE REUSE**







**The finest structural materials were assembled from all over the western world for this building. There are a variety of colorful marbles, durable granite, sandstone, sculptured bronze for doors, glass-framed-in-bronze for windows, and an abundance of wrought iron.**



Captain Davie further revealed, “The building is generally regarded as a fine example of the Italian Romanesque Revival style. The Romanesque was the predominant style for churches, monasteries, and other buildings constructed during the Middle Ages in Europe. It is characterized by the use of ornamentation: Arches, vaults, arcades, shields, and medallions.”

“In 1926, Joseph W. Sefton, Jr., president of San Diego Trust & Savings Bank, selected William Templeton Johnson to be the architect of his bank’s planned headquarters’ building,” shared Captain Davie. (The Bank had opened its doors 37 years earlier as the San Diego Savings Bank under the founding leadership of Joseph W. Sefton, Sr.) Captain Davie continued, “In practice for 15 years, Templeton Johnson was approaching the zenith of his career, having brought into life a number of notable buildings, many located in

San Diego.” Other major architectural achievements by Templeton Johnson include: Samuel I. Fox building (1928) at 6th & Broadway, southwest corner; Serra Museum (1929) at Presidio Park; U. S. Post Office (1937) at 8th & E; San Diego Consolidated Gas & Electric building (major remodel) at Kettner & Broadway; and splendid Balboa Park landmarks, San Diego Museum of Art (1926), and San Diego Natural History Museum (1933).

“William Templeton Johnson was trained in the Beaux-Arts tradition, where he was subjected to an intensely disciplined approach to design. He early developed an interest in Mexican and Spanish arts and architecture. Although the Spanish Colonial attracted him, Templeton Johnson felt comfortable with other architectural styles as well,” added Captain Davie.

Construction of the San Diego Trust & Savings Bank building occurred in 1927, according to Tom Sefton, the founder’s grandson.

“The exterior of the structure is clad in a base of Scotch Rose granite that supports two stories of sandstone quarried in



**Previous page spread** Mezzanine showing the full court of materials including marble, bronze with elaborate stenciled beamed ceiling; **previous page inset** View from mezzanine to first floor through the bronze fittings; **above left** The massive circular vault door, bearing the stamp “Donsteel Door” was manufactured by the Mosler Safe Company of Hamilton, Ohio. The door cost \$900, including a 25% discount, and was installed in 1928. This perfectly balanced stainless steel door, hangs on enormous hinges, and weighs 47,000 pounds. “You can just touch it with your finger and it closes,” shares Jeanne Tuck, who, along with her husband, Roger, were career staff members. Roger continues, “One of the tasks for a new lending officer was to open and close the vault, which always involved two people, each one knowing one part of the combination.” **Right** After the Bank became a hotel the formidable vault door was left open revealing safe deposit boxes along the walls. The vault serves as an appropriate gathering area for San Diego Trust & Savings Bank staff reunions; **facing page** Close up view of stenciled ceiling.







Ohio. The light brown variegated stone is matched by terra-cotta in use from the second story to the cornice line at the top of the 14th story. The finest structural materials were assembled from all over the western world for this building. There are a variety of colorful marbles, durable granite, sandstone, sculptured bronze for doors, glass-framed-in-bronze for windows, and an abundance of wrought iron. The steel frame building with vertical columns and steel horizontal girders is reinforced with concrete. The interior is faced with escalette marble, the predominant marble used. The large banking hall, 32 feet high, dominates the first floor. A 14-story building is situated on top of the banking hall. Adding to the overall height is a two-story penthouse, and, on top of that, a large cupola,” reported Captain Davie.

The magnificent San Diego Trust & Savings Bank and office building was opened to great acclaim on April 14, 1928.

As Alan Johnson and his niece continued their tour through the recently remodeled building, they discovered that Templeton Johnson’s former office and library was particularly nostalgic. Alan Johnson observed, “What was originally the architect’s (his father’s) business address, 1400 San Diego Trust & Savings Bank Building, presently rooms 1402-03, is now the Presidential Suite. Templeton Johnson’s former library, with its beautiful painted plaster ceiling and supplementary décor intact, is the master bedroom of the suite. When the architect retired in 1954, the contents of his library were given to the San Diego Public Library (1954) at 9th & E, the last of Templeton Johnson’s notable public buildings.”

Another striking change was noticed by Alan Johnson. “The spacious meeting room in the old and formidable vault is sure to provide a few laughs, but perhaps also invoke a sense of seriousness and integrity to any business conducted there.” Alan Johnson recalled an extraordinary event that occurred years earlier. “The impressive banking room of San Diego Trust had served the city in ways other than just banking. For instance, nearly two decades ago there was an innovative chamber music group in San Diego that liked to arrange intimate concerts in unique settings, selecting the







***Above*** Marble features prominently throughout the building. Nineteen types of marble, obtained from the U.S., Great Britain, and countries around the Mediterranean Sea, comprise decorative columns in an expansive lobby. Corinthian capitals top each marble column. Escalette marble from France decorates walls, pilasters, and counters. The floor of Gray Eagle Quarry marble from Tennessee is bordered with Verde Antique, a deep green marble, both serpentine and mottled.





*Above* This exquisite coffered plaster ceiling, painted with colorful designs, soars thirty-two feet above the ground floor of the banking hall, and complements the Italian Romanesque Revival style of the historic bank building. A similar ceiling is preserved in the Presidential Suite, which, until 1954, housed the office and library of William Templeton Johnson, the building's architect; *left* Medallions, arches, and decorative bronze window grilles at the clerestory level in the banking hall contribute to the building's medieval ambiance. Virtually all of the original design elements of the 1928 structure remain intact. Some elements were creatively readapted, where necessary, by its current occupant, the hotel; *facing page* The Bank went through its own restoration of original elements in 1979 under the direction of president, Tom Sefton. The original marble and bronze teller stations were brought out of storage to restore the stations from 'modern improvements' that had been made.





artistic nature of the music to be performed in ways relevant to the type of architecture represented in the building's design. San Diego Trust's banking room floor was cleared and seating was brought in. The music chosen was entirely Italian Baroque, a fine conjuncture of the two art forms. The greatly appreciative audience was treated to a unique cultural experience. The entire event was symbolic of the kind of concern and caring shown by the Bank's management, under the leadership of the Sefton family, to extending itself, in unusual ways such as this, to best serve the interests of the San Diego community."

Captain Davie described the configuration of the great banking room. "Before conversion, three sets of four teller stations were placed between the square pillars on the right side. Each station included the main parts of classical architecture in reduced size, the horizontal entablature resting on the two vertical columns and consisting of cornice, frieze, and architrave. Strong structures supported a bronze hinged wicket at each of

the 16 positions. Some of these groupings have been rearranged to accommodate hotel design requirements."

Asked what might be the reaction of his father, Templeton Johnson, to the owner's redevelopment proposal for the bank building, (J. P. Morgan is the current owner) Alan Johnson responded, "I'm sure he would have liked it," he then recounted this quotation from Plato. 'The magic of imagination is only this, to glimpse through the changing what the changing means.' "My father was neither a liberal nor a conservative. He was both, depending on what the situation was; and this proposal (conversion of the structure to a hotel) is novel. The successor owners, architects, and builders have created a whole new and useful life for this classic old building while recognizing and preserving its history and its exemplary merit as fine art in architecture. To him, it would have made good sense!"

Although the use of the San Diego Trust & Savings Bank building changed ten years ago, from a bank and offices to a hotel with 245 guest rooms, the original features of the structure remain remarkably intact. The Courtyard-Marriott Hotel, located in the heart of a vibrant downtown San Diego, is a spectacular example of successful readapted use. The hotel stands proud in the bank's place, as the sentinel of an important piece of San Diego history. ♦

*Courtyard by Marriott - This excellent example of adaptive reuse was a 1999 People In Preservation award winner.*

*Former vice president with San Diego Trust and Savings Bank, Pamela Hartwell is currently a board member of the Committee of One Hundred, the San Diego Youth Symphony, the San Diego Art Institute, and serves on committees for the Friends of Balboa Park, the San Diego Natural History Museum, Mingei International Museum, and the San Diego Museum of Art. Photography by PACEM.*





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Attorney upon surrender of this Certificate

In Witness Whereof,  
Designed by its duly authorized officers  
at San Diego, Cal., this *27* day

*Gas. K. Remick*  
SECRETARY

SHARES \$1.00





# Black Gold IN SAN DIEGO?

BY MIKE BRYANT

Around the turn of the twentieth century, the automobile was beginning to take hold in this country. The search for oil and gas to run these newfangled contraptions was all the rage, and San Diego was not to be left out. Hundreds of oil wells were dug in San Diego County from Oceanside in the north to San Ysidro in the south, from Ocean Beach to East County, and all points in between. The fact that San Diego does not resemble Tulsa might be a clue as to the success of these ventures. You don't remember seeing that oil derrick the last time you drove through Mission Valley or Kearny Mesa? That's because most of the wells turned up dry. No Texas Tea here!

The first drilling for oil in San Diego County took place in National City in the 1880's. The Bancroft Well, as it was named, struck water at 700 feet. At that time, water was worth more than oil or gas. The drilling was stopped. Water was as good as gold in arid San Diego. Everyone was happy with the find, and felt that there was no need to go any deeper. In fact, most drilling operations struck water, but a few did find oil and gas deposits. The problem was there weren't sufficient amounts of oil and gas to make it profitable, or the companies simply ran out of money to keep the operations going.

The failure of all the early attempts to find "Black Gold" in San Diego County, did not stop those who would not give up the idea of striking it rich and becoming the next oil baron. Even our city officials were not above trying to cash in on this craze. In 1919, Mayor Louis Wilde formed his own Jazz Cat Oil Well Company and sold shares to the good citizens of San Diego. Large ads appeared in the San Diego Union proclaiming, "Is there oil in San Diego County? If so, we want it." Mayor Wilde sold shares to whom he called "Subscribers" at ten dollars each, which at the time was equal to a week's pay for the average worker. Apparently, there was a controversy as to where the search for oil was to take place. In his ads, Mayor Wilde stated, "We Are Not Going To Drill On The Jamul Ranch At All. Such Rumors Are Silly, For You Might As Well Look For Sea Gulls In The Cuyamacas."



*Spread background* Certificate of purchase from La Costa Oil Co., with Temecula, Chula Vista, and San Diego and Imperial Valley stocks shown in foreground, courtesy Bryant Collection; *above* Mission Valley, 1914, courtesy Mike Cunningham

# California has been a part of the oil rush since it began San Diego's small role in the dependency we all share

The Mayor it seems was no stranger to controversy. Born July 16, 1865 in Iowa City, Iowa, Louis J. Wilde became an insurance salesman and made a small fortune investing in Texas oil. He moved to Los Angeles in 1902, but ended up in San Diego one year later. In San Diego, Wilde became a banker and started the American National and US National Banks. He financed the completion of the US Grant Hotel in 1910. On the hotel's opening night, October 15, 1910, Wilde presented to the people of San Diego a gift in the form of a \$10,000 electric fountain across the street in Horton Plaza. The fountain, designed by noted architect Irving Gill, was the first successful combination of flowing water and lights. Wilde had it inscribed "Broadway Fountain For The People."

In 1912 he went on trial for embezzlement for underreporting \$1,000 in funds. After a lengthy trial, he was acquitted, and turned his sights to real estate, where as a land developer, he invested heavily in San Diego property. In 1917 Louis J. Wilde beat heavily favored San Diego businessman George Marston for Mayor by 3,551 votes. He also ran again in 1919 and won a second term as Mayor of San Diego. His flamboyancy and temper were legendary. His battles with fellow city officials and in particular the City Attorney made for great conversation around city hall and the newspapers. His outspokenness made him popular and well liked by the citizens of San Diego. It was during this tenure that Mayor Wilde came up with the scheme to sell subscriptions in an oil-drilling venture he called the Community Well. Investors were offered a share of the profits if a well came through. As it turned out, no oil was ever found. The subscribers who financed the venture became angry and accused Mayor Wilde of using his own land for drilling sites, and profiting from their losses. With declining popularity, Louis Wilde decided not to run for re-election in 1921 and passed away in 1924 at age 59. The search for oil and gas in San Diego County would continue until the late 1930's, but never found was that elusive petroleum that would have forever changed our local landscape.

As a lad growing up in the Linda Vista section of San Diego in the 1950's and 60's, I spent a lot of my free time exploring Tecolote Canyon. Little did I know that the

old pile of lumber, near where the golf course clubhouse now stands, was one of "His Honor's" last attempts at becoming San Diego's first oil baron. It was not until the mid-1960's when I read a column by Herbert Lockwood titled "The Skeleton's Closet," in the weekly newspaper, the Independent, that I would learn the significance of that pile of old wood. According to Mr. Lockwood, the well in Tecolote Canyon was called Community Well Number 5, after the first four turned out to be dusters. At 1,274 feet, Number 5 fared no better than the previous four, so it was abandoned, as were the hopes and dreams of the good citizens of San Diego. The wooden derrick stood for many years, but it too eventually ended up as nothing more than a pile of memories, as was San Diego's search for "Black Gold." ♦

*Native San Diegan Mike Bryant has had articles published in various trade papers, and has been featured for his museum quality collection of San Diego bottles and memorabilia in both the San Diego Union Tribune and Antique & Collectables Monthly Magazine.*





gan, this is San  
today.



*Left* Using a tripod and timer, Felix Kallis takes his picture next to Community Well #5 in Tecolote Canyon in 1940, courtesy of Rurik Kallis; *Above* National City 1924, courtesy Mike Cunningham



# Most Endangered List

**B**y raising public awareness, the Most Endangered List has played an important role in the preservation of our region's historic sites by bringing attention to those facing imminent threat in any given year.

This is the 22nd year we have announced the list and while each year the number of sites shrinks or swells, overall the record shows that SOHO is responsible for reducing the number of major losses to San Diego county's historic places and that by increasing public awareness it creates positive action to protect our heritage.

**T**he endangered resources added to the list for 2009 are: *(left to right)*

**Ryan Aeronautical Company** Adjacent to Lindbergh Field, this complex is eligible for the National Register, yet the Port of San Diego wants to demolish it without any project planned for the site!

T. Claude Ryan founded the first commercial airline to operate out of San Diego and developed our aerospace industries from the Ryan Aeronautical Company. Ryan built the first buildings at Lindbergh Field, including the terminal and his first manufacturing plant in 1932, which still stands at the Ryan complex.

From the first passenger flight from San Diego and the construction of the Spirit of St. Louis to World War II aircraft production to the Lunar Lander and, finally, the Tomahawk cruise missile, Ryan was there.

We could honor Ryan's legacy by using some of these buildings to house large aircraft that the San Diego Air and Space Museum has no place to exhibit. These buildings are so large they could also be used for parking, eliminating the need for the much-opposed new parking structure at Lindbergh Field.

**Del Mar Fairgrounds** Funded by the Works Progress Administration (WPA), the grounds opened in 1936 and have been used for public gatherings and functions continually for over 70 years. Located at the mouth of the San Dieguito River at the Pacific Ocean, the grounds and racetrack setting is one of the most picturesque in the world. A recent \$86 million wetlands restoration project helped revive and improve the pastoral nature of the 340-acre site.





However, Fairground executives want to inject a \$300 million Las Vegas-style resort development onto the public lands. The Fairground executives have lost sight of their mandate to protect and preserve this historic resource. Continual master plans, which elevate profit motive over pastoral stewardship, are unacceptable for public assets.

**Golden Hill Fountain Grotto** Likely the oldest man-made feature in Balboa Park, the National Register fountain is actually a rustic Arts & Crafts style inglenook with benches, rock double stairways, walls and radiating trails. The site was designed in 1907 by architect Henry Lord Gay, best known in town for designing the Western Metal Supply Company Building, now a part of Petco Park.

Other than weed abatement and trash pickup, the area has been neglected for 50 or more years. The wood benches are long gone, the native stone and concrete stairs are decomposing and a safety hazard, and the fountain last worked in perhaps the 1930s. There is no identifying signage and the view from the road is blocked by random, rogue bushes. This 102-year-old site can and should be brought back to the neighborhood amenity and tourist attraction that it was in the pre-Expo days.

**San Diego County Operations Center Complex** County Supervisors recently broke ground for a new \$500 million office complex. Lost in the hoopla of speeches praising the largest infrastructure project in county history was the significance of the existing facility.

Built in 1962 and designed by the master architecture firm of Tucker Sadler Bennett, the building complex exemplifies the Mid-Century style of architecture of that time in San Diego. Simple, low-height buildings organized around a series of courtyards linked by stylish canopies and fountains have served employees and the public well for nearly 50 years.

Without any public input on the historical significance of the existing complex, the County appears to be in violation of the California Environmental Quality Act.

**Amy Strong Castle** This 1921 Arts and Crafts-style confection in Ramona has suffered from extensive deferred maintenance for several years and is in danger by what is in effect demolition by neglect. Listed on the National Register, the 12,000-square-foot, 27-room adobe structure was completed after five years and \$50,000 by master builders John Vawter and Emmor Brooke Weaver. While much of the original exterior stonework is in good shape the same cannot be said for the rotting exposed rafters, roof tiles, sagging arches, rotted wood beams and collapsed windmill steps that dangle dangerously.

Currently run as a special-events venue by the Mt. Woodson Golf Club, this amazing cultural and historic landmark should be repaired, maintained and celebrated as a tourist destination and community resource.



All photos by Sandé Lollis, except above middle by Dan Soderberg



## The current Most Endangered List includes five sites that remain from previous years.

**Edgemoor Hospital** Peaceful and park-like in the heart of Santee, the Quayle Brothers-designed Edgemoor is listed as a Historic District on the California Register of Historical Resources buildings. County plans are to demolish the majority of buildings while ignoring the site's rich heritage, beautiful setting, and great potential as a valuable community resource in order to expand the Las Colinas women's detention facility into this largely residential area.



**Red Roost and Red Rest** One of the most frustrating challenges in SOHO history has been the fight to save these two rare ancestors of the classic California Beach Bungalow built in La Jolla Cove in 1894. The cottages have been listed on the National Register since the 1970s, but they have suffered greatly over the past 30 years. The city attorney has filed a legal complaint against the owners of these National Register properties using the demolition by neglect ordinance that SOHO worked with the city to create.



**1927 California Theatre** San Diego's premier movie palace, the California Theatre was heralded as the "Cathedral of the Motion Picture" when it opened in 1927. The grand Spanish Colonial Revival style single-screen theatre and office building is listed on the local Register of Historical Resources, but has been shuttered and decaying for nearly twenty years. The California desperately deserves its long-overdue second chance to shine after years of neglect and vandalism. It needs to be preserved in any future plans to develop the site.



**1857 Adobe Ranch House and Stage Station at Warner's** Located within a huge expanse of open land now owned by the Vista Irrigation District, the site possesses a historic setting that has remained virtually unchanged since the mid 19th century. Once an important stop for early overland migrants to California and the Butterfield Coach, today it is a designated National Historic Landmark. It is feared that both the adobe and the barn will be lost soon if immediate action is not taken to secure these structures.



**Rancho Guejito** An unparalleled, undisturbed Southern California historical landscape, the 22,000-plus acres boast several early adobes, the ruins of other pioneering structures, and numerous Native American archeological remains. Despite long-stated commitments to protect the ranch, the owners have recently taken steps to begin its development. If this imminent threat goes unchallenged, the natural splendor of this vast and matchless historic resource could be supplanted by bland new planned communities with cookie-cutter style houses and ubiquitous "Anywheresville, USA" commercial centers.

*Top three by Jim Brady, next by Sandé Lollis, bottom by Bruce Coons*



# Saved!

As a testament to the success of community advocacy, these four sites from last year are no longer on the list. (top to bottom)

## **Olivewood Women's Club, c. 1908-11**

A National City *Identified Historic Site*, the city is now working with a developer to save the building.

**1888 Tourist Hotel** The last two-story wooden Victorian era Italianate style hotel in San Diego will be saved and incorporated into a new development project.

**Rural Cultural Landscape of Northern San Diego County** The Sunrise Power Link would have crossed the Anza-Borrego Desert State Park and affected many untouched scenic and historic areas, but has now been rerouted.

**Spreckels Mansion in Coronado** The 1908 Harrison Albright-designed masterpiece is safe for now because the city council denied the project for inappropriate remodeling.

San Diego's landscape is rich in resources that tell the full story of our region, from Arts and Crafts ideals to the aerospace industry, from the pragmatism of the WPA era to progressive modernism. Our job is to make sure these historic places survive so that our story continues to be told completely and without significant gaps.

*Top two & bottom by Sandé Lollis;  
second from bottom by Bruce Coons*



# TRAGEDY UNFOLDS

## A Federal plan without foresight

BY VICTOR A. WALSH

### The sun warms

my back as I walk down the horse trail toward the beach. The sky is a transparent pale blue, specked with thin white clouds. Clusters of squealing gulls are circling overhead. At the end of the trail near the dunes, several native Belding's Savannah sparrows are quietly rustling in the pickle weed, one of six endangered birds that nest in the Tijuana River estuary. Beyond the footbridge to the beach, the estuary is marked off for the Western snowy plover and California least tern, two endangered shore birds that breed here during spring and summer.

I walk further south along the beach toward the U.S.-Mexico border. A U.S. customs and border patrol agent sits in his vehicle atop Monument Mesa overlooking the beach. A phalanx of tall steel pilings, representing the border, juts out onto the sand. On the opposite side, bystanders have gathered on a cliff to snack beneath a group of circling gulls.

On August 18, 1971, First Lady Pat Nixon visited the mesa to inaugurate the creation of Border Field State Park. Hundreds of people assembled on both sides of the border to witness her visit. After dedicating the new park, the First Lady requested a member of her security detail to cut a section of the barbed-wire barrier so that she could greet the Mexican children on the other side. She told them,



**“I hope there won’t be a fence here too long.”**





**Left** The park has been denuded of virtually all vegetation, leaving the soil open to erosion and run off, sidewalks are covered in dust blown from the exposed beds, photo by Sandé Lollis; **facing page bottom** Father and son seen through the border fence, photo by Karl Hoffman; **below** Horse trail showing evidence of recent flooding, photo by Melvin Sweet



Her gesture of goodwill ultimately defined the park's purpose. Over the years, people from Mexico and the United States have gathered around the monument to visit through the border fence. The quarter-acre area is called Friendship Park, a place where families and friends, some of them here illegally and some unable to even cross the border, could reunite, exchanging news, tamales, and kisses through holes in the chain-link fence.

On January 6, Customs and Border Protection announced that Friendship Park would no longer be opened to the public since it is now part of the construction zone to complete the final 3½-mile section of the triple fence to the Pacific Ocean. The ban on public access will remain in effect after construction is completed in May 2009. What has been a celebrated meeting place around an international boundary marker has become, quite literally, a no-man's land.

**Construction of the triple fence at Border Field is a lasting testimonial to the politics of fear that has gripped our nation's consciousness since the 9-11 tragedy.**

# These things are irreplaceable, and to lose them without considering a less destructive and more comprehensive alternative that exists is the height of human folly.



Nothing remains of Friendship Park. The lawn, the stone picnic benches; the stabilized adobe perimeter wall are no more. Instead, a swath of churned-up earth at least a 150-foot wide cuts through the southern portion of the mesa and then plunges down to the beach. On the far side, stands what remains of the paved walkway and the monument or marker. It is, and I say this with profound regret, a living symbol of U.S.-Mexican history, a national landmark without a homeland.

The Italian marble obelisk has stood here since October 10, 1849. Embedded in its foundation is a copper tube containing two parchment documents, one in English and one in Spanish, commemorating the occasion. The monument is only one of three boundary markers listed on the National Register of Historic Places.

To the east, Yogurt and Goat Canyons have been filled with dirt, while the mesas, including the 150 foot-high Spooner's Mesa above Smuggler's Gulch, have been cut and leveled in order to build an all-weather patrol road parallel to the fence.

The road and secondary fencing will swing around the three World War II coastal defense bunkers atop Bunker Hill, but they will be inaccessible and unprotected because the DHS does not plan to rebuild or reinforce the existing fence.

Over the next several months, Kiewit Construction will grade and lay the final stretch of roadway and build additional fences made of steel-mesh and chain-link flanking the road on the north side. Lights, sensors and cameras will span the length of the project. The Congressional Research Service estimates that the total construction cost will exceed \$21 million per mile or slightly less than \$75 million.

The destruction of a state park once dedicated to border friendship in the name of homeland security and border militarization both saddens and angers me. Construction of additional fencing and roads will limit or prevent public access to many historic and



cultural resources, while putting others, including California Indian archeological sites, early Spanish exploration and settlement routes, and remains of early ranches, at risk.

It is an abuse of constitutional restraints placed in the power of the executive branch. Under the terms of a 2005 act of Congress, former Department of Homeland Security (DHS) Secretary Michael Chertoff waived over 30 federal, state and local laws, which he believed would obstruct the “expeditious construction” of the triple fence in San Diego County. The project is exempt from all environmental laws and regulations, including federal and state inspections and permits.

It is a misuse of taxpayer money because apprehensions in the two western-most stations of the U.S. Customs and Border Patrol in San Diego County have dropped by 94% since 1994 when Operation Gatekeeper went into effect. Border-crossings near the San Diego coast have been brought to a virtual halt.

Additionally, it imperils the very existence of the Tijuana River Estuary, one of the few saltwater marshes remaining in Southern California. Home to over 370 species of migratory and native birds, the estuary has been declared a *Wetland of International Importance* by the International Ramsar Committee. Approximately \$50 million in public funds have already been invested to conserve and protect it.

Over 70 acres of habitat, including coastal sage scrub and the rare maritime succulent scrub plant communities, are being destroyed as a result of this project. At least 53 rare and endangered plants and animals live within the footprint of the new border corridor.

Even with implementation of best management practices, sediment runoff from the cut slopes will flow into this internationally acclaimed estuary and impact the ebb and flow of coastal tides upon which it depends. California State Parks claims that upwards to 85 acres of bare soil will be exposed to major erosion during and after construction. The cost to remove sediment in 2007 exceeded \$20 a cubic yard, while the cost to restore an acre of habitat ran about \$350,000.



Unfortunately, sound erosion and sediment control practices have not been followed. In a letter to the Army Corps of Engineers, dated October 21, 2008, the State Water Resources Control Board noted that there was no Storm Water Pollution Protection Plan in place or even temporary erosion control measures on site. It also stated that every access road was so poorly designed for drainage that runoff would occur during normal rainfall, let alone major storms. Philip Williams & Association, a San Francisco-based environmental hydrology firm, estimates that sediment runoff into the estuary will increase three-fold from about 500 tons to 1,500 tons per year if erosion control measures are ignored or unsuccessful. Such an outcome would destroy the habitats, the sloughs, wetlands, and dunes, of countless animal, plant, and marine species.

**Facing page** Rubble from destruction of Friendship Park, photo by Melvin Sweet; **above** Taken through the bars of the new fence, this is as close as anyone can get to the 1849 monument that is at the heart of Friendship Park. The inscription reads: “Initial point of boundary between the United States and Mexico, established by the Joint Commission 10th October, A.D. 1849, agreeably to the treaty dated at the City of Guadalupe Hidalgo February 2, A.D. 1848. John B. Weller, U.S. Commissioner. Andrew B. Gray, U.S. Surveyor, photo by Sandé Lollis





Contractors are now covering the cut slopes with a plastic, mesh-like matting called Enkomat and hydro-seeding them to reduce erosion. The critical question, one raised by California State Park environmental scientists early on, is whether the seeds can germinate given the dry climate, harsh growing environment, and terrain's rill and gully contours.

The history of erosion, sedimentation, and flooding along the Tijuana River on both sides of the border make the success of such a massive earth-moving project improbable. In 1916, for instance, a massive flood along the river demolished San Ysidro and Tijuana, California; the latter no longer exists. The soil of the border highlands is largely clay pan and shallow soils layered over nearly impervious materials. The area also boasts one of the driest climates in the county. Both

of these factors will complicate efforts to effectively replant the slopes and mitigate surface runoff and erosion.

Furthermore, building an elevated patrol road atop cut mesa tops and filled gorges creates a new problem of controlling rising water levels down the Tijuana River during major storms. The Army Corps and its contractors are now building 12 culverts, including a 680-foot long goliath at Smuggler's Gulch, designed to discharge water for upwards to 24 hours during a 100-year storm. What will happen if one or more of these culverts clogs with debris? The water level would quickly rise destabilizing the road and, in a worse case scenario, cause backwater flooding on the Mexican side, jeopardizing life and property. Neither the *Environmental Impact Report* nor the *Final Drainage Report* for this project contains a backup plan.



Construction of the triple fence at Border Field is a lasting testimonial to the politics of fear that has gripped our nation's consciousness since the 9-11 tragedy. In this context, it represents a disturbing irony. During the Second World War, Border Field became an integral part of the region's coastal defense system. The U.S. Navy established Border Field Auxiliary Landing Field, an operation that included thirty-five buildings, a machine-gun range, and observatory towers to conduct aerial gunnery practice below Monument Mesa. The footprint still exists, and in this context, is a valuable historic site, provided it is not disturbed, an unlikely outcome due to erosion and sedimentation processes, which the triple fence will surely exacerbate.

The Friends of Friendship Park continues to lobby the Obama Administration to develop a plan that allows public access to Friendship Park without jeopardizing the security and safety of this quarter-acre section of Border Field State Park.

The Second World War was a far more perilous time than today in terms of threats to our nation's security. It was a time when the United States feared that Japan might launch an invasion by land and sea from Baja California, a time when Axis U-boats sunk merchant marine vessels off the Pacific coast; a time when cities and towns endured evening blackouts. It was a time that should be remembered, not forgotten.

As a consequence, a park, a rare ecosystem, and a regional heritage are being waylaid for the sake of political expediency and supposed national security. These things are irreplaceable, and to lose them without considering a less destructive and more comprehensive alternative that exists is the height of human folly.

*Victor A. Walsh is the District Historian of San Diego Coast District, California State Parks. His publications on state and national parks have appeared in Our Heritage magazine, Christian Science Monitor, San Antonio Express-News, Arizona Daily Star, San Diego Union Tribune, Voice of San Diego, Coast to Coast, and Desert Leaf. ♦*



**Facing page** Massive earth movement for construction of building the border wall, creating a permanent scar so large and deep it can be seen from downtown San Diego and from space, photo by Melvin Sweet; **above** Smuggler's Gulch, filled and completely obliterated, photo by Sandé Lollis

# Preservation Community

People protecting the places that matter to them

## HOW TO BECOME AN ADVOCATE FOR HISTORIC PRESERVATION

Being an advocate for our heritage does not require academic knowledge in local history and architecture. All it requires is caring about saving, protecting and preserving San Diego's culture and a willingness to donate time, effort, or financial help.

Joining SOHO is the first step to advocacy in San Diego county because the fact is that political leaders and policy makers notice numbers. Your participation as a member enables us to function with a powerful voice with policy makers, developers, and others who make decisions about the community's historic environment.

**Tell me, I'll forget. Show me, I may remember. But involve me and I'll understand.**

### - Chinese Proverb

There are a few steps to take that will empower you.

#### Educate yourself

SOHO provides you the information you need to be informed through our website, *Our Heritage* magazine, programs and lectures, and preservation action alerts by email.

- Research local laws, planning and development regulations, preservation ordinances, and other regulatory measures established in the city and state.

Knowing the law and the ways it protects (or doesn't protect) historic resources is one of the first steps to advocating effectively for the preservation of the built environment. The City of San Diego's Department of Planning and Development and Department of Neighborhoods post agendas for Historical Resources Board meetings and other agency activities that will help you to track reviews of individual projects. See [www.sandiego.gov/planning](http://www.sandiego.gov/planning) and search for the relevant department.

#### Learn more about local history

- Visit San Diego's many historic sites to educate yourself about the history of your community or the larger region. Observing and recording the history of your own home and neighborhood not only keeps a record for family, friends, and neighbors; it also makes you a more effective advocate for preservation.
- Attend lectures on community history; it's fun and educational too.
- Join a neighborhood group or community planning group and get to know the local leaders, organizers of neighborhood watchdog groups, and other community activists.

Most neighborhoods in San Diego support such organizations, which serve as an important liaison between the community and city officials. Knowing how these networks operate, and bringing preservation issues to the attention of these groups and individuals is a great way to get others involved in advocating for local and city-wide heritage resources, and can help protect the unique character of your neighborhood. Taking a leadership role in one of these groups is an even more effective way to enlist the help of city representatives in promoting your cause. One such is the Neighborhood Historic Preservation Coalition. To learn more go to [www.nhpcsd.org](http://www.nhpcsd.org).

- Join in hands-on preservation efforts such as the restoration of a historic house, church, or school for community, museum or other use. Adobe U is one such example of a hands on approach to getting involved. Hands-on experience gained in a group restoration project can be a valuable asset in sensitively renovating your own historic home too.



## Make your voice heard

Use the knowledge you have gained about preservation issues, and the tools and techniques you've learned to effectively voice your support for preservation in your community. Become familiar with your local, state, and national representatives, and share your concerns with them on a regular basis. Using concise, accurate examples of the importance of historic sites and structures can bolster your case and is more persuasive than a simple request for attention or expression of concern. Keep your correspondence short and to the point.

## Vote

Larger issues of economic development, housing, and transportation have very real effects on preservation in San Diego, and your vote for elected officials and ballot initiatives can make a difference. Learn more about local politics and the connection to preservation, and make your vote count.

# Kensington Park Heritage Trees

BY MAGGIE MCCANN

On January 14, 2009 the City of San Diego's Community Forest Advisory Board (CFAB) voted unanimously to designate the Kensington library park trees as a Heritage Grove and Landmark trees. The designation confers upon the trees a special protection status, as described in the Tree Protection Policy adopted by City Council in 2005. The policy states that construction or renovation permits must now recognize the need to keep these trees alive.

The history of the trees that are actively growing in the park where the library is now located begins in 1910 when the Kensington Park subdivision was founded. The subdivision map was recorded in April of 1910, and Kensington Park was opened for the sale of lots for home building on Thanksgiving Day, November 25, 1910.

William Douglas was the sales agent for the original landowners, two sisters named Abbie Hitchcock and Mary Gleason. Douglas marketed Kensington Park as an exclusive residential enclave, and in the first few years

## Invest in our historic communities

Patronize locally owned establishments and companies that occupy and care for historic buildings, such as those in Old Town San Diego, North and South Park, Balboa Park, Julian, Ramona, Del Mar, etcetera.

## Join your voice with those of the larger preservation community

Become a member or contribute to SOHO. SOHO is devoted to the preservation, protection, and use of our regions historic resources; your contribution of time, money, research materials, or other resources will bolster these efforts and extend the power of your advocacy to make a significant difference.

*Thanks to Historic Seattle's Advocacy Program Christine Palmer and Kathleen Durham for their step-by-step advocacy guide which we liberally borrowed from.*



Photo by Maggie McCann

large, impressive houses were built all around the park. As part of the amenities offered to potential buyers, the park was landscaped and an oval goldfish pond was built in the center. The pond was located where the present day library now stands.

Historic images from 1913 shows four *Pinus canariensis*, Canary Island pines; two located on the south side, and two on the north side of the pond. These and several more original trees remain today including an *Araucaria cunninghamii*, the Hoop pine in the same position that it occupies today.

The CFAB was able to ascertain from the photographic evidence as well as the accompanying report that the park trees are (*Trees continued on next page*)

# Edgemoor, the not so poor, Farm

BY MARTHA (PEARCE) MARTIN

The words “poor farm,” could invoke images of mistreated, destitute elderly folks but not to the residents of San Diego County’s poor farm.

Situated in the sparsely settled suburb of Santee, this lovely property’s proper name was Edgemoor Farm. Cooled by majestic trees and lush lawns, the residents dined on fresh vegetables, chicken, dairy products and fruit all grown on the farm by those residents who were physically able to do the work. A pig farm provided fresh meat, bacon and ham. Some of the food was sold to other agencies, thus providing a sustainable environment.



Martha, Joe, and June Pearce in Bostonia, 1931. Courtesy of Martha Martin

Local people volunteered to assist residents with sewing, knitting, quilting, crochet projects, the making of rag rugs and even fine arts. My mother was one of those volunteers.

We moved from East San Diego to Bostonia the spring of 1931, when my father got a job working on the State highway, the first steady job he’d had since the crash of the stock market. We rented a two bedroom \$15 a month house in the same block as Bostonia Store.

Since my father was now making so much money, 50¢ an hour for an eight-hour day, Mother signed me up for ballet lessons with Flora Downs School of Dance. In November that year we students performed at Edgemoor Farm for the elderly residents. I sang and danced to *Alice Blue Gown*, after which we were all treated to ice cream and cake. In the audience was Mrs. Lucy B. Long. She sketched while I performed and later I posed in my long blue gown while she painted my portrait. She also wrote a Christmas poem for me and decorated the page with a painting of Santa. I no longer have the portrait but the poem has survived.

Bostonia was east of Santee. At the general store one could run a tab to purchase groceries, borrow a library book, gossip at the post office, buy clothing and shoes, have the proprietor scoop staples from bins of sugar, flour, beans and rice, and I could ponder over the choice of penny candy. It was a meeting place for out of work men, overseen by a huge gray cat that slept on a great round of cheese atop a barrel. Store owners were Murray and Bea Wright, generous people known to throw great costume parties in their home, the former livery. Guests brought their own home brew.

Saint John’s Episcopal Church was behind our house, and a block away the opposite direction we could see Hamilton Judy’s Ballroom. Jack Shrade (later State Senator) lived near the ballroom.

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(*Trees, continued from previous page*) at least 95 years old and were part of the original landscaping for the original park for which the Kensington Park subdivision was named.

The City’s Street Division implemented the Conserve-A-Tree program that allows anyone

to nominate trees on public land or in the right-of-way as landmark or heritage trees. Through this process, decision makers can be provided with information regarding the historical context and value of our beautiful, mature trees when evaluating proposals for removal. Our historically designated houses tell a wonderful story, but often overlooked, our trees and parks have a story of their own that needs to be told. ♦



One form of entertainment at Edgemoor Farm was provided by Hollywood actors who journeyed south on long weekends to stay at the nearby ranch of Alan Le May, a writer of adventure novels and western films, some of which starred Errol Flynn. These visitors clamped their knees to high strung polo ponies, trying to master the game of polo as they played on Edgemoor's very own polo field. Occasionally Mr. Le May allowed older children to try their hand at polo to entertain his Hollywood guests. At ten I became one of those children who rode horses from home, some of which were animals our families used for plowing. We'd borrow our mothers' brooms for polo mallets and en route to Santee, raid the local orchards for hard green grapefruit to use as balls.

I remember the sound of laughter as we urged our plodding plow horses towards the goal, then riding home and handing Mother her broom with only the handle remaining.

*Originally from the Bostonia neighborhood of El Cajon, author Martha Martin attended the Institute of Children's Literature and is a member of the Whidbey Island Writers Association. She has written articles for numerous publications such as The Doll reader, Teddy Bears and Friends, and Doll News, and is the author of several children's books, including Chipper, The Heroic Chipmunk and How Bonnie Got Her Tutu.*

*This story of depression era San Diego came to us because the author found the article about Edgemoor from Our Heritage, Volume 34, Issue 3/4 online and thought we might like to know more about this historic site and the place it held for the community.*

## New Online Document in Digital Library Helps Old House Owners Research

The San Diego Public Library has recently added an important new document to the SDPL Digital Library collection, which indexes obituaries and death notices in the *San Diego Union* (from 1868-1915) and the *San Diego Herald* (from 1851-1860). Until now, research of this type required extensive manual research in the older indexes and papers.

Each entry in the listing shows the name, age of decedent, and the date and page number in the newspaper where the obituary or death notice appeared. The current project document, now online, includes 72,340 entries in 372 pages. Users can search the entire document online, or download a

copy of it; visit the Library web site at [www.sandiegolibrary.org](http://www.sandiegolibrary.org) and select "Digital Library Collection," listed under "Resources & Research."

"Anyone using this new resource to find obituaries from these periods will be very happy. It's an essential tool for studying San Diego genealogy," said Special Collections' Librarian Rick Crawford. "Preparing this part has been a labor-intensive but rewarding project."

Future steps in this project call for more entries, indexing the years 1916 through 1983. Anyone interested in volunteering to help in this endeavor can contact Mr. Crawford by email at [rcrawford@sandiego.gov](mailto:rcrawford@sandiego.gov), or by phone at (619) 236-5852.

**Do you have a**

**preservation story** about your community that you would like to share?

**Tell us why your historic neighborhood is special to you or what your favorite landmark is and why. Perhaps you have a restoration project or preservation success that others might learn by or enjoy knowing about. Tell us about your own home restoration. If you are interested please contact us by sending an email to [Stories@SOHOSanDiego.org](mailto:Stories@SOHOSanDiego.org)**



# REFLECTIONS

1969



**Curtis V. Drake,**  
**President 2008-2009**

## **President's Message on SOHO's 40th Anniversary**

Save Our Heritage Organisation's 40<sup>th</sup> Anniversary is a milestone that underscores SOHO's importance to the preservation community of San Diego. A film is being produced to document both the beginnings of SOHO and to chronicle the progress SOHO has made in those four decades to become the primary advocate of historic preservation in the San Diego region.

Many San Diegans rely on SOHO to monitor the city and county activities and assist the appropriate public agencies in forming preservation policy. Whether SOHO is protecting a historic roadway, an entire district of warehouse buildings, an individual historic building, or an iconic fountain, the task is broad and

the number of threatened or endangered sites at any given time is numerous. A county the size of San Diego has a constant flow of activity, which often impacts historic resources.

For forty years SOHO has endeavored to work with individual owners, developers, building officials, architects, community groups, and government officials to protect or mitigate the impacts to historic resources. At times, litigation has been a necessary and successful tool when all other avenues have been expended to alert owners that preservation is important and the community has a stake in their actions. Other positive tools, such as promoting and protecting the use of the Mills Act, have provided economic incentives for the care and protection of our historic homes.

Today, SOHO membership has grown greatly and is a potent force in the planning community. The challenges ahead will transcend local decisions and will involve federal and statewide mandates that are intended to curb urban sprawl and protect the environment. Some of these mandates also have the potential to unfavorably change community character. Protection of the environment and providing sustainable architecture are noble endeavors and they

emphasize the need for preservation to be relevant in ways never before anticipated. SOHO will need to be vigilant to help shape these evolving forces to work together for the good of preservation of the historic built environment and cultural landscapes.

The general purposes for which SOHO was formed included the leasing, acquisition, and restoration of historic structures exemplifying different types of architectural styles found in San Diego. SOHO has worked many years to protect and advocate for a wide variety of historic resources both private and public and has successfully operated the Whaley House museum and complex for the county, the Adobe Chapel museum and community venue site for the city, and a retail museum shop. We expect to be operating other historic sites in the future as well and hope that you will get involved as we move into the next decade.

## **A 40-YEAR OF SOHO**

is in production and will be premiered as a full feature documentary film event later in the year. A preview was shown at the PIP awards to rave reviews. All members will receive a DVD.

Our filmmaker is SOHO board member Dan Soderberg. Dan is an UCLA-trained filmmaker and photographer, a native of San Diego County and a 4th generation Californian with a family link to Captain Henry Delano Fitch, San Diego's first storekeeper.





As a teenager he was a devotee of Frank Lloyd Wright and entered SOHO through his interest in our Modernism Committee. However, his first preservation activism came much earlier in 1978 at the age of 22 when he attended the Balboa Park protest against the demolition of the historic Klauber House.

Dan says, “There are probably not as many stories as big to tell in San Diego as SOHO’s. That’s because each and every SOHO campaign has its own story and there are so many. Furthermore, SOHO isn’t just one thing, but a vast collection of diverse people, strong personalities, each with their own distinct colorful stories. How to distill all of that to one thread is a challenge and a half.”

## RETROSPECTIVE

The production is operating on a shoestring budget but with a high quality of talent. Dan is handling all aspects of the film, including research, camera work, editing, and post-production.

Dan is also on the Events and Education Committee and between all of us we have quite a list of ways and ideas that SOHO can continue to make videos a powerful part of our advocacy and education, and to provide video content for our web sites. We also see it as a future fundraising tool to promote the Whaley House museum and our other sites.

If anyone would like to donate to a fund to help us purchase a professional 3 chip flash memory high definition camcorder, I can assure you it would be a donation well spent. We need to raise approximately \$6,000 for this effort.

## Expanded Tours at the Whaley House

We are now offering a monthly-interpreted tour for the deaf and hard of hearing, in which visitors will be able to explore and learn about the site through sign language interpreters.

Interpreters Katherine Goodheart, Tamithia Barnier, Carrie Kaufmann, and Donna Napolitan have been working with SOHO in order to make this tour possible.

Also, the Whaley House Museum staff and the San Diego Ghost Hunters present a monthly exclusive ninety-minute paranormal investigation of San Diego’s most famous haunted site. Guests will hear the history behind the legendary spirits that haunt the house, as well as learn how to use paranormal investigation tools and techniques to hunt for ghosts. Attendance is limited and advance reservations are strongly encouraged.

For more details on all things Whaley House and to purchase tickets log on to [whaleyhouse.org](http://whaleyhouse.org)

## Recognition

On May 28 the City of San Diego Historical Resources Board honored the County of San Diego Parks and Recreation Department along with SOHO for “Their Contribution To San Diego’s Heritage for the Architectural Reconstruction of the Thomas Whaley House Porch.” Those honored were County historian Dr. Lynne Christenson; project manager Sean O’Neil; County District Park Manager Cailin Hunsaker; Supervising Park Ranger Jennifer Miller; and SOHO Executive Director Bruce Coons. *(Story on next page)*



# THE *Whaley House Porch Returns* Out of the 1960's & into the 1860's

BY DEAN GLASS

**T**he porch is usually the first part of a house to deteriorate. The least-protected component of the building, taking a constant beating from the elements and years of foot traffic, the 50-year-old Whaley House porch had lasted a fairly long time. However, by 2008 it was suffering the ravages of dry rot and termite damage, and was beginning to lean away from the building. As the porch was clearly no longer sufficient to accommodate the 120,000 guests who visit the museum annually, the opportunity to replace it with an accurate recreation of the original 1857 design that has been a part of the master plan for the property since SOHO took over operations in 2000 became the obvious and only course of action.

The 1959 porch was built as part of the renovation the County, which owns the Whaley House, conducted prior to the museum opening to the public in May of 1960. Although the furnishings, decorative treatments, and structural renovations of the 1950s-60s era were typical for a house museum of the time, it was apparent even then that the completed Whaley House Museum was far from historically accurate. A 1960 article by Dr. Armin Keitzmann was titled

*Top* Another nineteenth century view, showing not only the original porch and drainpipes, but also the original configuration of doors and windows on the façade. Around 1909, Thomas Whaley's son Frank (Francis Hinton Whaley) oversaw renovations which included the modifications evident in the photos below. Long-term goals include returning the façade to its historic appearance, with five sets of double doors on the ground floor and five upper windows. Courtesy County of San Diego

*Middle* Prior to 2008 restoration, showing historically inaccurate porch built in 1959. Photo by Sandé Lollis

*Bottom* The County of San Diego in cooperation with Save Our Heritage Organisation (SOHO) restored the front porch of the Whaley House to its 1860's period architecture. Architectural details were reconstructed through the study of historic photographs and custom milling of dimensional lumber. The project is part of a larger ongoing historic restoration of the building. Photo by Sandé Lollis

With the original porch still intact in this c. 1874 image, the Whaley House had served as, among other things, the Whaley Family residence, San Diego's first commercial theater, the county seat and courthouse, and a general store. Along with other nineteenth century views, this photo was studied closely throughout the entire reconstruction process to insure historical accuracy. Courtesy SOHO collection











“Has Right Whaley House Been Rebuilt? Restored Old Town Residence Has Been Given 20th Century Face,” and said of the County’s then-new “restoration”:

*Technically, the restoration is successful... Stylistically, however, one wonders why the restoration did not stick more faithfully to some characteristic features in the house’s appearance in the 1850s and ‘60s... A photograph of 1863 shows the front of the two-story building with five doors on the ground floor and five French windows on the upper floor; the balcony had a balustrade, but the space between the porch’s posts was left free... The five windows are still seen in a picture of 1905, whereas a photo of 1918 shows that by*

*then, in order to strengthen the facade, two of the five windows and apparently also doors were closed with masonry. As it now is, the facade preserves the aspect of 1918 rather than the original... One might regret this especially because the house, beyond its biographical and historical meaning, could have provided an example of the architectural ideas which came with Yankee traders to Pacific shores in the mid-19th Century.<sup>1</sup>*

Paid for by the County a new porch was constructed for the Whaley House by Conan Construction during the summer of 2008, under the guidance and supervision of SOHO Executive Director Bruce Coons, San Diego County Historian Dr. Lynne Christensen, and Park &



**Above left** Once the 1959 porch had been removed, a new platform was constructed. This would later be covered with planks laid perpendicular to the façade; **right** The museum remained open to the public throughout the entire reconstruction process, with visitors entering through the back door when necessary. Porch construction began with the two-story side. The posts would later be incased in substantial redwood columns; **facing page left** Balusters for the upper railing were custom milled from redwood; **middle** SOHO Executive Director Bruce Coons (on ladder) closely supervised the construction to insure that every detail was accurate; **right** The redwood porch has been painted historic Arcade White, while the ceiling is sky blue. Nineteenth century Americans believed that a blue porch ceiling would ward off flies, wasps and spiders. **Left** The completed redwood porch looked almost too beautiful to paint. Photos this page by Bill Worley, facing page by Sandé Lollis





Recreation's Park Project Manager Sean O'Neill. Historic photos were studied extensively to insure accuracy. On the two-story side of the building, substantial square columns have replaced the smaller rectangular columns of the 1959 porch, in keeping with the Greek Revival style of the building and its original design, while thicker, heftier balusters replaced the spindly versions which previously occupied the second floor balcony. Like the 1857 originals, the new columns on the single-story (Courtroom) wing are more slender than on the prior porch. The porch frame and decking are Douglas fir, while unexposed sections are of pressure-treated lumber. All other exposed wood is redwood, including balusters, rails, fascias, and pilasters and detailing around the front door, which had not been included in the 1959 version, have been restored in gorgeous redwood. The floor is constructed of random width tongue and groove planks, and is stronger and will last longer than the previous floor. The ceiling is of 7/8" thick beaded tongue and groove planks.

The beautiful new redwood porch received the same reaction from all who saw it, as did the stunning copper drainpipes upon installation a couple months later: What a shame it has to be painted! But painted it was, in keeping with the original 1857 porch, in historic Arcade White with the ceiling painted sky blue as it would have been when the Whaley family occupied the house. Popular in the Victorian age, porch ceilings painted blue first appeared in the 1770s when Prussian blue pigment first became widely available, and was still in use on new homes as recently as the 1940s. Literature of the nineteenth century recommends painting porch ceilings blue, both because it looks like an extension of the sky and makes the

ceiling appear higher and the porch less dark, and because it was believed for many years that a blue ceiling was a deterrent to flies, wasps, and spiders, who perceived the ceiling as sky. At the same time the porch was painted, SOHO's offices, the 1850 Derby-Pendleton House, also received some exterior repairs and a fresh coat of paint in historically accurate colors White Hyacinth and Arcade White.

The new drainpipes were custom-made by Aquatech Raingutters, copied from historic photographs of the Whaley House, and painted white, as were the originals. They are copper, whereas the originals were made of terne-plated steel. Terne is a lead and tin alloy and a less-expensive alternative to copper, and was widely used in the mid-nineteenth century, its durability making it a popular roofing material, with some terne-plated roofs lasting 100 years or more. Copper was used for the reproduction of the museum's drainpipes, however, as terne has been taken off the market due to concerns over lead content.

Today, the Whaley House looks more like it did in the nineteenth century than at any time in the twentieth, and as funds become available, the restoration of this important San Diego landmark will continue to progress, eventually returning the front façade to Thomas Whaley's original 1857 design. ♦

<sup>1</sup>Dr. Armin Kietzmann, "Has Right Whaley House Been Rebuilt?" THE SAN DIEGO UNION, May 29, 1960. Additional Source: Bruce Coons, interview at SOHO offices, June 18, 2009.

# Marston House

**SOHO** is pleased to announce an agreement of operations of the historic Marston House with the City of San Diego.

The property, which was originally built for George Marston and his family by the internationally renowned architects William Sterling Hebbard and Irving Gill, became a house museum in 1987 after the Marston family gifted it to the City of San Diego for “the enjoyment of the public”.

Executive Director Bruce Coons stated, “SOHO has the unique capacity to develop the Marston House into one of California’s premiere house museums, a destination site for visitors and a focal point for San Diegans. Historic homes are tangible expressions of the past and have the exceptional ability of being able to arouse feelings and inspire people, and the public’s participation will be key to the renaissance of this important landmark home.”

The Friends of the Marston House, an auxiliary of San Diego Historical Society, the former operators of the museum, have chosen to become a part of SOHO and will continue their core role of support for the museum in an even greater capacity.

The acceptance of the Marston House and gardens will mean that SOHO must begin a capital campaign to fund the restoration and to support the rigor of what will be much-expanded museum operations. We will need to raise money to operate the estate, restore both the formal and canyon gardens so that the grounds are fully integrated with the home as it was originally intended.

There are many challenges, both financial and operational. However, because SOHO has the proficiency within the organization, along with our network of individuals in the business and professional community, we are extremely confident that we can meet the demands of the site, even with its decade of deferred maintenance and its logistical issues.

We are assembling a group of individuals with expertise in restoration, preservation, history, architecture, historic interiors, horticulture, house museums, site development, interpretation and event planning to develop the Marston House interpretive and operational plans.

A soft reopening is planned with a grand reopening sometime in late summer. The house and gardens will be available for group tours and rentals for special events.

The Friends of the Marston House Museum Committee (FOMHMC) meets regularly every month on the Marston House grounds at 4:30pm on the 2nd Thursday of each month.







Photo by Sandé Lollis



# BORREGO SPRINGS

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# MODERN

was, as always, a successful and fun event, and an exceptional job was done by all parties involved to promote awareness about Borrego Springs' mid-century architectural history and its development.

The weekend began with a welcome reception Friday night at *The House of Borrego Springs*. Elizabeth Rodriguez owner of the mid century shop hosted a welcome to SOHO visitors by commissioning for display photographs, plans, and drawings of the tours featured homes.

On Saturday, more than 250 attendees spent a beautiful day touring historic homes designed by some of California's leading mid-century architects. Six homes showcased desert modernism as it evolved in Borrego Springs.

A wonderful buffet dinner and cocktail party at the 1949 Desert Club truly capped the day's event where the walls of glass surrounding the entire ballroom provided a spectacular frame to sweeping mountain and valley views.

Once again SOHO collaborated with our friends, the Borrego Springs Chamber of Commerce and this year's event brought out more visitors then ever before. The event made a considerable impression on the community

as can be seen by the Borrego Sun editorial published here. The editorial shows just exactly why SOHO produces architectural tours in historic communities across the region.

We love being in Borrego; it is the eastern most extension of SOHO's arm. Special thanks must go to Borrego homeowners and SOHO Modcom members Suzanne and Bill Lawrence, and Carmen Pauli and husband Todd Pitman, who chaired the event and whose hard work, from getting the homes to writing the tour booklet, to promotion and more made the entire weekend possible.







An evening at the Desert Club *Facing page top* Doug & Stacey Paton, Fritz & Clair Liebhardt; *bottom* 1958 Givler Residence, Henry Hester. *Top left* Newlyweds John Eisenhart & Eva Thorn; *top right to bottom* Jonathan Skow & Elizabeth Rodriguez; Marilyn & John Waller with Camille Davidson; Gwenn Marie, President of Borrego Spring Chamber of Commerce, Stan & Judy Moore; Photos by Sandé Lollis

## Borrego's future lies in its past

*Borrego Sun Editorial, May 2, 2009*

The third tour focused on Borrego's mid-century modern residential architecture brought a whopping 275 people to the valley April 24-25, many of whom had never visited here before and were reportedly blown away by the valley's dramatic desert setting and the historic uniqueness of the carefully designed built environment.

Borrego Modern III was packed with visitors from Los Angeles, San Diego, Palm Springs, San Francisco and from as far away as Idaho. These architecture aficionados put value on the 1950s-1970s modern design that embraces the connection between the indoor and outdoor living space with minimalist techniques. That technique was showcased with the opening of six local homes designed by architects William Kesling, Henry Hester, William Krisel, William Perry and Richard Zerbe. The architect of one tour residence, built in 1956 as one of the first homes at de Anza Country Club, is still unknown.

Tour attendees were equally as excited to just drive by the valley's Cliff May homes and to see the modern architecture evident in many of downtown's buildings from the closed Borrego Valley Foods store (built in 1949) to the Borrego Appliance building (1961) to the 1947 Quonset hut that until recently was home of the Red Ocotillo. What to some locals could be considered eyesores are actually hidden architectural gems that could put Borrego Springs on the map as a mid-century modern hamlet.

Borregans interested in increasing tourism, promoting the valley and keeping Borrego's small-town charm, should pay attention to the interest in this unique style of architecture. The tour coordinators pointed out that the declining economy has taken a toll on the number of people coming out for historical home tours in larger regions. In fact, the Save Our Heritage Organisation was hoping for just 100 people for last weekend's Borrego event. With the turnout almost triple that expectation, the Borrego Springs Chamber of Commerce should be hightailing it to promote Borrego mid-century modern history to the masses and to educate locals on its appeal.

There should be no more debate about what Borrego's style is and what it should be. Borrego Springs is modern and modern is the new desert chic.

© *Borrego Sun*, April 2009





## Adobe University

As long as we were all going to be out in the east county, we thought, why not tackle two big events in the same weekend?!

The County of San Diego Parks and Recreation and SOHO had been discussing the right time to conduct an Adobe U program at the wonderful Vallecito park and this seemed the perfect time and it was exactly that, perfect.

Over 40 volunteers made the trek and almost the entire structure was given a sacrificial coat of adobe mud. What a terrific group of hard workers we had. State Park rangers from San Diego Coast division, Southern services center, and Colorado Desert district, joined the county rangers in a joint effort to protect this important historic resource. Other participants included volunteers from the San Diego Maritime Museum, Colorado Desert Archeology Society & San Diego County Archeology Society.

The Anza Borrego desert is one of the most beautiful locales in the world and as volunteers neared the end of the day after putting in 8 or more hours of labor the shadows began to play on the mountain landscape. It was as if we were all a part of a great plein air painting, a Marjorie Reed canvas; truly an unforgettable experience. A certain Executive Director was hard to remove from the verandah as



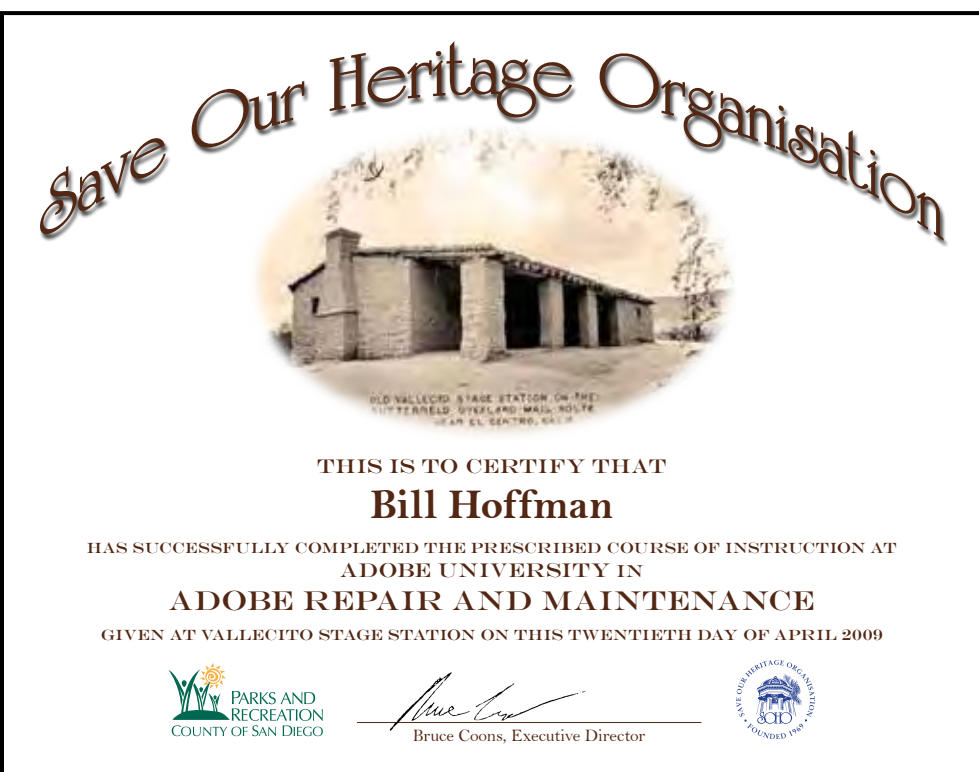
he relaxed and admired this rare historic building and the day's work of so many. Participants received a certificate of completion of that phase of adobe work; thanks to Bill Hoffman who came up with designs that we utilized in the final piece.

*Want to learn more about Adobe U?*

<http://sohosandiego.org/reflections/2006-3/adobeu.htm>

<http://sohosandiego.org/reflections/2006-4/adobeu.htm>





*Top left to right* Just getting started, the stage station before receiving a layer of adobe; Victor Walsh & Michael Taylor, with Maggie Piatt-Walton in background and County Park ranger mixing mud; *beginning in foreground:* Melvin Sweet, Alex Bevil, Victor Walsh, and others mudding the east side, *bottom left to right* Backs to the walls, working hard is Jaye Furlonger, Bruce Coons, Christopher Pro and others. Certificate of completion given to all participants; on scaffolding is Donald Newell, who was responsible for much of the prep work the days before Adobe U began, which included the setting up of scaffolding. Two right hand photos by Ellen Sweet, others by Melvin Sweet

# An Enchanted Evening at PIP

BY ANN JARMUSCH

SOHO is known for hosting great parties and the one held in honor of the 27th annual People In Preservation Awards, and SOHO's 40th anniversary, was among the happiest in memory. Electricity shot through the cool, cloudy evening on May 29, as SOHO luminaries past and present gathered for an elegant reception outside Temple Beth Israel in Heritage Park.

Small crowds formed around Robert Miles Parker, SOHO's founder, who had come from New York City for the occasion, and past four-term president Carol Lindemulder. Both were honored with Lifetime Achievement Awards before an audience of 140 inside the temple later that evening.

Another magnetic leader with admirers swirling around her was State Senator Christine Kehoe, named Preservationist of the Year. Rarely has an elected official been presented a People In Preservation Award, but Senator Kehoe is a longtime friend of preservation. She was being honored for the major land trade she engineered that will enable Old Town San Diego State Historic Park to include the former banks of the San Diego River.

SOHO president Curtis Drake had the privilege of introducing two announcers with unique personal historic ties to San Diego. Lorin Stewart, executive director of San Diego Tourism Promotion Corp., unveiled the ten sites on the 2009 Most Endangered List with grace and gravity that he occasionally infused with much-needed humor. Fred Grand, president of the Old Town San Diego Chamber of Commerce, delivered the good news about this year's twelve People In Preservation winners. (Please see page 2 for the complete rundown of PIP winners and page 36 for the 2009 Most Endangered List.)

The winners took the stage with fighting spirit and broad smiles. A fortysomething Bryan Vess joked with mock horror that surely his prize-winning, mid-century modernist house, five days younger than he, could not be "historic." Daniel Watman of Friends of Friendship Park, a coalition that continues to protest the triple border fence for its social and environmental destruction, vowed that one day "the wall will come down."

Buzz about BeHi (short for Between Heights neighborhood group) delivered kudos to energetic members for their perseverance in opposing the Academy of Our Lady of

Peace's plans to demolish three historic houses. And, in comments that could be said to sum up the whole evening, Jonathan Bowens, president of Brothers United San Diego Firefighters, Inc., invoked the magnitude of "legacy."

Guests were also treated to the premier of filmmaker Daniel Soderberg's work in progress, a video retrospective of SOHO's 40 years of achievement and change. Dan, a SOHO board member, will expand the 20-minute version shown that night with more footage from interviews with SOHO members past and present, historic and contemporary photos and music. The rousing video, shot full of the drama, tension and joy that define preservation work, made at least one member of the audience cry.

Past presidents Barry Worthington, Marc Tarasuck and Suzanne Lawrence, who was president when SOHO celebrated its 20th anniversary, were in the audience, as were early members and board members Cia Barron, Merika Gopaul, Pat Minnick, Sheri Peterson, Charles Reilly and Denise Sellars. Ron Buckley, a SOHO ally when he was staff to the city of San Diego's Historical Resources Board, came to see old friends. Carol Lindemulder told how she got involved in SOHO at the initial meeting at Miles Parker's house 40 years ago ("Miles, enthroned, smiled at me the way he's smiling at me now...").

Fittingly, Miles Parker had the night's last word, after he received his award. Visibly moved by all he had seen and heard that evening after years of living in New York, Miles said he was glad to have touched San Diego at the right moment and gladder still that so many extraordinary people have carried on SOHO's cause far beyond his expectations.

***From the top left to right* Robert Martynec, winners Nancy Moors & Ann Garwood, (back row) Mike Wright & Tim Gahagan; Barry & Hillary Hager; Karen Charles & Sam Freeman; SOHO Treasurer Jessica McGee & Kristin Harms; Welton & Holly Jones; winners Roxanne Govari, Dionné Carlson, Becky Sullivan & Terry Crook; Lena Lollis; Eva Fogel, Carl Gwartney, winner Gary Fogel, Sabrina & Joanne Fogel, Ed Slater; SOHO Vice President Jaye Furlonger; Maggie McCann & Susanne Grant; Ron & Marleen Buckley; winner Jennifer Hirsch & Jaimie Morse; Dr. Lynne Christenson Newell & Donald Newell; Zeke Montes; Old Town Chamber of Commerce President Fred Grand, SOHO Events & Education Director Alana Coons, Senator Christine Kehoe, SOHO Executive Director Bruce Coons, winner Stacey LoMedico, Vicki Granowitz, San Diego Tourism Promotion Corp. Executive Director Lorin Stewart; Suzanne & Bill Lawrence; Cia & Larry Barron; Roger & Cookie Showley; Ron May; Jim Marich & Scott Sandel. Photos by Sandé Lollis**







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 William & Julie Hamilton  
 Marie Harris

Michael King  
 Jack & Jill Limber  
 Dennis & Celina Mann  
 Paul & Maggie Meyer  
 Dr. Charlie Morgan & Mrs. Tammy Morgan  
 Edna Muqtasid & Donnie Muqtasid  
 Tom & Carolyn Owen-Towle  
 Dennis & Jeannine Parra  
 Andrew & Jennifer Perkins  
 Gary A. Pitts, Jennie Kohl, Malaika Pitts,  
 Jaelyn Pitts, & Madison Pitts  
 Andrew Spurlock & John A. Richardson  
 Paige Rogowski  
 Patricia Leon & Tom Sadler  
 Nina Ortega Santana  
 Liz, Dave, & Rachel Sigal  
 Dennis & Char Siler  
 William Smith  
 Sandra P. Stephens  
 Philip Terhorst  
 Alexandra Thomas-Sanchez  
 Cindy Urban  
 Kurt, Susan, Natalie, & Laurel Vozely  
 Mr. & Dr. Westock-Lathers  
 Jeff, Emma, Caleb & Diane Wilkerson

## Individual

C. Dexheimer  
 Pamela E. Hartwell  
 Alex Hempton  
 Ann Jarmusch  
 Anne Kaufhold  
 Janice Martinelli  
 Loretta McNeely  
 James Olivas  
 Kimberly Pool  
 Lauren Raduc  
 Marilyn Riley  
 Evelin Ruppert / Wusel-Tours  
 Willis E. Short II  
 Doug Thornburg

## Senior

Joyce Antorietto  
 Arthur B. Ballantyne  
 Richard Borgen  
 Carol Breitenfeld  
 Sharon A. Collins  
 Stephen Cooper  
 Marlene Cooper  
 Eugene Heck  
 Stephen L. Holt  
 Michele McDougal  
 Dee Monce  
 Mimi Mortensen  
 Richard S. Phillips  
 Donna Potts  
 Madelon W. Seamans  
 Judy M. Trussell  
 Roger Tubbesing  
 Mary Beth Vygrala  
 Hilda Yoder





# SOHO is always looking for historic homes, gardens or commercial sites to showcase.

All styles are wanted. Homes are needed for tours, special fundraisers, workshops, and members only parties such as our annual Holiday party.

All styles, types, sizes and time periods are wanted, and in all stages, from completely renovated or restored to still in process. Victorian, Colonial Revival, Tudor, Craftsman, Spanish Revival, Ranch House, Mid-Century Modern.

Please email or call us and a very nice SOHO staff person will contact you to answer all your questions and concerns about your homes involvement. SOHO works to save San Diego's heritage everyday and your participation helps us to carry on this important and essential work.

## HELP US PROVIDE YOU WITH CURRENT SOHO HAPPENINGS

We live in a 24-hour news cycle, instantaneous communication kind of world, where important advocacy issues and opportunities arrive at lightning speed, and where green is the name of the game.

Green communication means sending fewer hard copy mailings and sending emails instead. It means staying in the know with our online calendar and website alerts for today and months to come.

Only 62% of our membership receive emails, leaving 38% of you in the dark. Give us your email address today and we can close that gap.

Although some special event notices will still be mailed, these will be kept to a minimum from this point on. For the tactile individual who prefers real to virtual, let us know and we will make an exception as often as we can.

**Hope to see you all online.**

## SOHO has joined the social network world



follow us on  
**twitter**

[https://twitter.com/SOHO\\_SD](https://twitter.com/SOHO_SD)

**facebook**

[facebook.com/pages/  
Whaley-House-Museum/  
126535700614](https://facebook.com/pages/Whaley-House-Museum/126535700614)

**GET CONNECTED**

# CALENDAR OF EVENTS

**July 13 - 31**

Archeological Field School at the Whaley House

**July 16 • 1 - 4pm**

San Diego's 240th Birthday Celebration

**July 16 • 6 - 7:30pm**

Third Thursdays Author Series: Donna Bradley - *Native Americans of San Diego County*

**July 17**

U.S. Army, Fort Rosecrans Trolley Tours

**July 25 • 12 - 4pm**

Christmas in July: SOHO Museum Shop Sale

**July 26 • 9 - 11:30am**

Sundays with SOHO  
An Exercise in History: Requa Walking Tour

**July 31 • 6 - 6:45pm**

Interpreted Tour of the Whaley House  
For the deaf & hard of hearing

**August 20 • 6 - 7:30pm**

Third Thursdays Author Series: John C. Elwell & Jane Schmauss - *Surfing in San Diego*

**August 23 • 5 - 7pm**

Sundays with SOHO  
All Aboard: The Life & Works of Marjorie Reed

**August 28 • 6 - 6:45pm**

Interpreted Tour of the Whaley House  
For the deaf & hard of hearing

**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

**September 25 • 6 - 6:45pm**

Interpreted Tour of the Whaley House  
For the deaf & hard of hearing

**September 27**

Sundays with SOHO  
Event TBA

**October 15 • 6 - 7:30pm**

Third Thursdays Author Series: Jennifer A. Garey - *San Diego's Naval Training Center*

**October • 23 - 31**

Whaley House Events

**October 25 • 1 - 4pm**

Sundays with SOHO  
Mt. Hope Cemetery Tour

**November 19 • 6 - 7:30pm**

Third Thursdays Author Series: Kimber M. Quinney & Thomas J. Cesarini - San Diego's Fishing Industry

**November 22**

Sundays with SOHO  
Event TBA

Keep up to date on tours & events at  
[www.sohosandiego.org/main/events.htm](http://www.sohosandiego.org/main/events.htm)

## Monthly Meetings

SOHO Offices • 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

**Friends of the Marston House Museum • 4:30pm**

2nd Thursday • Marston House, 3525 7th Avenue

**Preservation Action • 5:30pm**

4th Monday • Monthly  
Study of the Derby Pendleton House



# Congratulations to SOHO!

40 years of  
Saving San Diego's  
past for the future



*Thank you SOHO for 40 years of inspiring  
preservation in San Diego County!*

*—Carolyn Read*

1043 Richland Road San Marcos, CA 92069



*Reynold Borden/Read Home*  
Built 1882, Richland Neighborhood, San Marcos



*Congratulations on 40  
years of contributions for  
the betterment of all of San  
Diego and its citizens. Thank  
you for being here. ~ The  
Gonzales family*



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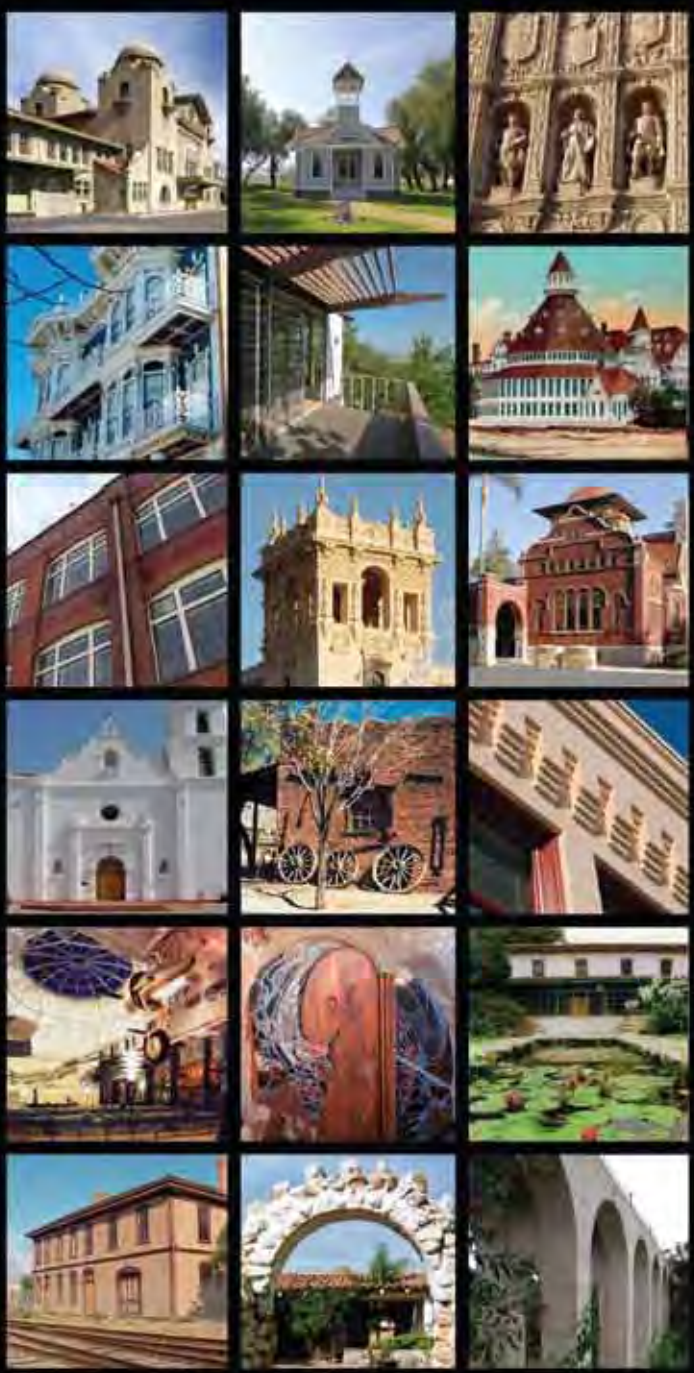

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All the  
**BEST**  
 to **SOHO**  
 at 40!


*Thank you SOHO members  
 past and present for 40 years  
 of blood, sweat and tears preserving  
 San Diego's history. ~ Board  
 Member Mary Wendorf & spouse  
 Norm Warner*


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*Historic Preservation enriches  
 us all. Happy 40th SOHO!  
 Thank you for your commitment  
 to preserving our architectural &  
 cultural heritage for present and  
 future generations. ~ Janet O'Dea &  
 Allen Hazard*



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**CONGRATULATIONS TO  
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40 YEARS OF SOHO!**



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San Diego Police  
Historical Association**

**Police Museum is Now Open!  
4710 College Avenue  
[www.sandiegopolicemuseum.com](http://www.sandiegopolicemuseum.com)**

*Congratulations to SOHO for  
forty years of feisty, fruitful,  
preservation faithful and tireless  
work on behalf of San Diego and  
its architecture, heritage and history!  
~ Charlotte Cagan*



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*Congratulations! Here's  
to another 40 years!  
~ Liz & Les Stiel*



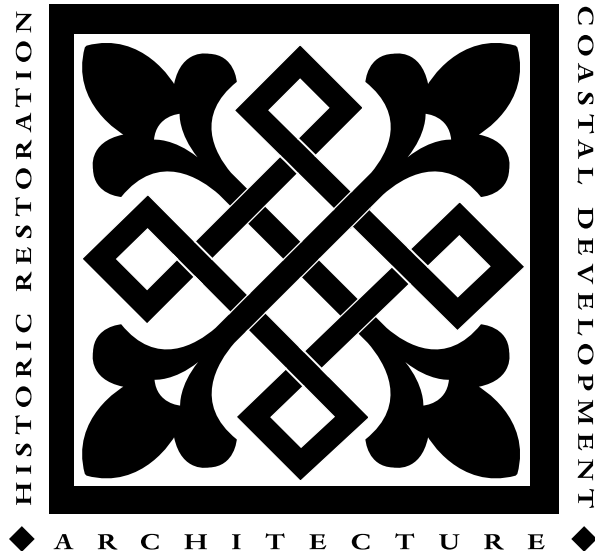
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*Thanks to our many  
members and volunteers  
who have supported the work of  
SOHO for 40 years as we look  
ahead to a challenging future.  
~ Bruce and Alana Coons*

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*Congratulations SOHO on 40  
years of service to San Diego  
communities. Keep up the great  
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~ Bill & Ann Bailey*

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**Congratulations to SOHO for its 40th Anniversary!**



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BHAGER@TAHLAW.COM

*I am thrilled SOHO is still  
around after all this time.  
I am so proud of all you've done  
and continue to do. Keep up the  
good fight! Happy 40th birthday!  
~ Sande Lollis*

*It is a great honor to be  
a member of SOHO. I  
expect the organization will  
cover many generations and  
commemorate many anniversaries.  
~ Contessina Keith*



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*Congratulations to  
everyone who has made  
SOHO the organization it  
is today! Here's to the next  
40 years. ~ Marsha, Dyllyn,  
Morgan & Jennifer Florence*

*SOHO can be proud of the  
contributions made during  
the past 40 years. While we look  
back and celebrate the history  
and many achievements, we also  
look forward to an exciting future.  
~ Jessica McGee*

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*Congratulations to SOHO for 40 years of saving San Diego's heritage. We wholeheartedly join you in your continuing efforts to preserve our past for the future.*  
~ Boosters of Old Town



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*Congratulations to SOHO and to their efforts in promoting Historic Preservation!*  
~ Loren, Shodan & Andy Zuniga.

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Share it with a friend or neighbor  
& help encourage them to  
join the historic preservation cause.



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# LOST SAN DIEGO

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## Alonzo Horton's Home

Northeast corner of 1st Avenue and Fir Street. Bulldozed in 1956 for an office building, which has been replaced by yet another office building.



The Father of San Diego built his mansion in 1885 during the "Boom of the Eighties," the period of his greatest prosperity. His first house, an 1869 Gothic cottage, was torn down in that same year.

Designed for the San Diego climate, the house was built to catch the ocean breezes and was naturally cooled with a clerestory atrium in the center of the house. Constructed of all first-growth redwood and Douglas fir, a quality of wood that is not available today at any price. These irreplaceable resources were wasted and relegated to the landfill.

**Historic postcard image Coons collection,  
modern photo Bruce Coons**