



Fall 2006
Volume 37, Issue 4

Reflections

SAVING SAN DIEGO'S PAST FOR THE FUTURE

LOCAL PARTNERS WITH THE NATIONAL TRUST FOR HISTORIC PRESERVATION

Historic Preservation Weekend • May 18-20, 2007 Rancho to Ranch House, 200 Years of Architecture & Design in San Diego

BY ALANA COONS
EVENTS & EDUCATION DIRECTOR

Mark your calendar now for May 18-20 as there is a big change coming to the SOHO events calendar. We have made the decision to combine three of our annual events, People In Preservation Awards, Craftsman & Spanish Revival Weekend & Modernism Weekend into one major event and expanded the overall scale of the weekend to more appropriately represent SOHO's scope of work.

Our goal is to produce an event that all preservationists, from traditionalists to mid century modernists, homeowners, architects and designers, builders and building owners, city staff, community planning groups, and city leaders in general can attend and find something to enrich and inspire them.

We have titled it "Rancho to Ranch House, 200 Years of Architecture & Design in San Diego." Our county includes an amazing range of historic resources with its architectural

roots reaching across a spectrum of building styles from early 19th century adobes to mid-20th century homes.

This will be the largest single event for historic preservation enthusiasts and historic homeowners in Southern California. We have chosen May because it is National Preservation Month. This is an ideal time to celebrate San Diego's architectural and cultural history. A truly remarkable schedule of lectures and panel discussions has been developed and I am very happy to announce that our keynote speaker is Donovan Rypkema, a superstar in the historic preservation world whose words have inspired countless numbers of people to get involved in historic preservation. This is one lecture you can't afford to miss.



La Casa de Estudillo adobe, c. 1827. Photo Sandé Lollis



Bond residence, 1960. Richard Neutra, Architect. Photo Sandé Lollis

Tours and lectures will be focused on what today's homeowners are interested in: historic preservation, restoration, renovation, how to's and the sustainability of our quality of life. There will be several panel (*Continued on page 5*)



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Reflections

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Stick with the Classics

A slowing housing market can be both a good and a bad thing: good for buyers, bad for sellers. A decrease in demand can also provide a reprieve for historic preservation and preservationists because it gives us a chance to take some proactive steps instead of running around putting out the fires fanned by rabid development.

It also gives us the opportunity to continue our education mission at a time when realtors, property owners, developers, politicians, planners, and architects are more willing to take a breather and listen. At a time when sales are harder to make, it is important for developers to design projects that are more appealing in order to woo buyers. In the best-case scenario this means retaining historic structures, both interior and exterior, and designing the remainder of the development around them. It also means designing new living spaces that fit into their surroundings, have useful floor plans, are of a human scale, and have a general pleasing air.

This concept of good and bad design was readily apparent to me on my recent, and first ever, trip to Europe. After touring around England and Wales for ten days or so, my husband and I took the Eurostar under the Channel to Paris. On the train we sat next to a lovely couple, he was Welsh and she French, who had homes in both London and Paris. On their recommendation, one of the first things we did the next day was to take the Bateau Mouche, a boat cruise. The architecture visible from the Seine was glorious! Bridge after exquisite bridge came slowly into view separated by breath-taking vistas of the Louvre, Musee de Orsay, Notre Dame Cathedral, the Eiffel Tower and more. Beyond the public buildings could be seen street after street of high-density housing. It was hard to think of it as such because that term normally has a bad connotation for me, but that essentially is what it was.

The four, five, and six story apartments were pressed right up against each other and went on for blocks, but did not strike a discordant note – quite the opposite, they were lovely. While still in this state of architectural rapture, the recorded docent began to call attention to the buildings a little further up, and speaking about the “Manhattanization” this part of the city had undergone in the 1970’s. My sense of wonder and imagination on fire were quickly doused as the modern, glass and concrete skyscrapers floated into view. They probably housed as many people in a smaller footprint than the glorious old apartments did, and no doubt left

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18th century rowhouse apartments along the Seine



1970s housing, the “Manhattanization” of Paris, photos by Beth Montes

more open space between buildings, but at what a cost. The romance was gone, the human scale vanished, the grace and beauty erased. Talk about discordance!

So, while we have some time to reflect during this market slowdown, perhaps all involved in the regulating, designing, financing, and constructing of multi-family dwellings can consider the impact of both thoughtful, pleasing structures and ill-designed buildings upon the spirit – there is a reason that Paris has been considered one of the world’s beautiful cities for generation after generation after generation. I say stick with the classics. ♦

First do no Harm Advice for the New Old House Owner

BY ALLEN HAZARD WITH CONTRIBUTIONS FROM BONNIE POPPE

Many new homeowners who have never owned an old house before ask the same questions that my wife and I did after moving into our bungalow several years ago. Now what? How do I do this and how do I do that? Sometimes it can seem overwhelming when you first move into a house over fifty years old. What we have learned since that time I wanted to share.

The first thing you should do is nothing. This is the most important point I have to make: leave it alone. Follow the sage advice that the medical field uses when treating patients, “First do no harm.” You have probably heard this before and it is also a SOHO mantra that you should live in your house for at least one year before you do anything. Get to know the house. You will be amazed by how much will be revealed to you through everyday living and how many times you will change your mind. So, go ahead, write down some notes about your initial plans and put them at the back of your calendar. My guess is that you will do most projects in a substantially different way than what you initially planned.

One of the ideas that I gladly eliminated involved painting the battered columns of my California Craftsman three different colors. Thank goodness, I didn’t do it. Instead of beginning such an ill-conceived undertaking, I decided to repair the rope pulleys in our double hung windows, one of the “safe” repairs

that can be done early on. Similarly, roof, foundation, and sewer repair are ideal candidates for first year work. What is to be avoided is the temptation to make aesthetic decisions to change original fabric that has been in place since the very early days of the house’s life.

There are many excellent resources in print and online which can serve as reference materials for comparing your home to others of a similar kind. SOHO also is an excellent resource, from the website to workshops, lectures at conferences, to the wonderful selection of books about old house upkeep at the SOHO Museum Shop and of course, the sage advice of, what I call, the “three wise men of SOHO,” Executive Director Bruce Coons and Board Members Erik Hanson and David Swarens. I am always amazed by the depth of knowledge each has about older houses. For example, Erik has a great website IrvingGill.com, which includes his amusing Erik’s Bungalow Manifesto, including my favorite quote: “*A house without a porch is like a woman without a nose.*” Erik also lists historic information on vintage linoleum and bathroom tile, and provides examples of how bungalow garages should look. (One of my pet peeves is people replacing original or later day wooden carriage style garage doors with mass market, cheap and ugly aluminum garage doors, please don’t!)
(continued on page 11)

Message from the Executive Director

BRUCE COONS

Creating Community Preservation Groups

How you can help SOHO Save San Diego's Past for the Future

BY BRUCE COONS

SOHO serves all of San Diego County. A region that covers 4,200 square miles, roughly 2.7 million acres with 18 cities and 45 unincorporated areas. SOHO's mission of preservation, utilization and promotion of historic resources covers this large geographic area. The resources representing our collective heritage range from the built environment, that is residential, commercial, and industrial buildings and landmarks, to cultural landscapes, archeological sites, and transportation corridors; basically "saving our heritage" is all that those words imply.

I attend community meetings throughout the county and hear time and again citizens expressing concerns about their quality of life, the loss of historic resources and the loss of what attracted them to their neighborhoods in the first place. They try to explain to public officials how the preservation of historic character enhances their neighborhoods and of the importance this is to them. We receive many phone calls from concerned neighbors who attend these community meetings asking for advice on how to make progress to preserve their community's identity. It has long been one of SOHO's major goals to have individuals and community groups band together and form their own preservation advocacy groups. When we have one community preservation group after another speaking on a given issue in concert with SOHO a powerful force is created.

Two years ago we saw the start of this effort begin in earnest when Mission Hills residents, alarmed by the impending loss of the character of their community, formed Mission Hills Heritage, a neighborhood group that has

multiple missions with historic preservation being at the forefront. Soon thereafter La Playa Heritage was formed when SOHO provided help to the community in stopping a demolition of an important residence. The community under the impending danger of further threats became concerned with what would happen to the place they love if these threats were left unchecked. This was exciting and we were cautious but hopeful that this trend would continue. Then last year following on the heels of La Playa Heritage, another community that SOHO has long been working with formed the Coronado Cottage Conservancy. Three is a magic number

What we have now in San Diego is a movement and SOHO is calling on other neighborhoods to follow suit.



c. 1920's historic photo along Ft. Stockton Street in Mission Hills, a neighborhood that still retains its historic character. Coons collection.

they say and indeed it seems so, as just last week Tom Shess of North Park wrote an article in the North Park News citing his concern and need for a North Park Bungalow Group, focusing on the preservation and promotion of that neighborhood's amazing stock of bungalows.

With these new groups, along with the established historical societies of University Heights, Lemon Grove, and Escondido, who all have a strong preservation element, what we have now in San Diego is a movement and SOHO is calling on other neighborhoods to follow suit. We are here to

provide the support required for each community to help them succeed. The first thing each individual in these groups should do is to join SOHO because as our recent membership campaign says, "There is strength in numbers." This is not just a ploy for new members; this is the most powerful preservation tool for your use.

SOHO will be hosting a free workshop in the near future for the formation of neighborhood preservation groups. If you are interested please contact us to reserve your space. Meanwhile we are always just a phone call or email away to answer questions. The SOHO website is a good place to start. Here you can download best practices, state and federal regulations, historic designation information, the Secretary of Interior's Standards, contact information for officials and more. These are all building blocks for protecting and preserving your neighborhood.

While you are organizing your group and an individual site becomes threatened, it is best if you can compile as much information as possible for SOHO to help. A guide for preservation advocacy is outlined here with possible courses of action.

One thing that is certain is that when a threatened historic site has the interest, concern and support of the community this goes a very long way in allowing SOHO to successfully argue its case.

We like to remind people that the rights of the community as a whole are greater than the rights of a single owner or developer or agency. The U.S. Supreme Court has ruled that a community has the ultimate right to decide what it will look like and preserving and protecting its historic buildings and landscapes falls squarely into that category. Firstly, discover whatever you can about the building or site that you are trying to preserve, identification of the site's importance is the first order of business.

What makes the building or place significant?

- Is the architecture unusual or special?
- Did a famous or local architect design the place?
- Did an important builder build it?
- Did a famous person live there?
- Did an important event take place there?

SOHO has an online step-by-step guide of how to research a historic site that can help you to determine these next important areas, visit <http://sohosandiego.org/research/index.htm>. If you do not have internet access, just call the office and we will mail you a copy.

Is it on the National Register of Historic Places?

- You can locate National Register status at the National Register Information System at <http://www.cr.nps.gov/NR/research/nris.htm>
- A register listing doesn't always protect a building but it does show significance of the structure.
- Usually structures and landscapes in historic districts are protected by district regulations
- If not part of an existing local historic district, consider its ability to be incorporated into one, visit <http://sohosandiego.org/resources/historicdistricts.htm>
- Does it have any other type of important designation or status in the community?

Determine what the exact nature of the threat is to the building/landscape

Is it owner neglect? If so, most cities have a local health and zoning law that requires that buildings be maintained. San Diego City has a Demolition by Neglect ordinance. Call the city immediately to notify them and make a formal complaint.

Is it threatened with demolition or with alteration beyond recognition?

Check to see if your community has a demolition delay ordinance that will halt the demolition. If permit signs have been posted, copy information from the sign to contact the owner or developer to find out more about the proposal.

Can you offer the owner any prudent and feasible alternatives to destruction?

- Consider adaptive reuse via private ownership. Old/historic buildings can be successfully converted to office, residential, retail or other use.

Determine what your goal (or that of your group) is

Do you want to save and stabilize a building or are you considering long-term plans for the building/landscape?

- Long-term plans require a great deal more funding, planning and energy than just short-term stabilization. Make sure that you have a solid plan (which includes funding sources) before you embark on any large projects.

Determine who else is trying to save the building (local historical societies, preservation organizations, government agencies) and join forces with them.

- Along with this, make friends throughout the community. Often a variety of people (environmentalists, business leaders, local officials) not just preservationists will join you if they believe in your cause.
- A group is more effective than a lone protestor.

(Continued on page 4)

(Continued from page 3)

Make the community aware of the threatened site. Show people why it is important to save.

- One way to illustrate this is to show an image of the site with and without the historic building/landscape.
- When you present reasonable/feasible alternatives to demolition, you provide the community with more reasons to oppose demolition of the building or site. There are often reasons cited for demolition, you should be able to provide reasonable/feasible alternatives.
- Contact the media and keep the issue in the public eye.
- Contact your elected officials and inform them about the threat to the building/landscape. State your concerns about the destruction of the building/site and why it's important to save it. Present your plan for alternatives to demolition.
- Work with SOHO and the community group, if one exists in the neighborhood where the building is, to help preserve the historic building/landscape. SOHO can help you with these keys to successful advocacy, and can also provide information on restoration contractors, engineers, architects and researchers. The City of San Diego HRB and the County's HRC can assist with the historic designation process, as can most cities throughout the county.

Always maintain professional behavior

- Listen to the opposition (as you would have them listen to you) and learn from them.
- When you are called to make presentations, you should be clear and succinct.
- Emotional outbursts are counterproductive and will alienate potential allies.

Once successful in your efforts, work with SOHO and the City government whose area it is in to determine the best ways to protect the site

- A good first step is to get a stay of demolition.
- Another approach is to place a preservation easement on the property. A preservation easement is a legal agreement that grants a limited right to a qualified nonprofit organization to protect the property from changes, which are not in keeping with its historic, architectural or natural character. It provides the knowledge that the property will be protected for generations to come.
- Or, consider other historic designations such as the National, or State Registers of Historic Places, historic districts, and local landmarks status.

Important points to remember when writing and calling your elected officials

- Keep the letters and calls brief and concise (letters generally not more than 3-5 paragraphs; phone calls generally 1 to 2 minutes).
- Inform the Legislator who you are and if you are from his/her district.
- Say why you are writing/calling.
- Explain the action you want the elected official to take.
- Explain what this action will accomplish (especially in his/her district).
- Ask for his or her vote. Ask if you can count on his/her commitment.
- If the official is unavailable when you call, speak to the staff member. This is more likely to get the message across than waiting for a return phone call, especially if a vote is pending. Staff is very helpful and is there to assist.

Make Your Letter Count - Essential Components of a Letter to Your Elected Official

- Introductory Paragraph. Give a reason for your letter, identify yourself and your interest in the historic site.
- State the action you are seeking. Communicate reasons why they should act in support of the site. These reasons might include historical facts, logic, data, credible opinion, personal experience, and the weaknesses of opposing points of view.
- Letter closing. Restate the action you are seeking, ask for the official's comment. Express appreciation for considering your views. Indicate willingness to help.

Thanks to these partners, the National Trust for Historic Preservation and the Connecticut Trust for Historic Preservation for providing portions of these advocacy steps. ◆

(Rancho to Ranch House, continued from front page) discussions on Saturday geared both to the historic homeowner and those in the business of working on historic buildings. Topics will include “Do’s and Don’ts of Restoration,” and “All you need to know before you work on your Kitchen and Bathroom,” which will inform you on the right way to tackle these most maligned of all rooms in the historic house; this panel of experts will teach you how to do it right and get everything you want in the process! And an ever growing topic of interest, “Preserving the Recent Past,” will be presented. You will learn just what it means, how to get involved and learn about the many styles that this genre of architecture has to offer.

We are doing our best to represent as many architectural styles as we can in two days. An exciting and I am predicting sold out new feature will be the Friday and Saturday mini-architectural tours. Three examples of a particular style will be showcased in a 4-hour window and limited to 200 guests for each tour. Among the selections you can choose from will be a Craftsman/bungalow tour of North Park homes and a mid century modern tour. There will also be bus and walking tours including a Bungalow Courts tour, a Victorian homes tour and Irving Gill, Richard Requa and Cliff May tours. There is more being planned, and what we cannot do this year we will add to the 2008 event. San Diego has so much to see and celebrate! The great challenge for the Events and Education committee along with two of its subcommittees, CSR and Modernism was to streamline the event; full of ideas we started out with 4 days and 23 lectures alone! Then we focused in on the basics and what we thought you our members and the general public would want and need to know most and would want to see and hear about most. I will take this moment to just say, what dynamite and dedicated committees SOHO has and to thank them for their service.

The vendor Show & Sale this year will include more antique dealers and new artisans and with an added feature of a services and resources element attached to it so that you can find the professionals and craftsmen, resources and products to do the work on your home. You will find expert advice and numerous sources of information. For both the historic homeowner looking for historically accurate products and services, and for those with new homes that want to add the character and details of an older home, this will be the single most useful resource in your search.

Along with the show, lectures, historic home tour, walking and bus tours, there will be an ephemera exhibition highlighting our region’s architecture spanning 200 years and a vintage trailer show will include tours of their interiors, making it a vintage home tour on wheels. We first did this three years ago at our inaugural Modernism Weekend and it was one of the most popular aspects of that show.

An opening night catered reception is your opportunity to get an early bird preview of the Show & Sale. Saturday is a full program of tours, lectures and exhibitions culminating in the evening’s People In Preservation Awards; for eighteen years this event has recognized individuals and agencies who have made significant contributions to the field of historic, cultural and landscape preservation. This important event will be the social event of the weekend. This is all capped off with the historic home tour on Sunday featuring seven homes of all styles.

Information for volunteers, vendors, advertisers, and sponsors is currently on line. Details and registration information will follow in early January. If you want to get involved there is still time; we need a lot of volunteers to make this work.

A lot of thought went into creating this single event rather than several events throughout the year. I thought you, as a member, would want to know some of these details.

With any fundraising event you have to look at the Financial Benefits. While all of our events are designed to meet SOHO’s educational goals along with our financial needs, large events like the weekends absolutely must be financially feasible. They cost a lot to produce and so in combining these three events we are able to save many costs including venue space, security, deliveries, exhibition set-up, and rental displays. Consider the cost-effectiveness of shared promotional advertising, printing etc. With one event we only need one event program, tickets and promotional materials along with postage cost and with promotional needs comes the expense of graphic design and technical support costs, all these now shared by one event!

There are many other benefits we believe will be served other than financial. We know it has been difficult for many of you who like to show your support by volunteering and with several annual events, it’s not easy. These weekend events take a very large workforce and by combining our biggest events this enables volunteers to mark their calendars every year for one weekend knowing this is where and when we will need your help most and structuring our need of volunteer help primarily to one big event we hope will promote volunteerism.

Undoubtedly one of the greatest savings of all will be staff resource. Although a combined event has greater complexity, and the first year will be strenuous, ultimately it will be of great benefit in this area, and will allow staff to focus even more on other organizational activities such as obtaining grants, generating publications, and to take other steps to further SOHO’s educational goals.

Attendance is key to the event’s success, so remember to mark the dates now! May 18-20, 2007. ◆

Welcome '06-07 SOHO Board & Thanks to Outgoing Members

BY ALANA COONS

SOHO's Board of Directors comprises a diverse group of people whose job is to govern the organization with primary attention to financial oversight; advocacy issues; strategic planning and implementation; and fundraising. Their experience and perspective is invaluable.

While we never like to say goodbye to Board members, especially as we all become friends as well as colleagues, we also appreciate the need and importance of change. When members move off the Board, the opportunity arises to bring new friends and allies into a closer relationship with SOHO. Board members leaving the Board most often still remain on committees and otherwise remain committed supporters of SOHO. We say goodbye this term to Board Members: Barry has served for 6 years on the board and several of them as Vice President, his assistance with crucial legal matters has been invaluable and he will continue working with our Executive Director on issues still in motion and as needed. Barry currently serves as president of Mission Hills Heritage and will be focusing on building that great new group; Carmen Pauli, an architect with Heritage Architecture and Planning, whose expertise served us well as a Board member will remain on the Modernism sub-committee where she is one of its most active participants; Bonnie Poppe who has been on and off the SOHO board since the 1980's will remain on the Events and Education Committee, where she is currently chairing the vintage trailer "home tour on wheels" event for the big May preservation weekend; Christopher Pro, after several terms steps down to focus on his growing antiques and art business and will continue to serve on the Events and Education Committee; and Lori Peoples who has served as secretary for the last two terms of her many years on the board is another valued member leaving but remains an ardent supporter and will continue to volunteer at our many events. We thank them all sincerely for their tireless work on behalf of the organization and wish them well in all of their future endeavors.

We welcome Board Members who are coming into officer positions this term as well. David Swarens as Vice President replacing outgoing Barry Hager and John Eisenhart as Secretary replacing outgoing Lori Peoples.

Our newest Board members are:

COURTNEY ANN COYLE, ESQ. is an attorney whose private law firm's work includes representing American Indian Tribal governments and entities in San Diego, San Bernardino and Imperial Counties in planning, legislative policy and project initiatives. Her practice focuses on protecting tribal heritage resources including cultural landscapes and traditional cultural properties under CEQA, NEPA and other local, state and federal laws. On behalf of tribal clients, she helped to craft and worked to successfully gain passage of SB 18 (sacred places and planning), SB 22 (mining reclamation), SB 922 (confidentiality), SB 1395 (notices of exemptions) and AB 2641 (ancestral burial grounds) over the last five years. Ms. Coyle was named California Lawyer Magazine's Environmental Lawyer of the Year for 2003 for her work on the passage of California's new mining reclamation and backfill measures - the first of their kind adopted by any government. She also serves on several Boards including those advocating for cultural resource protection such as the Trust for Public Land's California Advisory Board and is an appointee to the City of San Diego's Commission for Arts & Culture.

MARTHA JORDAN Although she wasn't born in San Diego, Martha moved here in 1959 and attended inner city San Diego City schools so she considers herself a native. Martha was raised in Marston Hills and Mission Hills and is a founding member of the San Diego High School Foundation. She was a 1974 graduate of Wellesley College in Art History, and has owned and restored four 1920's Spanish revival houses in San Diego, Los Angeles and Coronado. Martha has worked as a bilingual teacher for the Sweetwater Union High School District, the Alhambra City Schools and currently works for the San Diego County Office of Education, Juvenile Court and Community School System. Among other subjects, Martha teaches history, and in 2002 was invited by the National Geographic Society to join their first class of national mentor teachers in geography. Her current focus is to help slow the pace of destruction of historic resources in Coronado.

MIKE KRAVCAR grew up in the internationally recognized "first planned suburban community" of Riverside, Illinois, designed by Frederick Law Olmsted and his partner, Calvert Vaux. Early childhood memories include being taught local history and the importance of historic *(Continued on page 8)*

presentation in grade school. Summers were spent at the family cabin in an early 1930's artist retreat colony called Michiana Shores in Indiana. Mike also has a professional theatre production background. He has lived in Golden Hill since 1987. His partner and he have saved four properties in Golden Hill from demolition by neglect. He is a Clinical Psychologist, and the founding member of RMR Stove Restoration Company. He has served on the board of directors of the House of Czech and Slovak Republics in Balboa Park for 13 years and has chaired many committees for them. For the past 4 years he has also been serving on the Greater Golden Hill Community Development Corporation for which he is currently Treasurer. His partner and he own two historic buildings in Indiana, for which they have been actively renovating. He is a member of two historic preservation organizations in Northwestern Indiana and has been instrumental in connecting these organizations with what he calls the SOHO template for organizational success.

JOHN OLDENKAMP A South Park/Golden Hill resident since 1969, John and life partner Carin Howard live in a craftsman home in South Park. Now retired his background includes working for General Dynamics Astronautics as an offsite and corporate photographer and as a self-employed editorial and advertising photographer in San Diego from 1965 until 1995 when he retired he traveled extensively both domestic and foreign.

John has been widely recognized with regional and national awards most notably for work with Psychology Today Magazine. John was also elected to the National Free Flight Society Hall of Fame in 1998 for excellence in aeromodelling design and editorial work.

Deeply involved in community work some of the organizations he has worked with other than SOHO include 14 years as a Board member and 4 years as president of the San Diego Art Director's Club, which later became the SD Communicating Arts Group.

John's preservation efforts include an important assemblage of his architectural photography work done in the 1960s and 70s of San Diego of the works of architects Lloyd Ruocco, Paul McKim, Homer Delawie, Deems, Lewis, and Schoell and Geritz. John also renovated one of the Schindler Pueblo units in La Jolla.

MARY WENDORF graduated from the University of Wisconsin, Madison with a BS in Occupational Therapy in 1979. She worked for over twenty years specializing in the treatment of children and adolescents with psychiatric and behavioral disorders. She was the Director of the Department of Rehabilitation Services for Children and Adolescents for many years. Mary retired from OT in 2000.

Mary first became involved with SOHO in 1993 after moving into a 1912 California Craftsman Bungalow in University Heights Mary serves on the board of the Uptown Planners, the University Heights Community Development Corporation, and is Chair of the University Heights Community Planning Group. She is also involved in preserving our natural environment and is active with the Humane Society. ◆

CALENDAR OF EVENTS

December 17
Annual Holiday Party

February 13, 2007
Interrobang lecture

March 13, 2007
Interrobang lecture

April 10, 2007
Interrobang lecture

May 8, 2007
Interrobang lecture

May 18-20, 2007
Rancho To Ranch House Weekend

June 12, 2007
Interrobang lecture

Interrobang is held the second Tuesday of every month at the

Museum of Contemporary Art San Diego Downtown
1002 Kettner Boulevard

6pm - Reception with speaker - complimentary food & beverages

7pm - Presentation and Discussion

Monthly Meetings

at the Whaley House Museum Complex

SOHO Board of Directors • 5:30pm • 2nd Monday
Upstairs in the Derby Pendleton House

Events & Education • 6pm • 3rd Monday
In the kitchen of the Derby Pendleton House

Modernism • 6:30pm • 3rd Thursday
In the kitchen of the Derby Pendleton House

Preservation Action • 5:30pm • 4th Monday
In the study of the Derby Pendleton House

Preservation Revolving Fund
Call for meeting time and location

Borrego Springs Modern II

SOHO members find fun in the sun in mid century oasis

BY ALANA COONS

On Saturday November 11, the beautiful desert community of Borrego Springs welcomed over 150 fans of modern architecture for SOHO's second Borrego Springs Modern, a mid-century architectural tour. It was a great day, beginning with **Phil Brigandi's** lecture on the postwar history of the area; Phil is an engaging speaker and everyone enjoyed it immensely. The lecture set the day's event in context for many of us who were new to the area. Borrego Springs has a considerable inventory of mid-century modern architecture and is ripe for preservation minded people to obtain homes that have only had one owner and maintain much of their original historic fabric. The community is facing development issues that, like other communities and neighborhoods throughout the county, are threatening the community's character. Our goal in holding SOHO events here is to highlight the importance of this special character that is found in Borrego.

SOHO was able to produce an event in this far region of our county because of the great partnership we have developed with the Borrego Springs Chamber of Commerce. Every Chamber should be so lucky as to have a president like Borrego's **Gwenn Marie**, she is warm, energetic, organized and cares greatly about her community. It was great to work with her and chamber staff **Pat Havens** and **Erica Savage**. Pat, it turned out has many SOHO friends as she was a community activist years back in the Golden Hills/South Park area. Many of the Borrego docents were from the local realty association, and some had been docents at last year's tour, where they had caught the "bug" and were now eager to learn about the historical significance of the homes and about how important it is to maintain original features in these homes.

The residents and businesses of Borrego really made it clear that SOHO's message of preserving community character was welcome and wanted. One such business took out an ad in the Borrego Sun welcoming us and holding a Friday night reception at *The House of Borrego Springs*, a mid century shop. Proprietor **Elizabeth Rodriguez** is leading the way of the

modern lifestyle in Borrego, she is also a designer and very involved with the art community which is quite large in Borrego. Our team learned a lot in the two days we were there and are looking forward to going back next year, which we began planning all the way home to San Diego!

The evening cocktail party was fantastic and was held in the 1949 Desert Club, originally the clubhouse of the first golf course development in Borrego Springs that didn't take off. With a sweeping view of the valley, you can see from the photograph here that it was a spectacular setting for a great party, complete with its original Dick Zerbe-designed bar.

Thanks go once again to SOHO Modcom chairperson **Bill Lawrence**, who among many things, located the historic properties and wrote the histories of the homes for the event program, and he along with Gwenn Marie handled most of the arrangements and logistics for the whole day. Modcom member **Carmen Pauli** provided the beautiful layout for the program, along with **Sandé Lollis** who provided the photography.



Desert Club, built in 1949

Shortly before the event the caterer had personal issues that prevented her from handling our evening party. I only mention this so that I can publicly thank the SOHO

people who came to the rescue with such a huge effort to fix the problem. From hauling carloads of necessary items from San Diego, helping with food preparation, set up and clean up. Thanks go to **Bonnie Poppe**, **Tom Roetker**, **Amie Schafer**, **Pat Hartley**, **Gwenn Marie**, **John Eisenhart**, **Eva Thorn**, **Erin Lollis**, Sandé Lollis and **Dean Glass**. It was somewhat of a challenge, all the more because the kitchen was under construction! We all had a lot of fun making everything work and of course these kinds of impromptu scenarios build camaraderie and make for lots of laughter. With the help of all these people we were able to cater the event ourselves and we think it went off quite well since compliments were many and several guests asked for the caterer's business card!

Our thanks and appreciation go to all the homeowners, volunteers, and visitors, and to the community of Borrego Springs.



Betty Zerbe, Rose Steadman & Elsa Chapman-Young



Lecturer Phil Brigandi



Homeowner Mike Gotch & SOHO Modernism chairman Bill Lawrence



George Harris & Branan Freeman



Homeowners Stacey & Doug Paton, along with Erin Lollis



Susan Malotte, SOHO Administrative Aide Dean Glass, Events & Education Director Alana Coons, Mary Watkins & Becky Falk



Carol Lindemulder, Borrego Springs Chamber of Commerce President Gwenn Marie, John & Helen Dougherty, and friends



Donna Nourse, Bridget Asaro, Mike Gotch, Laura Buxton, Ben Nourse & Tim Cohelan

Much Like Their Buildings

There are fewer of San Diego's post-War Architects with us today

BY KEITH YORK

Henry Hartwell Hester and Stanley J. French, two San Diego architects that contributed to its modern landscape have passed away. These two men helped create a unique vision for San Diego during its post-war building boom. While both retired outside of San Diego before passing away, they left San Diegans a number of interesting sites to discover and enjoy.

Though his designs for Gerald Jerome, Colonel Irving Salomon and Jonathan Edwards were widely published through Julius Shulman's timeless images, Henry Hester, a La Jolla based architect was a private man. Married twice (Piretta, Nancy) and raising a son and a daughter, Henry Hester retired in the late 1980s from his downtown La Jolla office, leaving his second home on Torrey Pines Road to golf and maintain his health in Palm Springs, California.

Henry Hester was born May 30, 1925 in Vinta, Oklahoma. Young Henry attended Roosevelt Junior High and Brown Military Academy in San Diego until World War Two broke out. Hester served three years in the US Coast Guard and then attended USC.

The same day he graduated from USC's School of Architecture in 1947, he moved to La Jolla. Designing two homes for himself (also photographed by Julius Shulman) in addition to a wide array of residential and commercial commissions, Hester had the good fortune of a small personal inheritance that allowed him to pick only the clients and projects he felt strongly about.

Following a brief stint in the office of Lloyd Ruocco, through the years, Henry Hester would join in partnership with Frederick Liebhardt (1957), Ronald K. Davis (1958-59), William F. Cody (1958-1960), fellow USC-grad Robert E. Jones (1960-67) as well as Roger Zucchat and David Lorimer.

Henry Hester's designs peaked during, as Julius Shulman recently stated, "a good period of architecture when San Diego was just beginning to express itself in favor of modernism... in the early years...the International Style was not accepted...

Hester and others warmed up the work quite a bit and edited it in a way that clients would accept."

FOLLOWING GRADUATION FROM USC in the 1947, Stanley French practiced architecture in San Diego through 1975. As with Hester, soon after graduation from USC's School of Architecture, French worked for Lloyd Ruocco in his office at The Design Center. Following his tenure with Ruocco, Stanley worked for Henry Hester in the early 1950s.

Stanley French became interested in commercial construction and moved on to a position with L.C. Anderson Co. as an estimator for a number of years. By the late 1950s, he had begun with Boyle Engineering.

Employed with Boyle Engineering from the late 50's into the 80's, he was the senior architect for projects such as a proposal for a floating stadium for the San Diego Chargers on Mission Bay. Through Boyle's offices, French would employ a number of great building designers including the late Ted Paulson (noted for the 1953 Education Center at 1405 Park Boulevard).

Both El Camino Memorial Park and the San Diego County Juvenile Detention Center (1967) were projects he remained proud of in later life. The design for the Detention Center included solar power considerations that were ahead of their time. French recently stated, "The entire line of exterior sunscreen panels moved so that screens were protecting exterior glass and were activated by solar clocks. They automatically returned to the starting position at night."

While we all lament their passing, the built environment they left us will allow for their memory to endure.

(continued from page 1)

Here are suggestions of contemplation and research for that first year: Respect the craftsmanship of your home. Don't remove any original detail, these details are what make up the home's character and have stood the test of time. If you are unsure as to what is original, talk to friends and neighbors who are knowledgeable and who may have similar homes; do a little research and look at as many books and articles about your style of house as you can; if necessary, contact SOHO if you are unsure.

Don't paint unpainted woodwork. Most pre-WWII homes, and some mid-century homes as well, originally had finished, unpainted woodwork. Leave it alone for at least a year, and preferably forever. If you find the woodwork is too dark for your tastes, it makes more sense to move into a style of home that embraces painted woodwork than to reduce the value and damage the historic fabric by painting the woodwork.

Don't alter the exterior of the home. Many older homes were stuccoed over the original wood siding, or re-stuccoed using the wrong finish. Until you are sure whether your house had stucco leave it alone. Many Victorian and Craftsman houses were sided with asbestos siding in the 1940's and 1950's, which can be easily removed at a reasonable cost, and in fact can be done legally by the homeowner (contact the San Diego Department of Environmental Services for their guidelines.) The original wood siding underneath is almost always intact, as the way these companies were able to convince homeowners to invest in their product was that it could go up in a day or two directly over the underlying siding material! In summary, do not make changes to the exterior without being certain what the correct steps are.

If you have some knowledge of the type of home you have, and do decide to change your exterior paint scheme, consider researching and using historic paint colors. There are books on the subject, and at least two paint companies (Benjamin Moore and Sherwin Williams) that have historic color charts geared to homes from different periods. While color is important, the correct placement of the color is imperative. Using the right colors on the wrong areas will not provide the classic look you are hoping for. Again, there is so much information on restoring homes that just a little research can go a long way.

Don't consider replacing your wood windows with vinyl. There are excellent reference materials available detailing the reasons why repairing and rehabbing your wood windows is superior to replacing them. Replacing wood windows with vinyl will result in your home losing its eligibility for historic designation, as well as looking completely out of place due to the dimensions and profiles of vinyl window frames.

You can't always believe what home remodeling salespeople tell you. When choosing someone to work on your home, from architect to designer to repairman, be wary if they say it can't be done. There are carpenters, handypersons, plumbers, electricians, etc., who will respect your house and your needs and know how to work on it; check the SOHO online Resource Directory.

If your house or some of its rooms are too small for your needs, consider moving to a larger house instead of altering your house and thereby the entire neighborhood. The house was proportioned to the lot size when it was built. Your home was designed as a whole and when you begin making significant changes, you may find the house will lose the charm, which was why you chose it in the first place. If after careful consideration you do decide to remodel or build an addition, consider what is the most sensitive addition.

My wife along with neighbors in Mission Hills submitted the first residents completed historic district to the City of San Diego. Richard Jacobs spearheaded researching guidelines used by cities across the state and nation. The guidelines that we produced provide examples on how you should maintain the appearance of an older home within the Mission Hills historic district but are relevant to most anywhere. You can review these guidelines and the Secretary of the Interior's Standards for Rehabilitation guidelines (which are the national guidelines that professionals refer to for restoration of old buildings) on the Preservation links area of the SOHO website.

These district guidelines and other historic district materials can assist you with examples of what is generally acceptable—specifically with consideration to the proportions, set backs and fenestration of neighboring structures. And then, there is just plain old courtesy to your neighbors. It is the right thing to do when designing an addition to consider their views, sunlight, and privacy as well as your own. You can also contract with a historic architect or design consultant to prepare plans and consult with you on design decisions. ♦

Allen Hazard is a frequent contributor to Reflections. He and his wife, Janet live in a historically designated bungalow in Mission Hills. They are founding members of Mission Hills Heritage, www.missionhillsheritage.org.

Editors note: SOHO has been developing an in-depth document to help homeowners with their historic home, due for website release in mid 2007.

Contributors to Success

SOHO thanks the generous contributions of new and renewing members from August, 2006 through October, 2006.

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Membership Changes for Dues & Levels

We have added two new levels of membership: Senior and Family; and changed the dues on others. Please note these changes. Student is now \$20.00, Senior 65 or older is \$10.00 less than regular individual. Individual is now \$5.00 more and family is only \$5.00 more than individual which includes all family members who live under one address.

Benefits of Membership

\$20 Annual Student Membership

Recognition as a Contributor in the SOHO Quarterly *Reflections*
 Quarterly Subscription (4 issues/year)
 Free admission to the Adobe Chapel and the Whaley House
 10% discount on merchandise at the SOHO Museum Shop
 Advance notice & discounts to lectures, special events, & tours
 Invitations to special receptions & events

\$25 Annual Senior Membership (65 or older) *Includes the benefits of the Student Membership plus:*

Two Guest Passes to the Whaley House and Adobe Chapel

\$35 Annual Individual Membership *Includes the benefits of the Senior Membership*

\$40 Annual Family Membership (Members include those residing at the same address)

Includes the benefits of the Individual Membership for the whole family

\$50 Annual Professional Membership *Includes the benefits of the Individual Membership plus:*

Four Guest Passes to the Whaley House and Adobe Chapel

\$100 Annual Executive Membership *Includes the benefits of the Professional Membership plus:*

One Business Card size Advertisement annually in SOHO Quarterly *Reflections*

\$250-\$500 Annual Benefactor Membership *Includes the benefits of the Executive Membership plus:*

Eight Guest Passes to the Whaley House and Adobe Chapel

\$1,000 Lifetime Membership *Includes the benefits of the Individual Membership plus:*

Four Guest Passes annually to the Whaley House and Adobe Chapel

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

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

- \$20 Student
 \$25 Senior
 \$35 Individual
 \$40 Family
 \$50 Professional
 \$100 Executive
 \$250 Benefactor
 \$1000 Lifetime

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

Please charge my Visa MasterCard

Card Number _____ Exp. date _____

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Phone _____ e-mail _____

Please extend my membership for another year.

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

Remember Someone Special with a SOHO Membership
 Please send a one-year gift membership to the person named below. A gift card will be sent to your recipient.

Recipient: _____

Address: _____

City, State Zip _____

Membership Includes

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

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

Juan María Osuna Adobe

SUBMITTED BY THE RANCHO SANTA FE HISTORIC PRESERVATION COMMITTEE

Located in the historic Rancho Santa Fe Covenant, the first Juan Maria Osuna adobe is one of the oldest in California. Built during the early 1830s and situated in the heart of Rancho Santa Fe on a knoll overlooking the San Dieguito River Valley, the adobe stands as a historic link and exemplar of California's political, military, and architectural history during the Spanish, Mexican and American periods. In June of 2006, the Rancho Santa Fe Association purchased the 28 acre site to preserve the historic adobe in its natural rural setting. The Association will now begin the development of a long-range plan aimed at carefully restoring the adobe and the landscape to reflect its period, historic use and natural setting. The Association has been in contact with SOHO and intends to continue to utilize the organization as a resource for advice and information on the restoration project.

The adobe is located in the area formerly known as Rancho San Dieguito, which was originally operated as a "rancheria" by the padres of the San Diego mission for the grazing of cattle during the Spanish period. Ten years after Mexico gained its independence from Spain, a man named Librado Silva was given a provisional land grant for Rancho San Dieguito and constructed the first adobe in the area in 1831. In 1836, Juan Maria Osuna, the first Alcalde (mayor) of the Pueblo of San Diego, obtained ownership of the adobe after the governor of California, Pio Pico, secured for him the nearly 9,000 acre Rancho San Dieguito land grant. Although not nearly the largest of the California land grants, Rancho San Dieguito was a jewel in the landscape, described in

Osuna family records as having within its boundaries "luxuriant little valleys, ample lengths of mesa, and a bubbling river."

While many of the historical details associated with the Osuna adobe remain unsettled, it is believed that instead of living in the original adobe, Juan Osuna constructed a second larger adobe nearby where he lived when not conducting his many official duties in San Diego. In addition to his serving as Alcalde of the Pueblo of San Diego, Osuna also served as Justice of the Peace and later as chief city administrator. Osuna divided his time between living in Old Town and on his rancho where his son Leandro was the caretaker. Leandro Osuna and his family occupied the original two-room adobe and managed the Rancho San Dieguito land grant, where they raised sheep and cattle and cultivated crops. After retiring from public service, Juan Osuna moved permanently into the second newer adobe until his death in 1851 – just one year after California became a state.

Despite its pastoral setting, the Osuna adobe was no stranger to conflict. During the Mexican American War, Leandro's adobe reportedly was used to provision and shelter the "Californios" after the two-day Battle of San Pasqual against Brigadier General Stephen Watts Kearney's American forces in December 1846. It was in this battle that the Californios, as the people of mixed Spanish, Mexican, and native ancestry who ruled California during the Mexican period were called, won their only decisive victory against the American forces. Reportedly, the first American casualty of the conflict, Captain Abraham Johnston, was killed by Leandro Osuna in the opening minutes of the battle. Victory was short lived for the Californios. On their return from the San Pasqual conflict, eleven Californios, including the Osuna family's youngest son, Santiago, were captured and killed by Indians in an event known as the Pauma Massacre.

While falling into disrepair, the original two room adobe built by Silva and later occupied by Leandro Osuna stayed relatively unchanged over the years until it underwent a careful restoration and expansion in 1924 by the famed Rancho Santa Fe architect Lillian Rice. In addition to preserving the original structure, Rice carefully manufactured and utilized new adobe blocks to replace missing or damaged wall sections, replaced the shingled roof with barrel tiles, added shutters as well as an interior fireplace and enclosed an open-air kitchen. This first adobe remains in its natural historic setting and serves as a particularly fine



c. 1920s Osuna Adobe prior to Lillian Rice remodel. Coons Collection

example of both the architecture of the period and of the lifestyle of the early inhabitants who raised cattle and engaged in small-scale agriculture.

Whether as an example of the architecture of its time, as a window into the lifestyles of the Spanish, Mexican or American periods, or because of its association with historic personages and events, the Osuna adobe stands as an evocative symbol of a time and place important to the history of California and San Diego.

As Cicero stated, "History is the witness that testifies to the passing of time, it illuminates reality, vitalizes memory, provides guidance in daily life and brings us tidings of antiquity." The Osuna adobe is a perfect testament to this belief. ♦

The H. Lee House

SUBMITTED BY THE LEMON GROVE
HISTORICAL SOCIETY

A Tudor Revival mansion designed by the British architect, Frederick C. Clemeshaw, the H. Lee House was built by the Scottish "joiner" (carpenter), George Simpson, in 1928 on Troy Street in Lemon Grove for the San Diego auto dealer, Harold Lee. The house was part of the American Country Home movement of the 1920s, a period when high incomes, low taxes and a boom in car-buying sent Americans into the countryside in search of sites for second homes. For many, English Tudor was synonymous with gracious country living and became a popular style nationwide. Lemon Grove has two Tudor Revivals, both by the same architect and builder (Simpson built the 1926 Tudor for himself and his family and it lives on, lovingly cared for, in private hands).

With its former hilltop view of the countryside, the H. Lee House has long been a Lemon Grove landmark. Architectural features include the classic, black and white half-timbered and plaster walls, an immense, bellcast, hip-gabled roof clad in cedar shingles, two massive chimneys, leaded multi-paned windows, the distinctive quatrefoils at each end of the house and the original plank front door with its cast iron heraldic knocker. The intact interior features two fireplaces with original tile hearths clad in copper flashing, original oak hardwood floors, original wall sconces and a stairwell with its handsome railings and large newel post. On the first floor is a beautiful Great Room, a small dining room, a bathroom, rear hallway, kitchen and laundry room with concrete tub and original closets. The second floor has a spectacular bedchamber with two crossbeams, two small bedrooms,

bathroom and hallway. There is a partial attic.

The Lee House stood squarely in the path of the six-mile extension of SR125. The road has had major impact on one of Lemon Grove's oldest, most interesting neighborhoods (homes by Frank Hope and Alberto Treganza—both still owned by CalTrans—grace Golden Avenue). Between 1990 and 2002, the year that a battered, frail Lady Lee finally crossed the trolley tracks and arrived at her new home on Olive Street, the Lemon Grove Historical Society waged a campaign to save the house. We proposed to our City Council that LGHS work with CalTrans to restore the house and then name it the H. Lee House Cultural Center. LGHS would raise all interior restoration funds, maintain the house and present concerts, classes and lectures in the house, and also make it available for rentals. All of that has come to pass thanks to the remarkable efforts of Society volunteers chaired by Helen Ofield.

Since 2002, the exterior has been fully restored; the interior is 95% restored. At Lee, people get married, hold Employee Appreciation Day, celebrate anniversaries and family reunions, enjoy small dinners, and more. Beautiful Civic Center Park has been constructed between Lee and the 1897 Parsonage Museum, the Society's first restoration project (winner of a 2001 Governor's Preservation Award).

Like SOHO, LGHS believes in saving old while building new and working to ensure that new development respects historic character. Not easy, but always worth the struggle! ♦



The H. Lee House, built in 1926

If you would like your community's historic sites included in our ongoing series to highlight San Diego's heritage please send to sohosandiego@aol.com.

Spending the Holidays with SOHO

Make a visit to Old Town a part of your holiday plans

BY ALANA COONS

Enjoy the holiday season with SOHO at the Whaley House and Adobe Chapel as we celebrate the holidays. We invite you to take a respite from the demands of the hectic holiday season.

There are many holiday happenings throughout Old Town this season for you to enjoy.

At the Whaley House

Did you know that many of our modern holiday traditions actually began during the mid 19th century? Come to the Thomas Whaley House Museum and learn for yourself about the history of American Christmas traditions of the 1860's. Greeted by docents in period dress, you will see a depiction of 19th century family life, and learn about the holiday décor and traditions of the early Victorian era. This is a charming and unique way to experience the holiday season and guests can enjoy the garden while dining on assorted desserts and hot cocoa or cider at the Creole Café. The Whaley House is open Monday & Tuesday 10am-5pm, closed Wednesday, Thursday - Sunday 10am-10pm. We are closed Christmas day.

Remember your membership benefits include free admission to both museums and a 10% discount on all purchases!

Special Gift Ideas that support SOHO and make your holiday shopping easier

The Museum Shop continues an annual tradition of providing exquisite holiday gifts, books, and collectibles for everyone on your list. Custom gift-wrapping is available. And you can be assured that gifts from the Museum Shop will not only delight recipients, but also make you feel good knowing that your gift buying helps support SOHO.

If you can't make it into the Shop but would still like to give the gift of historic preservation support we offer these options as well.

Guest Passes Great stocking stuffer or card enclosure gift. Passes grant priority entrance to the Whaley House and the Adobe Chapel during public hours. Passes are \$3.00 each; this represents a 50% savings on regular admission price. This offer is available to members only. We are happy to mail these to you.

Gift Memberships Introduce recipients to the many benefits of being a SOHO Member. Gift Memberships can be mailed in a beautiful season's greetings card with a personalized letter from you to the recipient.



Photo Dean Glass

Whaley House Docents are VIPs!

On September 16 and 17, the Old Town Art Festival: A Celebration of Art was staged along San Diego Avenue, attracting visitors from all over the county. A special VIP area was set up in the Whaley House gardens, where they were treated to delicious food courtesy of Acapulco Restaurant. Pictured are Whaley House docents Cassie Spindler, Stuart Kalbrofsky, and Diana Stanley (left to right).

Whaley House Museum's October Season is a Resounding Success

BY DEAN GLASS

The month of October brings the busiest holiday of the year for the Whaley house, Halloween. When the days grow shorter, and the nights, when ghosts are said to roam the halls of the Whaley House, grow longer.

As Byrd Wood says in his article written for the National Trust, "Haunted House: Preservation Help or Horror?" (*Reflections*, Fall 2001) "Old buildings come with a past. That past may be an important event found in history books or it may be just a rumor fueled by late night ghost stories. But either way, hearing such stories can help us feel more personally connected to a building's history and to the people who were a part of it. Preservationists are accustomed to being 'haunted' by the past. We should celebrate any ghosts that make that past more vivid and compelling for others." This October, we celebrated the Whaley House ghosts by opening the museum for after-hours "ghost tours."

Although the Whaley House was rumored to be haunted as far back as 100 years ago, it was in the 1960s that the house first gained widespread notoriety for its spirited inhabitants when June Reading, the museum's original director for 38 years, reported hearing "the sound of someone walking across the floor" when nobody was there, and "windows in the upper part of the house open[ing] unaccountably."¹ Media attention to the house first began when Regis Philbin's 1964 ghost investigation made its way onto Philbin's own television program and later into a book by Hans Holzer.

In an effort to surpass 2005's record-breaking October admissions, SOHO staff got busy planning the Halloween programming. We got the word out promoting not only the upcoming Halloween events, but also the fact that this October provided us a Friday the 13th to kick off the season with late-night tours. We lined up visits by Rock 105, Channel 933, KUSI and HDTV.

The following week both KFMB's **Larry Himmel** and KGTV's **Kim Edwards** videotaped after hours ghost investigations with the help of the San Diego Ghost Hunters group. In addition to numerous print media news stories, including articles in the San Diego Union-Tribune and the Los Angeles Times, publicity about the Whaley House reached an all-time high with

a featured segment on the Tonight Show with **Jay Leno**, which aired on October 31.

In all, Halloween visitation far exceeded last year's totals, with nearly 3000 people touring the museum between October 27 and October 31. Funds raised on Halloween weekend and Friday the 13th brought in \$34,000. These funds help greatly with the ongoing restoration of the historic house museum.

Thanks to all the SOHO and Whaley House staff and volunteers who made this October such a success: **Nancy Appleton, Bruce and Alana Coons, Janet Cooper, Cambria Covell, William Doyle, Daniel Eues, Kimberly Fickas, Sandra Flores, Dean Glass, Linda Matlock, Vykki Mende Gray, Taylor Hammond, Morgan Hoodenpyle, Casey Howie, Mary Jones, Stuart Kalbrofski, Valeria Lopez, David Marshall, Ryan Marshall, Olivia McQueen, Pat Petersen, George Plum, Bonnie Poppe, Christopher Pro, Jamie Reynolds, Victor Santana, Cassandra Spindler, Diana Stanley, Heather Sullivan, David Swarens, Jokie Tolentino** and husband **James**, and **Justin West**.

¹ Holzer, Hans. *Ghosts of the Golden West*, The Bobbs-Merrill Company, Inc., 1968.



Shoppers happy to stand in line at the SOHO Museum Shop to buy unique vintage-style Halloween items during the late October nights.

The Annual Meeting & Elections September 23

The Stein Farm was a great site for the event. Farm board members showed us great hospitality and all who attended thoroughly enjoyed themselves.



New Board member John Oldenkamp, past BOD Christopher Pro, Vice President David Swarens



President Beth Montes & daughter Ana, Harmony Jones with mom Mary



Outgoing VP Barry Hager



Eva Miller & Misty Drake



Treasurer Jessica McGee & Modcom's Eva Thorn



Linda Matlock & Melanie Plummer



Events & Education Director, Alana Coons presents the SOHO Lady



Janet Hobbs Conway & Administrative Aide, Dean Glass



Carin Howard & Sharon Gehl



Harmony Jones & Stephen Hager harvesting vegetables



Board member Welton Jones, recipient of the SOHO Lady, with David Swarens



Stein Farm caretaker Chris Johnson, Mary Jones, Lena & Jeff Lollis



Executive Director Bruce Coons, Rob Fanella & new Board member Mike Kravcar



Lena & Jeff Lollis: American Gothic



Barry Hager takes a spin on the tractor



New Board member Martha Jordan, Mark Johnson, & Susan Friedrich



Harmony Jones & Stephen Hager in the garden



Board member Allen Hazard & Kim Adler on the back porch of the Stein Farm house



Charlene Butler, Board member Curt Drake, Dean Glass & Board member Peter Janopaul

Adobe U Provides Much Needed Repairs to Casa de Estudillo

BY ALANA COONS

SOHO partnered with Old Town San Diego State Historic Park thanks to funding from the California State Parks Foundation for a course on repairing and restoring adobe structures. The hands on workshop at the Casa de Estudillo in Old Town San Diego State Historic Park was a great success. Volunteers received a brief overview of historical and architectural background with the greater part of the day's emphasis on practical application.

The immediate goal was to help restore and repair the walls of the Casa de Estudillo house museum with the long-range goal to develop a trained team that can be called in to action when other adobes throughout San Diego County are in need, a core group of volunteers that can help to protect and preserve these rare sites when they don't have the funds and staff to do so on their own.

Volunteers came from as far away as San Juan Capistrano and from all points in San Diego County from Rancho Santa Fe and La Mesa to the South Bay. A good amount of work was accomplished on the front section of the Casa with both

general maintenance the adobe structure needed as well as the repair of previously improperly repaired sections. The group of volunteers was a most amiable group of people who were quick to learn the techniques demonstrated. Teamwork was the order of the day with a show of stamina that was admirable to say the least. I think everyone slept well that night after such hard work. A second day is being planned to complete and whitewash the repaired walls.

Thanks to **Dr. Therese Muranaka**, Associate State Archaeologist for San Diego Coast District; and **Bill Minnell**, Maintenance Chief, San Diego Coast District, California Department of Parks and Recreation for arranging and providing oversight to the project.



State Park Historian Victor Walsh & Maintenance Chief Bill Minnell



Teri Delcamp uses a hand saw to cut an adobe brick to size



Melanie Como Harris & Stephani Stephenson



Adobe U Instructor Executive Director Bruce Coons & SOHO VP David Swarens



Ellen Sweet & David Swarens



(Left to right in front) Teri Delcamp & Heather Urquhart; (in back) Ellen Sweet, Rick Burns, & Stephani Stephenson



Bill Minnell observes while State Park Archaeological Leader, Cynthia Hernandez, Alana Coons and Foresta Von Kurt finish up the west wall

Interrobang Lecture Series 2007

BY ALANA COONS

The 2006 inaugural year of the Interrobang lecture series was a hit. Participants gave Interrobang a resounding thumbs up and therefore by popular demand, plans for the 2007 speakers are well underway. Interrobang's focus is on what the interested public and the professional want and need to know about quality design through the eyes of the tenants that make a city great; historic preservation, architecture, landscape architecture and interior design.

The collaboration of SOHO with the San Diego chapters of the American Society of Landscape Architects (ASLA), the American Society of Interior Designers (ASID) and the American Institute of Architects (AIA) has been a terrific experience.

Interrobang is bringing some of the most exciting voices in architecture, historic preservation, landscape architecture and interior design right to your doorstep as the venue moves from Museum of Contemporary Art San Diego, La Jolla to the museum's newest facility in downtown San Diego.

The combination of the iconic Santa Fe Railroad Station with the new museum provides an architectural and cultural setting that by its very design will promote discussion, from the importance of good architecture, landscape architecture, interior design and historic preservation and how they can interact with and compliment each other in today's needs for urban planning and smart design. Please join us in celebrating Interrobang's second year.

With easy access to the trolley and a one-hour reception before the lecture designed for networking with food and drink included Interrobang helps simplify your life, just come directly from home, work or school. A special 10-month series discounted pass has been instituted and is available until January 30 at www.InterrobangSD.org.

Date/Time:

Second Tuesday of every month February through November 2007

6:00pm – Wine and light hors d'oeuvres reception

7:00pm – Lecture with Q&A

Location:

Museum of Contemporary Art San Diego Downtown,
1001 Kettner Boulevard

Tickets:

\$100 Pre-purchased 10-month pass for members/students

\$120 Pre-purchased 10-month pass for non-members

Annual pass is available from November 15 2006 to January 30 2007 only

\$12 Pre-purchased ticket price for members/students

\$15 Pre-purchased ticket price for non-members

\$15 At-the-door for members/students

\$18 At-the-door for non-members

Order online at www.InterrobangSD.org

Whaley House to Celebrate 150th in 2007

BY DEAN GLASS

"My new house and store will be soon completed, and when finished will be the handsomest and most convenient and comfortable place in this section of the country or within 150 miles of here." --Thomas Whaley, Feb. 9, 1857

Mr. Whaley could have added "long-lasting" to his list of adjectives describing his building, for 2007 marks the 150th anniversary of the Whaley House. Standing proudly on San Diego Avenue for the past century and a half, the building has withstood earthquakes, vibrations caused by the trains which used to pass by its front door every day, renovations and remodels, and its planned destruction in 1956, when it was saved and

purchased by the County of San Diego to be turned into a historic house museum.

SOHO will mark the 150th Anniversary of the Whaley House with special events throughout the year. We hope you will help us celebrate by participating in these events, to be announced, and remember that as a SOHO member, you receive unlimited free admission to the museum.

If you are interested in joining the planning committee for the Whaley House 150th Anniversary events, please call Dean at the SOHO office at 619-297-9327.

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Celebrating Mission Hills' 99th Year!

On January 20, 2007 Celebrate with us by attending these events:

- Lecture by Jane Powell: *"Preserving Bungalows, Green Homes for the 21st Century"*
 Tickets \$15 for members/\$20 for non-members
 Noon to 1:30 PM at Francis Parker – Mission Hills
- Walking Workshop *"Good Housekeeping"* –
 A skill builder on painting, sensitive remodels & more.
 Tickets \$10 for members/\$15 for non-members
 1:30 PM or just after the lecture.
 Meet at Francis Parker – Mission Hills
- Combo ticket \$20 for members/\$30 for non-members

For more details call 619.497.1193 or
 www.MissionHillsHeritage.org



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Mission Statement

Through education, advocacy, and stewardship SOHO's mission is to preserve, promote and support preservation of the architectural, cultural and historical links and landmarks that contribute to the community identity, depth and character of our region.

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~ Lost San Diego ~

Point Loma Universal Brotherhood & Theosophical Society
Homestead, popularly known as Lomaland.



circa 1905, Coons collection



Current photo by Bruce Coons

The main building and Temple of Peace as seen here in the historic photograph were completed in 1900 sporting domes of aquamarine and amethyst colored glass respectively. These were visible when lit at night far out to sea and as far east as Mt. Cuyamaca.

The Spaulding house to the left still exists today and serves as the administration building. This became the Point Loma Nazarene College in 1973 and is now Point Loma Nazarene University.

These two buildings in this fantastic complex were destroyed by fire in 1952.