

Ronald V. May, RPA, President
Spring and Summer 2005



San Diego City Council To Save The Historical Resources Board!



After a spirited presentation before the City Council at their June 13, 2005 Budget Hearing, Mayor Dick Murphy and Councilmembers Michael Zucchet and Toni Atkins saved the day for the Historical Resources Board (HRB)!

The true champion proved to be Councilman Zucchet, who offered \$39,000 of his own staff budget to save the Senior Planner staff to the HRB. Council member Toni Atkins matched his offer, as did a more reluctant Councilman Ralph Inzunza.

Save Our Heritage Organisation (SOHO), Legacy 106, Inc., and many of our clients generated hundreds of letters, emails, telephone calls and personal meetings with members of the San Diego City Council. The presentation of twenty speakers went off like clock work, which included several impassioned homeowners who have landmarks pending before the HRB. What a fantastic outpouring of support! Now we await the City Council's final decision as to the fate of the HRB and Planning Department's staff.

City of San Diego Happenings – Homeowner Nominations

Chairman Lloyd Schwartz, City of San Diego Historic Resources Board, convinced Development Services staff to reinitiate processing of historic landmarks in April 2005. Landmarking had been on hold since Senior Planner Teri Delcamp resigned in December 2004. At a rate of about five houses a month being placed on the HRB agenda, along with CCDC projects, and the same number submitted by homeowners, there remains a backlog of approximately thirty-five (35) nominations. Senior Planner Mike Tudury, Associate Planner Nicole Purvis, and their interns merit high praise for getting landmarking back on track.

A large, bold, red "35+" is centered within a red rectangular border. The "+" sign has a horizontal line underneath it.

Chain of Title Work for Homeowner House History Research

In order to assist private homeowners who wish to research their own homes, Legacy 106, Inc. has developed a niche in researching and preparing house history chain of title reports. These chains outline the property owners from the creation of the underlying subdivision to the year 1955. The house history chain of title outline then serves as a guide for owners to research their house history. Homeowners wishing to research their own homes are encouraged to inquire about this service from Legacy 106, Inc.

Mission Hills Heritage Civic Work

In keeping with our philosophy of giving back to the community, Legacy 106, Inc. has donated time and resources to Mission Hills Heritage (San Diego) as they develop a program of public awareness and community pride in old neighborhoods. Through a client with a landmark study in progress, Mission Hills Heritage arranged a reception at our clients' fantastic mansion that drew 87 community members.



We helped MHH come up with a logo design for letterhead and t-shirts and participated in mailing parties to help reach out to the estimated 7,000 residents of the community. The June 4, 2005 Mission Hills historic homes tour of homes designed by master architects William Templeton Johnson, Richard Requa, and William Sterling Hebbard raised more than \$10,000 for Mission Hills Heritage in their community preservation efforts.

Master Landscape Architect Roland S. Hoyt and Landscape Architecture

Following the February 2005 City of San Diego, Historic Resources Board hearing, Legacy 106, Inc. encouraged the City of San Diego to officially recognize master landscape architect Roland S. Hoyt for his 1928-1931 design and planting of Presidio Park, at the west gate to Mission Hills. Hoyt lived in a bungalow on Falcon Street in Mission Hills during that time. Senior Planner Diane Kane (on loan from Center City Development Corporation) informed us that Hoyt is now recognized as a Master Landscape Architect with the City of San Diego.



California Environmental Quality Act Projects

This winter, we evaluated historic and archaeological resources on two projects that required California Environmental Quality Act (CEQA) review. Local government agencies directed our clients to determine historic significance, potential project impacts, and propose mitigation measures. Legacy 106, Inc. conducted in-depth historic research, oral interviews, and worked closely with the clients to develop a range of mitigation treatment plans for agency review.

Old Town San Diego Legacy of Police History

Among the interesting projects of this quarter has been the former home of pioneer San Diego police officer Frank Connors and his wife Emma. Frank was a third generation police officer, as his grandfather served as deputy sheriff in the 1880s, his uncle was one of the first San Diego police officers in 1889, his father rose to rank of lieutenant and served as court bailiff. Frank died on duty and the City of San Diego authorized one of the largest funeral processions of police, fire, coroner, and sheriff officers in the history of San Diego. The land under Frank and Emma's house is linked to the Mexican occupation of Old Town and Rudolph Schiller's photography studio once stood in the Connor's back yard.

Legacy 106, Inc. prepared an Historic Resource Evaluation and determined the house had suffered too much integrity loss to qualify as architecturally significant, but the association with police officer Frank Connors qualified locally for historic association. The owner is exploring design options for mixed residential and commercial use of the property.



SOHO Craftsman & Spanish Revival Weekend



Legacy 106, Inc. participated in a panel discussion on Friday, March 11, 2005 concerning citizen-funded historic districts within the City of San Diego. Other participants included David Swarens, long-time SOHO member and home owner in the City Heights Historic District; David Marshall, president of Heritage Architecture, former president of SOHO, and current member of the City Historic Resources Board; Janet O'Dea and Allen Hazard, board members of Mission Hills Heritage, owners of a historic landmark in Mission Hills, and dynamic co-authors of the Sunset/Sheridan/Lyndon Street Historic District. Hazard currently serves on the SOHO board and O'Dea is a former SOHO board member. While enormously rewarding on a personal level, the panel agreed historic districts take several years to research, document, and present a report to the City of San Diego and then sit in a dark office at the city due to low priority given on processing. The panel encouraged owners in older neighborhoods to protect their communities from real estate speculators who would demolish old houses to build tacky apartments or high rise condominiums that would forever destroy their community character.

Cell Towers and The Gird Ranch Barn

For the past 90 years, commuters along State Highway 76 and residents of the agricultural community of Fallbrook have enjoyed the old red barn at the intersection of Via Monserate. When a telecommunications firm proposed installation of cellular monopoles adjacent to the barn, the County of San Diego directed preparation of a historic resource evaluation.

Legacy 106, Inc. conducted in-depth chain of title research, interviewed Fallbrook residents, and came to learn the late William E. and Dr. Nina Gird built a 4,500-acre livestock ranch that covered a third of the Mexican era Rancho Monserate that included the barn. The Gird Ranch Barn served as part of the agricultural infrastructure that supported a herd of horses, Devon cattle, pigs and other animals between 1915 and the beginning of the Great Depression in 1930. The barn contributes to understanding that operation. The report concluded this Broken Gable Barn to be locally significant and recommended several design options to mask the monopoles as trees, windmills, or a combination with a water tower to retain the historical sense of the site. This report goes to the County of San Diego, Historic Sites Board (5201 Ruffin Road) in June.



The Dilley Houses of Coronado, South Park, and Mission Hills



Homebuilder Louis R. Dilley and his wife, Muriel, arrived in San Diego some time in 1916 and began a career on Coronado that later expanded across San Diego Bay to the communities of South Park/Golden Hills and Mission Hills. Although not all his creations are known as yet, city directories revealed he designed his Coronado home in the Spanish Eclectic style distinguished by narrow, arched

casement windows separated by Classic Greco-Roman columns and covered his walls in a unique pea gravel on cement stucco. Across the bay, Dilley designed a Spanish Eclectic house with Pueblo Indian style multi-tiered flat roofs, the familiar narrow arched Greco-Roman casement windows, Spanish canale roof drain spouts, and Spanish fired red clay tile shed roof accents. All three houses had the same "Dilley" door, a medieval style. Dilley also invested in real estate throughout San Diego, but left to work in Los Angeles in 1925.

Heritage Tourism in Santa Fe, New Mexico

Legacy 106, Inc. sent Ronald V. May, RPA and Richard Gadler to the Society for Applied Anthropology annual meeting in Santa Fe, New Mexico in April 2005. We attended a series of lectures on heritage tourism, as indigenous communities around the world have developed programs to attract foreign visitors. Research Associate Gadler intends to use this training to help a Midwest American city develop their own heritage tourism plan around their historic buildings, railroad, river markets and battlefields.

This Summer looks to be every bit as exciting as this past Spring season!