



Walter M. and Loretta B. Casey House

Landmarked June 24, 2004



Henry and Bethel Hoffman House

Landmarked October 28, 2004



Edwin and Rose Emerson House

Landmarked November 18, 2004

Legacy 106 - NEWSLETTER

President's Message

Winter 2004 - Spring 2005

By Ronald V. May, RPA, President

The Winter of 2004 was packed full of high energy community involvement all around San Diego County. We expanded consultations to include architectural assessments, tackled a second-opinion review, took on some CEQA work, completed an archaeology collection report, as well as our usual historic house research landmark studies. The season was so busy that our final report of the year had to be shipped Express Mail to arrive before December 31, 2004.

Homeowner Nominations Throughout 2004, Legacy 106, Inc. has been working at capacity on historic projects all over the region. Our clients hail from Encinitas, Fallbrook, La Mesa, and the City of San Diego. In order to balance our workload and not reduce quality, we set a maximum of six landmark projects in-play at any one time. We have also initiated chain-of-title-searches, initial assessments, and incremental research to help homeowners decide if they want to commit to full-blown historic nomination work.

City of San Diego Changes This time last year, the historic preservation community and our clients convinced the City of San Diego, Land Use and Housing Committee not to approve a moratorium on historic landmarking. Instead, the City Council allowed a slowdown in the process, which created a constant backlog. The average time it took once an owner submitted a nomination package was four months. Although we had hoped this would end in 2005, the November 2004 resignation of Senior Historian Teri Delcamp will undoubtedly complicate the process. The good news is the City re-hired Nicole Purvis as an Associate City Planner to work for the Historic Resources Board and Diane Kane continues on as the CCDC-financed Senior Planner for the board. We can only hope that Senior Planner Mike Tudory will continue his part-time service as well. To date, no intake fees have been approved by the City Council.

Integrity Assessment Reports The City of San Diego Historic Resources Board toughened up its standards for architectural integrity this past year. Architect David

Marshall raised stucco finish changes, addition of exterior handicap elevators, and roofing changes as serious integrity loss issues. In a recent case on Trias Street in Mission Hills, board member Otto Emme raised objections to a house with a second-story addition that he felt incompatible with the original house design. Since Legacy 106, Inc. has a policy of not accepting a commission for a house that has greater than 5% integrity loss, we initiated a new "Integrity Assessment Report" program for new clients to carefully screen integrity issues. We now examine the physical architecture (no research), shoot digital photos, and send a letter report assessing the integrity for the client. This enables homeowners to choose between making repairs, going forward for a nomination, or withdrawing at an early stage.

Chain of Title Research A number of clients this past Winter required assistance, but wanted to conduct the historic research themselves. For example, Legacy 106, Inc. conducted a chain of title search for Doug Cooper on his Talmadge Park Shown/Severin House that revealed Superior Court case numbers, probate records, and other legal documents in addition to simple deed conveyances. We provide annotations and guidance to help the homeowner carry out their own research.

SOHO Modernism Conference in October Save Our Heritage Organisation honored Legacy 106, Inc. with an invitation to speak on the zany post-war Modernist architecture of the late 1940s and early 1950s. Building upon earlier SOHO lectures on 1950s Google style coffee shops, we were able to link a generation of World War II veterans and a strong need for wild escapist art, architecture, music and times. Architects expressed this national mood in tilted rooflines, soaring and front windows, exotic South Pacific and African art, and 1930s Bauhaus modernism. The conference included many other lectures, tours of houses designed by legends like Homer Delawie and Lloyd Ruocco, and a fantastic cocktail party in the renovated 1960s penthouse of 3200 Sixth Avenue.

Mission Hills Heritage An outgrowth of more than two years of homeowner historic surveys in Mission Hills by private citizens working with SOHO and Legacy 106, Inc., led to the formation of Mission Hills Heritage this past October. Many of the owners felt the need when CLB Partners and R.L. Lawrence Development, Inc. proposed demolition of local landmarks to build a 65-foot tall condominium project at Washington, Goldfinch, and Falcon

Streets. As 1200 residents signed petitions opposing the change in their community, Mission Hills Heritage hired Legacy 106, Inc. to conduct independent research to submit their own report. Nationally famous landscape architect, Roland Hoyt, had occupied one of the buildings while he landscaped Presidio Park in 1928-1929. Mission Hills Heritage submitted this report in time for the December 22, 2004 comment deadline and will bring their concerns to the City of San Diego Planning Commission on January 27, 2005.



Encinitas Historic Laws Two years ago, Legacy 106, Inc. submitted information to encourage the City of Encinitas to adopt an ordinance similar to the City of San Diego

that would enable historic landmarking and participation in the Mills Act property tax reduction program. Last year, the City of Encinitas adopted that ordinance, but has yet to forward the resolution to the County Tax Assessor to formalize the Mills Act. Architect Brent Jones retained Legacy 106, Inc. to evaluate what might become the first Mills Act case forwarded by Encinitas. Brent is in escrow for this front gable, Greek Revival beach cottage that was occupied by a locally famous artist.

Christmas Tree King Scandal Sometimes historic house research uncovers fascinating local history that is just fun to read, as was the case with the Christmas Tree King Scandal uncovered while researching the Robb/Rotta House on Marlborough in Kensington. Homeowners Chris Martinez and Nova Bella de Lovely were so excited with the tale that they jumped in their car and drove to the scene of the 1947 crime. And, this was a story not covered in Thomas H. Baumann's *Kensington-Talmadge 1910-1997* book on Kensington history!

North Park “West Enders” The amazing thing about local history is that living memory fades so fast. While researching the life of realtor Maynard Heatherly in what we now call North Park, the geography of the former City of East San Diego unfolded. Located east of the “boundary” (hence the origin of Boundary Street) in the City of San Diego, this separate city existed for about twelve years. The East San Diego neighborhoods on the west end of town were actually identified as “West Enders” in a 1920s map that is now curated in the San Diego Historical Society.



Uncovering an “American Identity” in San Diego

But how do you discover mysteries older than living memory in San Diego? Written literature suggests that American citizens desperately shaped their own identities after arriving in San Diego when the railroad extended here in 1885. Legacy 106, Inc. had the pleasure of uncovering archaeological evidence of the wealthiest class of American society on Redwood and 5th Avenue this past December for Pacific West Archaeology and Intergulf Corporation. Construction monitoring and archaeology exposed the “manure pit” of Dr. Thomas Stockton’s residence, which he occupied until his death in 1910 and his family remained until 1934. Expensive Japanese porcelain Kaga style hand-painted Kutani tea sets were recovered along with expensive meat cuts, fine European porcelain table settings, fine wines, medical instruments and evidence of Chinese domestic labor. This report on the Alicante Project will soon be submitted to the City of San Diego for review.



Rural Landmarks and Adaptive Reuse As we write on interesting chapters in local history, Legacy 106, Inc. is hot on the paper trail concerning an old red barn outside of

Fallbrook in North San Diego County. Within living memory, the old Monserrate Mexican Land Grant has changed to the Gird Ranch and then the Post World War II subdivision of San Luis Rey Heights. In spite of those changes, an old agricultural barn has survived because local people adaptively reused it for commercial purposes. We are evaluating the age, integrity, and interpretive value the barn plays in Fallbrook farming history. This study will help the County of San Diego determine the best adaptive reuse of the property for commercial applications.

Mission Inn at Christmas This year, we rewarded ourselves with two nights at the National Historic Landmark Mission Inn in Riverside a few days before Christmas 2004. The fantastic Spanish Eclectic, Roman, and Mission Revival architecture provided the perfect retreat. We had the honor of sleeping in the Harold Bell Wright Room, which the famous author occupied between 1918 and 1919 to compose many of his publications. It is built of fired hollow clay tile with a 15-foot high open beam ceiling, leaded glass windows and an arched Medieval door and is located on the top of the Mission Inn.



The Spring of 2005 is already packed with exciting new projects for Legacy 106, Inc. We are now adjusting our schedule to accommodate the caseload and the first quarter looks to be as exciting as 2004.

Ronald V. May, RPA, President
Legacy 106 Inc.
P.O. Box 15967
San Diego, CA 92175
Phone / Fax (619) 269-3924
Legacy106inc@aol.com
www.legacy106.com