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Full schedule of GI Film Fest

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The Barcelona's time in Bankers Hill

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Cygnet's 'The Virgin Trial'

FOOD AND DRINK P. 10



New cocktail at Madison on Park



San Diego-based artist being filmed as he transforms a Huey helicopter into a piece of art. (Photo courtesy GI Film Fest)

GI Film Fest explores returning from war across generations

**KENDRA SITTON | Uptown News**

The fifth iteration of the GI Film Festival San Diego, which is taking place from Sept. 24-29, does not have a stated theme outside the festival's purpose: showcasing films created by, for and about military service members and veterans. Still, the selected feature films, documentaries and shorts have a connected through-line.

see GI Film Fest, pg 2

Truax redevelopment a red Onion?  
Changes to historic AIDS hospice divides community

**KENDRA SITTON | UPTOWN NEWS**

The Truax House is now a blood-red color trimmed with black. Just a few years ago, San Diego's first AIDS hospice was a blighted building covered in a flaking eggshell siding with a storied history and an unknown future.

Would the house where so many patients breathed their last during the AIDS epidemic be converted into a park? A community center? A museum? Housing?

see Truax House, pg 5



An outside look at the refurbished Truax House (Photo by Kendra Sitton)

Growth of  
short-term  
vacation  
rentals  
fuels fury



Mayoral candidate Barbara Bry at a press conference outside The Louisiana on short-term vacation rentals. (Photo by Helen Rowe Allen)

**KENDRA SITTON | UPTOWN NEWS**

The short-term vacation rental industry has continued to grow in San Diego, fueling tourist spending and jobs, as well as fears these properties are taking housing stock off the market.

Estimates of how many whole-home rentals are available at any given time in the city range from 8,000 to 16,000.

No one knows the exact number of short-term rentals (STRs) — defining that statistic gets complicated as some homes are listed on multiple platforms and others have owners that occupy it part of the year — but it does appear to be a growing industry even as the specifics are fuzzy.

see Short-term, pg 7

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FROM PAGE 1

## GI FILM FEST

"A lot of the films, and specifically 'Homemade' and 'Take Me Home Huey,' have to do with healing from war," said Lisa Marcolongo, a member of the Advisory Committee for the GI Film Festival San Diego. "We're still at war and our active duty and our veterans and their families are still healing from war."

"Homemade" is a documentary film following a combat veteran and his family for six years as he struggles to reintegrate to civilian life. Its world premiere is at the Museum of Photographic Arts on Sept. 25. "Take Me Home Huey" opens the film fest on Sept. 24 with its portrayal of a San Diego-based artist's project to restore a Huey helicopter from the Vietnam War and then reunite it with its former crew.

"Homemade" is about Afghanistan. "Take Me Home Huey" is about Vietnam. These are two different generations. These are two different conflicts and wars. They're all healing and finding ways to do that, whether

it's through sculpture and art forms, whether it's through physical activity and things like that," Marcolongo explained. "It's something that resonates with multiple generations and we need to be there to help and support them. San Diego has a great collaborative and coalition of service providers and community members that are here just to support them during that journey."

She sees the divide between civilian and military life as one of the barriers making it difficult for veterans to return to their communities. Marcolongo believes the film fest is an important place for veterans to meet people in the San Diego area willing to support them since bases are largely inaccessible to civilians.

"I understand that there are security protocols and safety is number one, but at the same time, that kind of cut us off from creating more links and connections between the military and the community. That's just one more reason why the GI Film Festival is so important. It's not just about watching those films that you're going to see in that theater;



Adam Sorenson's return to civilian life is the focus of "Homemade." (Photos courtesy GI Film Festival)

you're going to be able to meet active duty and veterans at the same time you're viewing some of those stories and journeys that they wanted to highlight," she said.

Marcolongo is passionate about supporting veterans because of her husband's struggle with post traumatic stress disorder (PTSD) when he returned from combat in 2007. She needed the help and support of San Diegans as the family learned to manage his condition.

"Our family is thriving because of those resources that reached out to us and helped us," she said.

Of the films she viewed while making selections for this year's festival, Marcolongo particularly resonated with "Homemade," as it showed another family dealing with invisible wounds from war.

For the filmmakers, giving viewers a relatable perspective

onscreen was an intentional choice.

"We really wanted [the film] to feel like you were on the inside and that you were a part of Adam and Victoria and their family's life," said director Danielle Bernstein.

The film itself is grounded in empathy, with the directors behind the cameras describing their subjects as close friends. Each time they visited Adam Sorenson as he navigated life after war, they worried first about making sure the family was going to make it as Sorenson battled addiction and health issues, and second about filming.

"We're a couple and we were documenting a couple. I really became friends with Victoria throughout the film," Bernstein said. She believes since her and co-director Jason Maris did the project together, they were able to connect in a different way than if Maris executed the filming alone. What resulted was an intimate portrayal of the struggles to readjust to civilian life after a traumatic brain injury.

The Marine Corps is currently in discussions with them to use the film as a possible training tool. Bernstein believes civilian culture can learn something from the military as well and needs to better help people find purpose in their lives.

"I'm a huge advocate for how do we make transition more streamlined and more positive and easier to integrate to civilian culture, and also how do civilians start to look at ourselves and how we participate in a culture that doesn't give us daily feeling of purpose and meaning," she said.

According to Maris, doctors who have attended private screenings of the film also learned how to better understand their patients.

"Doctors who work with military said, 'Wow, this is incredibly insightful because it is all the people that we've treated, but it's what happened before they walk through our door.' [They have] never even gotten to see that part of the story. [They have] just [seen them] after they'd come for treatment," Maris explained.

Maris said, "It's been very effective in igniting the kind of dialogue that we want to have around these issues."

To continue that discussion, they will be a part of a panel, alongside stars Adam and

Victoria, after the screening of "Homemade" at the festival.

The local artist featured in the 2017 Emmy-award winning documentary "Take Me Home Huey" will also be speaking at the event. His mixed-media transformation of the Huey was the original premise of the film, but it became about helping Vietnam veterans who visited the 47-foot-long sculpture heal.

According to the U.S. Department of Veterans Affairs, it is estimated that approximately 7.3 million Americans who served during the Vietnam War from 1964 and 1975 are alive today. However, many Vietnam War-era veterans do not share their stories or experiences, and are affected by PTSD.

"In this case, the art became a catalyst for conversation. It kickstarted conversation and allowed these veterans to open up and talk like they've never talked before," Maloney said.

Maloney decided to embark on the project after he turned another helicopter into a sculpture. He wanted to do the same with a Huey to thank veterans who never got properly welcomed home during the Vietnam War.

"The first thing that turned me onto thinking about this project was the fact that I learned that there was a 50th commemoration of the Vietnam War," he said. "When I thought about the Vietnam War, I thought, wouldn't it be ideal if I could get an old scrapped Huey helicopter and transform that to be a piece of art to thank those that never got a welcome home."

He wanted the art to engage all senses, which is why he originally contacted the filmmakers to have a documentary accompany the transformation. The project soon went viral, with senators and other lawmakers hailing the work and a tour of the transformed helicopter traveling across the U.S. It currently resides in Palm Springs.

"I've always said this is the proudest thing I've done — the whole project. It's been incredible and it's taken off organically. It's grown by leaps and bounds. When I envisioned the project, I had no [idea] the reach that it would have," Maloney said.

A line from the resulting film has stuck with GI Film Fest organizer Marcolongo.

"It said, 'As I walked through life, there's a pebble in my shoe. What has helped me the most is helping a fellow veteran,'" she said. "I think that resonates with both of those films as they both wanted to help other veterans and themselves through this healing process."

The 34 films in this year's film fest will be shown over six days, primarily at the Museum of Photographic Arts and UltraStar Cinemas at Hazard Center. Tickets and the full schedule are available at [gifilmfestivalsd.org](http://gifilmfestivalsd.org).

— Kendra Sitton can be reached at [kendra@sdnews.com](mailto:kendra@sdnews.com).



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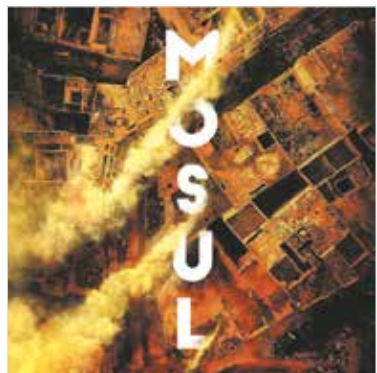
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# GI Film Festival San Diego schedule

**'Take Me Home Huey'** - This film documents contemporary artist Steve Maloney's transformation of a wounded warbird into a colorful sculpture. Documentary Short / Dirs. Alicia Brauns, Christine Steele, and Steve Maloney / 2017 / 56 minutes / Tues., Sept. 24, at the Museum of Photographic Arts (MOPA) in Balboa Park



**'Mosul'** - The gritty, thrilling story of local militias and uneasy allies who banded together to liberate Iraq's second-largest city of 1.3 million people from IS in 2017. Documentary Feature / Dir. Daniel Gabriel / 2019 / 86 minutes / San Diego premiere / Wed., Sept. 25, at 5:15 p.m. at MOPA

**'Homemade'** - Documentary Feature / Dirs Jason Maris and Danielle Bernstein / 2018 / 82 minutes / world premiere / Wed., Sept. 25, at 7:30 p.m. at MOPA

**'The Whistleblower of My Lai'** - This artful, resonant documentary counterpoints the story of one of the most shameful episodes

in U.S. military history with the production of a radical new opera about the helicopter pilot who broke the story of the notorious My Lai massacre. Documentary Feature / Dir. Connie Field / 2018 / 65 minutes / San Diego premiere / Thurs., Sept. 26, at 5:30 p.m. at MOPA

**Drama Block: Intense Stories of Service** - This selection of shorts includes stories of loss, survival, and resilience. International films are also featured in this lineup. 96 minutes / Thurs., Sept. 26, at 7:30 p.m. at MOPA



**'Polka'** is directed by Uptown resident Andrew Brame.

**Drama Block: Not Your Everyday Story** - 104 minutes / Fri., Sept. 27, at 6:15 p.m. at MOPA



**'The Black String'** - After a lonely convenience store clerk goes on a blind date with a mysterious woman, his world begins to unravel in horrifying fashion. Narrative Feature / Dir. Brian Hanson / 2018 / 92 minutes / San Diego premiere / Rated R / Fri., Sept. 27, at 9 p.m.

at MOPA



**'Sunken Roads: Three Generations After D-Day'** - A young woman joins a group of D-Day veterans on a pilgrimage to retrace their route from World War II. "Sunken Roads" follows their journey, painting an intimate portrait of these soldiers during their final return to Normandy. Documentary Feature / Dir. Charlotte Juergens / 2019 / 90 minutes / West Coast premiere / Sat., Sept. 28, at 10:30 a.m. at UltraStar Cinemas at Hazard Center



**'The Donut Dollies'** - In 1968, two best friends joined an elite team and flew into a war zone wearing powder blue dresses. These idealistic young women embraced their mission — to cheer up the GIs in

Vietnam — with energy, creativity, compassion, and resolve but had no idea what they were getting into. Forty-seven years later, they reunite in Vietnam to retrace their steps; ask why they went; ask whether they made a difference; unlock buried memories; and share their stories for the first time. Documentary Feature / Dir. Norm Anderson / 2018 / 85 minutes / San Diego premiere / Sat., Sept. 28, at 1 p.m. at UltraStar Cinemas at Hazard Center



**'Island Soldier'** - "Island Soldier" interweaves the personal stories of Micronesian soldiers serving in the U.S. military, following their journey from the most remote islands in the Pacific to the front lines of the war in Afghanistan, and back again. Through the odyssey of the Nena family of the tiny island of Kosrae, the film humanizes the repercussions of America's foreign wars, and the changing fabric of a small island nation caught in the tides of international politics, teetering on the brink of economic collapse. Documentary Feature / Dir. Nathan Fitch / 2017 / 85 minutes / Sat., Sept. 28, at 3:30 p.m. at UltraStar Cinemas at Hazard Center

**Awards Celebration** - Join us for the awards celebration, honoring filmmaking excellence. Admission includes drinks, appetizers, and entertainment. Comedian and former Navy Officer Jamie Kaler hosts. 180 minutes/ Sat., Sept. 28, at 7 p.m. at Parq Event Center

**Doc Block: True Stories of Survival and Heroism** - This selection of shorts includes documentaries spanning from the Civil War to present-day conflicts. 98 minutes / Sun., Sept. 29, at 1 p.m. at UltraStar Cinemas Hazard Center

**Vietnam Block** - This selection of shorts includes documentaries about the Vietnam War, the veterans, and the war's aftermath. 80 minutes / Sun., Sept. 29, at 3:30 p.m. at UltraStar Cinemas at Hazard Center



**'Scramble the Seawolves'** - A ragtag team from meager beginnings becomes the most decorated squadron in Naval Aviation history and of the Vietnam War. Documentary Feature / Dir. Jeff Arballo / 2018 / 107 minutes / Sun., Sept. 29, at 5:45 p.m. at UltraStar Cinemas at Hazard Center ❖

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## Uptown Briefs

### Unmarked graves at Presidio to get memorial

Old Town Community Planning Group voted in favor of a plan to add a memorial to Presidio Park in honor of all the people buried in unmarked graves at the site. The group intentionally kept the wording of their endorsement loose as funding will still need to be acquired to build any type of memorial. Members of the group expressed hope they can raise enough money to build something that will feature the names of people buried at the park. Three hundred such names have been collected so far, with more expected to come. At minimum, the group wants a commemorative plaque.

### Fleet Science Center extends Pause|Play

The Fleet Science Center's Pause|Play exhibition has been extended to Jan. 5, 2020 because of popular demand. Pause|Play, an adult-sized playground with a scientific twist, is an invitation for the young and the young-at-heart to leave the digital world behind, hit pause on their busy lives and recapture the nostalgia of play.

Pause|Play features more than 10 experiences that were each designed to evoke childhood memories.

The corresponding week-long event for the 21-plus crowd,

Adult Recess, has been extended through September. Adult Recess offers a chance for grownups to experience Pause|Play and the Fleet's other interactive exhibits and indulge in a no-host bar on Friday nights.

### Census takers needed

The U.S. Census Bureau is now recruiting hundreds of temporary census takers in San Diego in advance of its Nonresponse Followup Operation for the 2020 census.

The primary purpose of the Nonresponse Followup Operation is to count people in person at housing units who have not self-responded to the decennial census questionnaire. Census takers visit and enumerate those households. This operation requires more field workers than any other operation for the national population count, which occurs every 10 years. Nonresponse follow-up is an integral part of the 2020 census program that ensures a complete and accurate count.

The pay rate is \$20.50 per hour. For more information about 2020 census jobs, call 1-855-JOB-2020. Apply online at [2020census.gov/jobs](https://2020census.gov/jobs).

### Tibbitts family to build five-story housing project in Hillcrest

A partnership owned by the Tibbitts family of San Diego has obtained a \$14.25 million construction loan to build a five-story, 50-unit multi-housing project in Hillcrest called Arbor Terrace.

Arbor Terrace will be developed on a 0.3-acre site at 4186 Fourth Ave., a few blocks from the 390-bed UC San Diego Medical Center and the 700-bed Scripps Mercy Hospital San Diego.

The property's 50 units will include a mix of studio and one-bedroom units averaging 560 square feet situated above a two-story parking garage. Completion is expected in first quarter 2021.

### San Diego Zoo Global's new president and CEO

Paul Baribault has been selected as the new president and chief executive officer (CEO) of San Diego Zoo Global. The organization's Board of Trustees announced the decision Sept. 12, highlighting Baribault's commitment to conservation and his extensive leadership experience working for The Walt Disney Studios. Current president and CEO Douglas Myers announced his retirement earlier this year, after 34 years at the helm. Mr. Baribault will officially start with San Diego Zoo Global on Oct. 1, 2019, and take over in his new role on Nov. 1, 2019.

Baribault has worked at The Walt Disney Studios since 1997. As vice president of Animation Marketing Operations and Strategy, he has co-led theatrical film campaigns for Disney Animation Studios, Pixar Animation Studios and "The Muppets." Additionally, as vice president and general manager of

Disneynature, he has overseen all aspects of the film label, including marketing, feature film production and brand development.

Baribault is a committed conservationist, who has served as vice-chair of The Jane Goodall Institute, a member of the Executive Committee of Jackson Wild (a conservation summit and wildlife film festival), and executive chair of The Aspen Institute High Seas Initiative. In his work with Disneynature, Baribault pioneered the development of conservation projects tied to films, collaborating with leading nonprofits to plant millions of trees and protect millions of acres of wildlife habitat across the globe.

### Bill to empower childhood sexual assault victims reaches governor's desk

Survivors of childhood sexual assault would have more time to report an assault and pursue justice under Assembly Bill 218, authored by San Diego Assemblywoman Lorena Gonzalez. The measure passed the state Legislature after a 62-0 concurrence vote in the Assembly.

"The idea that someone who is assaulted as a child can actually run out of time to report that abuse is outrageous," Gonzalez said in a statement. "More and more, we're hearing about people who were victims years ago but were not ready to come forward to tell their story until now. We shouldn't be telling victims their time is up

when in reality we need them to come forward to protect the community from future abuse."

Under existing law, a survivor must file a lawsuit within eight years of reaching adulthood or within three years of the date a survivor who has reached adulthood "discovers or reasonably should have discovered" they suffered damages as a result of the assault, whichever comes later. AB 218 would expand both the statute of limitations for the time given to victims of childhood sexual assault, from age 26 to age 40, and the period for delayed reasonable discovery from three to five years.

After enactment, the measure would also allow for a window of three years for the revival of past claims that might have expired due to the statute of limitations. Many older schools and organizations opposed the measure over fears an onslaught of lawsuits could bankrupt them.

### Uber removing scooters and bikes from San Diego

Uber's Jump scooters and bikes will no longer be available in San Diego, with the exception of naval bases in Point Loma and on 32nd Street, according to a statement released by the rideshare company on Sept. 12.

A company spokesman said the stricter San Diego regulations made it difficult to operate in the city. Uber will start removing its scooters and bikes on Sept. 19. Other scooter companies still operating in San Diego include Lime, Bird, Lyft, and Razor. ❖

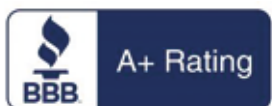


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FROM PAGE 1  
**TRUAX HOUSE**

The City Council decided housing was the most pressing need in San Diego and in 2016 authorized the sale of the property to Nakhshab Development & Design. After evolving to address the AIDS epidemic, the property is once again transforming to meet the demands of a city in crisis.

Soheil Nakhshab, the chairman of Uptown Planners, developed a plan to preserve the outside of the historic home and build a set of townhouses to the right of it and workforce housing, primarily studios and lofts, to the left. The townhomes in the black building in the corner lot are finished and close to all being sold. The Truax House is fully occupied, with one tenant qualified as very low income. The incomplete workforce housing is still exposed wood and heavy machinery. Studios there will rent starting at \$1500 per month.

Nakhshab's construction tore off the sickly skin siding of the Truax House to expose the long-hidden Craftsman features of the residence originally built in 1912 such as the horizontal siding. He also took out a wheelchair ramp going up the side of the building that obscured details like filigree in the windows.

"The beauty of this building, they had actually covered all these details. We uncovered them. We found them," Nakhshab said on a tour of the property. "These were buried and we ended up restoring it and bringing it back to life."

He chose the red paint because it is the color of The Red Ribbon, the HIV/AIDS awareness ribbon. The black trim matches the neighboring town homes, even if the architecture is vastly different.

The sharp-edged, three-story house once stood imposingly on the corner of Laurel Avenue. When the project is finally finished, it will be shadowed on both sides by the new buildings.

The changes have been noticed by the community — and not always welcomed. The development received two nominations for the annual Orchids & Onions Awards, which is put on by the San Diego Architectural Foundation. While Nakhshab has received Orchids in the past for other projects, this time he was nominated for an Onion. Nakhshab has asked the jury to withhold any awards, good or bad, until the project is done. Whether they choose to honor that request will be seen at the Orchids & Onions awards ceremony on Oct. 3.

"Let them say what they want to say, at the end of the day, we've held true to everything," Nakhshab said. "We've actually had people who lived here coming in, crying, and



The town homes on the property are selling quickly. (Photos by Kendra Sitton)

saying how much they liked the project. You may hear negative comments, but we also hear positive comments."

In the nominations, the rehabilitation was eviscerated with comments claiming the red is "too bold" and "the dignity of the home has been stripped away by turning it into a freak show." Meanwhile, the townhomes were an "eye sore," "ugly box," and a "swollen black thumb" that "stands out like a black void in the sky." Most importantly to them, it does not fit in with Bankers Hill.

However, the former land-



A community room meant for nonprofit organization meetings in the basement of the Truax House is ready for use.



The town homes and Truax House are separated by a driveway.

scape of Bankers Hill is exactly what allowed the Truax House to exist in the first place.

"I know now we go 'Banker Hill — fabulous, right Downtown.' But at the time, the whole area was not quite hot real estate territory. In fact it was such an un-hot real

estate territory that they were able to put in, what was in essence, an AIDS hospice without a lot of people screaming about it," said Bridget Wilson, a former nurse who worked with Dr. Brad Truax.

The house is named after Truax, a San Diego physician

described by the LA Times in his obituary as effectively bringing political clout to the local gay and lesbian community. In addition, he treated many AIDS sufferers before succumbing to the virus himself in 1988 at the age of 42. The six-bedroom house was used as emergency housing for AIDS patients in a time where many hospitals quarantined sufferers to the ends of hallways and segregated wings.

Wilson described some of the circumstances that drove Truax to advocate for the opening of the house during what she calls

day. That was the first hospice that I'm aware of in San Diego County, it might've been one of the first in the state where a hospice was created and where there was a safe and protected place for people to go and be in their last days comfortably," she said. "It's not like cancer or any other disease where folks are taken care of and treated. This was a disease where folks were rejected by the medical community and everyone else on down the list. So that house represents the first step forward into making HIV about medicine and taking care of people instead of something to use as a weapon to mistreat people."

Jester said when she was driving down Laurel Avenue recently, she forgot to look for the changes made to the Truax House because she was so distracted by the new "ugly" building.

During the buying process, Nakhshab hired an attorney to have the house designated as historical so even if he did not successfully purchase it, the building would remain no matter who bought it. He also promised to build a memorial to Dr. Truax as well as a community room for nonprofits to use. The community room is already opened but the adjoining courtyard that organizations could also use has yet to be finished. Nakhshab said he has already approached local artists about a memorial, but has yet to move forward because he wants to take his time and be intentional with that part of the project. He has also reached out to several LGBTQ community leaders to get their input.

"We've held to all of our promises to the city," Nakhshab said. "We've created workforce housing, we designated it historic, we've got a very low-income tenant. The community space is set up. We have the outdoor space but it hasn't been completed because we're still in the middle of construction. As far as the art project, I don't want to rush it."

— Kendra Sitton can be reached at [kendra@sdnews.com](mailto:kendra@sdnews.com).

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# Rep. Davis: Time for the Senate to act on gun violence

## District 53 Dispatch

Susan A. Davis



The list of cities and the number of families impacted by gun violence grows just about every day.

El Paso and Dayton were recently added. This was after Gilroy and Poway right here in California.

Despite this, bipartisan bills to address gun violence that passed the House of Representatives are languishing in the Senate.

Majority Leader Mitch McConnell has proudly referred to himself as "The Grim Reaper," committed to letting bills that come out of the House to simply die.

It's time for Leader McConnell to instead be the "Angel of Mercy" and allow these bills a debate and vote in the Senate.

Gun violence prevention legislation sent to the Senate enjoys bipartisan support in the House and among the American people.

The Bipartisan Background Checks Act (HR 8) will close glaring loopholes in the federal background check system, covering all sales.

Background checks work. Each year, these checks stop 88,000 gun sales to criminals, domestic abusers, or other prohibited purchasers. Yet, in some states, those same individuals can buy identical guns at a gun show, over the internet, or through a newspaper ad — no questions asked. The Bureau of Justice Statistics reports that background checks have stopped more than 3 million illegal gun sales since 1994.

Universal background checks have overwhelming support among the American people. A Quinnipiac Poll showed this support at 97% of the American people, 97% of gun owners, and 97% of Republicans.



Man holding Assault Rifle (Photo by Gerson Martins on Unsplash)

If Leader McConnell won't listen to the House, he should listen to the American people.

Passage of HR 8 was truly historic as it was the first major House vote on gun violence prevention legislation in 25 years.

The Enhanced Background Check Act (HR 1112) will close the "Charleston Loophole" that allowed an avowed white supremacist — with a drug arrest — to purchase a gun. This gun was used to kill nine people at Mother Emanuel AME Church in Charleston, South Carolina in 2015.

Under current law, a gun seller must wait three business days while federal authorities conduct a background check. While most of these checks can happen quickly, lack of information can cause delays. If a delay lasts more than three days, the gun sale is allowed to move forward.

HR 1112 expands the time for the FBI to conduct a background check to 10 days, with an extension of 10 more days if necessary. If authorities had more time, they would have likely discovered the past drug arrest and blocked the sale.

Many of my House colleagues and I urged the Senate to return early from our summer recess to take up these measures. We were — unsurprisingly — rejected by the Senate majority leader.

However, the House Judiciary

Committee has returned early to consider three bills to address gun violence. This series of legislation will ban high-capacity magazines, prohibit people convicted of a misdemeanor hate crimes from buying a gun, and help states that enact red flag laws to allow law enforcement to seize guns from those people considered to be a threat to themselves or others.

The House should also look at reinstating the nationwide assault weapons ban.

The mass shooting in Gilroy is an example of why we need a national ban. While California has an assault weapons ban, our neighboring state Nevada does not. The Gilroy shooter purchased an AK-47 in Nevada and used it to kill three people at the Gilroy Garlic Festival.

The people of California — or any of the five other states and the District of Columbia with similar bans — should not have their lives put at risk because of another state's lax gun laws.

Once again, this is a gun safety proposal with bipartisan support. Nearly 70% of Americans want such a ban, including 55% of Republicans.

As the rest of Congress comes back into session this month, the Senate has a real opportunity to put the safety of the American people before politics and enact common-sense gun safety measures. The House is doing its job. It's time the Senate joined us.

Congresswoman Davis represents central San Diego, including the communities of Grantville, Allied Gardens, San Carlos, Del Cerro, Old Town, Kensington, Mission Hills, University Heights, Hillcrest Bankers Hill, North Park, South Park, Talmadge, Normal Heights, as well as La Mesa, Lemon Grove, Spring Valley and parts of El Cajon and Chula Vista.✧

## Letters to the editor

### Re: The Irenic, youth shelter shut down

It's ridiculous that the city is so rigid and not able to work with them. I can side with the city on the concert venue, I have attended concerts there myself and if there is a code issue that is life/safety related, it must be corrected. No one wants to see any people (they do lots of underage shoes) die in the unfortunate event of a fire or a panic breaking out. That said, it's beyond me why there is no way for them to keep up the homeless services while things are being sorted out; especially since the article states, they have already started the process of a conditional use permit with the city and thus are clearly showing cooperation.

Eva Tho, via Facebook

This city is completely out of control lately. I believe that we are so over-staffed, that employees are making

work for themselves so that they appear to be useful. It is time to completely restructure DSD, Code Enforcement and Wastewater as these departments have become completely bloated and useless. Please fire every department director and hire outside of San Diego for their replacements. We have allowed a corrupt system of power and ego to rule over us with fear tactics for too long.

Scott Jackson, via Facebook

### Re: Short-term rentals

These short-term rentals are a nuisance. Two houses next door to me create an enormous amount of trash as most food is take out I guess. They are filling my trash bins as theirs are overflowing. Seems that getting an Uber ride involves lots of screaming for some reason at all times of the day and night.

Garden Contessa, via Facebook

### Trump's lies

At this point in his administration, Trump's lies are as flagrant and shameless as they are ubiquitous. Especially in these recent days of increasing tension in the Middle East, this is disturbing enough.

However, the real reason for the mind-boggling whoppers comes directly from the fascist's playbook. Whoever degrades himself to accept or pretend to accept blatant and obvious falsehoods has passed Trump's personal loyalty test. He has hitched his wagon to a Bizarro-World version of reality from which there is no escape.

When Voltaire said, "Those who can make you believe absurdities can make you commit atrocities," he was prescient.

Mark McCool, Mission Hills✧



# 529 plans: The best way to pay for college

**Uptown Money**  
Steve Doster



With the cost of attendance to four-year universities constantly increasing, it's no wonder that parents are seeking ways to help out and save their children from incurring massive amounts of debt. If you're a parent of a young child, one of the best ways to save for college is by opening a 529 plan.

The benefit of a 529 plan is that the investment earnings are totally tax-free when the money is used for education expenses. And education expenses include much more than only a four-year university. Trade schools, community colleges, and graduate schools are all acceptable places to use this money. And as

of January 2018, 529 plans can be used for K-12 private school tuition up to \$10,000 per year.

A 529 plan is an investment account for future education expenses. Each state offers their own 529 plan. 529 plan contributions aren't deductible at the federal level, but over 30 states offer a tax deduction or credit for contributions. If you live in a state that offers a deduction or credit, you should open the 529 plan in your state.

Unfortunately, California does not offer a state tax deduction or credit so you can shop around the country to find the best plan. Check out [www.savingforcollege.com](http://www.savingforcollege.com) for help with the process of selecting the right plan for you. This is a great resource that compares costs, investment options, and service levels.

After you have selected and opened your 529 plan, you

contribute after-tax money into the account, choose mutual funds to invest the money, and let it grow. When the time comes, money is withdrawn from the 529 plan without owing any tax on the investment growth. The caveat is that the money must be used for education expenses.

Contributions to a 529 plan are considered gifts to the beneficiary. The IRS allows for an annual gift up to \$15,000 for 2019 (this increases each year) without filing a gift tax return. Each parent can contribute up to \$15,000 into each child's 529 plan without exceeding the gift limit. You can also pre-fund a plan with up to five years' worth of contributions in one lump sum. So, using the 2019 numbers, parents could fund up to \$75,000 per person (\$150,000 per couple) into one child's 529

plan as a one-time lump sum, and then not contribute for five years.

A concern of many parents is, "What if my kid doesn't go to college?" Know that if your child doesn't use all the 529 plan (or any of it), it can still be used for another relative or even for yourself. This can be done very easily, just by changing the beneficiary on the account. So, by opening a 529 plan, you actually have the potential to help many family members, not just one child.

If withdrawals are not used for qualified education expenses, then income taxes and a 10% penalty will be applied to the investment earnings portion of the withdrawal. If you aren't sure what counts as a qualified education expense, check with your 529 plan to confirm.

This may seem

nerve-wracking, but don't worry! As long as your 529 plan is used for the purpose of your child's education, you will be just fine. And know that if one kid doesn't need it all, the left-over funds can still be applied to another child or relative.

Helping pay for your child's education is an expensive financial goal! Do your best to eliminate some of the stress of those high costs for both you and your child by opening a 529 plan.

— Steve Doster, CFP is the financial planning manager at Rowling & Associates — a fee-only wealth management and CPA firm helping individuals create a worry-free financial life. Rowling & Associates works to a fiduciary standard of care helping people with their taxes, investments, and financial planning. Read more articles at [www.rowling.com/blog](http://www.rowling.com/blog).

FROM PAGE 1

## SHORT-TERM

Data compiled by AllTheRooms.com shows listings in San Diego just on Airbnb grew 72% from 6,885 in June 2017 to 9,502 in May 2019. As of May, 464 of those properties are available in North Park alone, followed by 309 in Bankers Hill, and 293 in Hillcrest. Each neighborhood saw growth in Airbnb listings over the two years studied, although North Park did see a slight drop off in 2019.

The future of the industry is in limbo as politicians and activists push for regulations. An effort for Sacramento to regulate San Diego's short-term rentals failed after the author of AB 1731 withdrew the bill amid claims it would've taken away local control and driven homeowners to use sketchy rental platforms in order to continue renting their homes.

Previously, City Attorney Mara Elliott determined San Diego's code did not allow for STRs in single-family residential zones. However, that has yet to be enforced. In a column that ran in Uptown News earlier this month, she called for the industry to be regulated "in a clear and objective manner that respects the rights of all property owners, protects our quality of life, and preserves our housing stock." She pointed out instead of passing new laws, the city has relied on existing laws to regulate an industry that has been innovated by Silicon Valley.

Efforts to change the state law, or to change city policy, have stalled, leaving STRs to grow unchecked in many localities in the region. While some smaller areas, like Coronado, have banned them outright, other cities have failed to intervene causing the industry to flourish — and continue to line the city's general fund through the Transient Occupancy Tax

(TOT).

The industry's growth comes at the chagrin of Save San Diego Neighborhoods, a group which worries the STRs are taking away housing stock and harming homeowners who are neighbors to tourists instead of residents.

"The code has no provision whatsoever for allowing any kind of vacation rentals. Every single one is illegal under the code. It's a permissive zoning code, which means only permitted uses are allowed. Using residential housing as a hotel is not a permitted use," said board member Matt Vallenti.

A flashpoint in the debate has become The Louisiana, a mixed-use property on University Avenue. Mayoral candidate Barbara Bry held a press conference there in early September to demand the city enforce existing regulations on STRs. She has been using the issue as part of her platform while Todd Gloria has pushed to increase housing stock by increasing construction.

The bottom floor of the newly completed development is dedicated to restaurant The Louisiana Purchase, a nail salon and a record store. Two units are designated as affordable housing. The other 15 units are leased by Sonder, a short-term vacation rental company that leases large groups of apartments directly from developers. Sonder is a cross between a hotel and a home-share with better amenities than a home-share but with costs significantly less than a hotel.

In an email exchange, the company said, "Sonder helps developers to stabilize their projects and reach their target occupancy rate more quickly than the traditional lease-up timeline. This partnership enables developers to break ground on new projects at a faster pace and increase the number of housing projects they can work on."

However, Vallenti takes issue

with this model because although the building is located in a commercial zone and could easily be operated as a hotel, the developers received approval from local planning groups and the city under the assumption that the building would help relieve the housing crisis, he said.

"If you allow a developer and a landlord to build new apartment buildings under the theory that

it's going to help our housing crisis, but then you turn a blind eye to those units being used as mini-hotels, you are making the housing crisis that much worse," he said.

The case of Sonder at The Louisiana is rare but egregious to those worried about STRs stealing away housing stock.

Jonah Mechanic, the president of Share San Diego, said the vast

majority of whole-home STRs are part-time. He claims those properties are typically rented out by homeowners who only live in San Diego part-time because they are their second homes or they are retirees funding their own vacations. "The true value in short-term rentals is accessibility to your home when you want."

see Short-term, pg 13

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# An authentic Bankers Hill icon since 1921 still standing proud



The Barcelona still stands today (Photos courtesy SENTRE)



The core of the building has stayed the same since 1923.

JILL DIAMOND | UPTOWN NEWS

Not all apartment buildings in Bankers Hill are brand new. In fact, one dates to nearly 100 years ago and is still standing proud.

Welcome to The Barcelona, a

centrally located, historic apartment community with a rich history, according to current owners of the property SENTRE.

SENTRE's President and CEO Douglas Arthur said the company

acquired The Barcelona property located at 326 Juniper St. in 2014. He described the beloved location as "a carefully crafted, boutique-style apartment building that artfully blends unique historic elements with a modern living experience."

According to historical archives and the company's website: "In 1921, the original developer James E. Collumb partnered with German-born and New York trained architect Eugene Hoffman (who also designed the John D. Spreckels building and William Penn Hotel) to design the iconic building, originally intended to be one of a larger, 4-building complex comprising the entire block between Third and Fourth avenues, and Juniper and Kalmia streets. The rest of the complex was never built, but The Barcelona was completed in 1923 and has proudly served the city of San Diego ever since."

Now nearly 100 years old, The Barcelona was originally constructed as a full service apartment-hotel, complete with a solarium, ballroom, restaurant and golf course.

"City directories first listed it as the 'Finest in the West.' The same structure still stands today, with significant upgrades to the electric and plumbing systems, as well as a seismic retrofit of the roof parapet," according to SENTRE's Barcelona website and Arthur.

"In 2001, it was awarded a Mills Act Historical Designation for embodying the distinctive characteristics of the Spanish Colonial Revival/Spanish Eclectic architecture," Arthur said during a phone interview.

Arthur added during the 1920s and 1930s, Spanish Eclectic/Revival Style architecture was all the rage in the Southwest United States, "capturing the rich architectural heritage of old Spain, and incorporating decorative details of Moorish, gothic, or Renaissance origin."

He said today The Barcelona has an additional significance — only a handful of owners have owned it, which is a "rarity."

"The Barcelona was truly an apartment hotel built well before

its time — it was certainly unique then as it is today," Arthur added. "It was built as a four-story building and on top was a solarium that is now is a two-penthouse suite."

"In the early days, there was also an area below used for parking cars and we have a lot of vintage postcards that were sent by hotel guests from all over dating to the 1930s that people have sent us over the years," he said.

Arthur added SENTRE aimed to preserve the historical value of the property and even though the "paint colors here and there may have changed, the building has been preserved pursuant to historical designation."

"We wanted to keep the historical charm of the building so we did not touch the exterior; it still maintains the charm from an Art Deco meets Spanish Colonial," he said. "... and the palm trees in the front are reminiscent of a building in South Beach."

There are 90 studio and

one-bedroom units ranging in size and layout and interior upgrades include some modernization. However, the core of the building has stayed the same — even the small units that reflects the look and feel of the hotel as it was in 1923, Arthur said.

Typical renters range from singles to older folks and given the location "there's more of a millennial representation."

"The Barcelona is an eclectic building with a theme everyone loves," Arthur said. "It's unique since there are few buildings left in San Diego that are as historical. Turnover is lower than we expect and we're proud to own it. The Barcelona truly is a jewel in our portfolio."

— Jill Diamond is a Southern California freelance writer with a penchant for interesting historical pieces. Reach her at [JillDiamondHistory@gmail.com](mailto:JillDiamondHistory@gmail.com).



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A sunset view from the patio of Unit 412



A lounge celebrates the building's history.



# Review: ‘The Virgin Trial’

JEAN LOWERISON | UPTOWN NEWS

Kate Hennig’s “The Virgin Trial” is a humdinger of a taut political cliffhanger based on (but at times freely deviating from) Tudor history in the time just before Elizabeth became Queen of England.

Cygnet Theatre (which last year presented “The Last Wife,” the first of a projected Hennig trilogy) presents the American premiere of the second in the series through Oct. 6. Called “The Virgin Trial,” this installment gives us the 15-year-old future Queen Elizabeth, politically wise beyond her years, waiting for her chance to take the crown. In the way are her half-brother King Edward VI and her elder half-sister Mary.

This Bess is interested in astronomy and history, and has found similar interests in admiral Thomas Seymour, brother of King Edward VI. She has, in fact, found a bit more than common interests, which has caused comment. Bess and Thom are suspected of sexual activity.

But that is not the problem here. There is word afoot that Thom has plans to assassinate his brother, and two interrogators will spend much of the play trying to get Bess to admit complicity in the plot.

The interrogators here are two: Eleanor, ramrod-straight

and unsmiling (played with icy demeanor by Lisel Gorell-Getz), and Thom’s easygoing brother Ted (played with casualness, even joviality by Tom Stephenson). This all takes place between 1547 and 1549.

Elizabet Puksto’s stark set — a rectangular metal table — menacing by itself — and three straight-backed chairs on the wide stage decorated (if that’s the word) by ominous black streaks of cloth or paint — set the scene for much of Hennig’s bracingly clever but often frightening wordplay.

Bess has her defenders, notably her amusing purple-clad male secretary Parry (Wil Bethmann) and governess Ashley (Monique Gaffney), who will both speak for her and suffer for their betters when they, too, are interrogated. Bethmann’s character adds a sort of oh-golly humor, while Gaffney’s Ashley gets the job done because, well, that’s what she does best.

Bess’ older half-sister Mary (convincingly played by Brittney M. Caldwell) is actually in line for the throne (and wanted it), but this Mary has been relegated to sisterly advisor status. There are two quite charming scenes in which Mary and Bess meet at night, in the rain, to plan Bess’ next moves.

Hennig’s story is a fascinating combination of history and

## The details

“The Virgin Trial” plays through Oct. 6, 2019 at Cygnet Theatre, 4040 Twiggs St. in Old Town. Wednesday and Thursday at 7:30 p.m.; Friday at 8 p.m.; Saturday at 3 and 8 p.m.; Sunday at 2 and 7 p.m. Tickets: 619-337-1525 or [www.cygnettheatre.com](http://www.cygnettheatre.com)

imagination, but mostly it’s the story of the sharp 15-year-old who gets caught in the web of deceit and how she manages to wiggle out of it.

Was Bess complicit in plans to steal the throne? Was she still a virgin by the time she ascended for her own 40-year reign? History doesn’t know, and Hennig doesn’t worry about it. She’s busy giving us a captivating portrayal of a time and place that has many contemporary parallels.

Kudos to costume designer Veronica Murphy, whose creations successfully combine looks from both 16th and 21st centuries.

Maeann Ross contributes a scary sound design, and Chris Rynne does his usual fine magic with the lighting.



Olivia Hodson plays Queen Elizabeth as a teen before she ascends the throne. (Photo by Rachel Tate Photography)

“The Virgin Trial” is an unusual and quite fascinating take on the young future queen and the machinations surrounding the Tudor dynasty at the time.

I look forward to the next installment (which concentrates

on Mary, and is playing right now in Stratford.)

— Jean Lowerison is a long-standing member of the San Diego Theatre Critics Circle and can be reached at [infodame@gmail.com](mailto:infodame@gmail.com).



The princess’s secretary, played by Wil Bethmann, comforts Hodson’s Bess. (Photo by Karli Cadel Photography)



(l to r) Tom Stephenson, Lisel Gorell-Getz and Olivia Hudson in Cygnet Theatre’s current play (Photo by Karli Cadel Photography)



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The **Friendly Tavern** has soft-opened in place of North Park's **Carnitas Snack Shack**. Like its predecessor, the eatery features a walk-up order window, and seating with a full bar in the back. The bill of fare, however, is different. It loosely matches the burger concept of The Friendly located several blocks away (4592 30th St.), but sans any pizza.

"This is closer to my original vision," said founder Brandon

Zanavich, who partnered with former Carnitas Snack Shack owner Hanis Cavin.

The new offshoot features six types of burgers opposed to only the "dirty flattop" burger with no modifications permitted at the first location. Versions include mushroom-Swiss; Western-style barbecue; and a chorizo patty with jalapenos and aioli. In addition, french fries and onion rings are available, and Zanavich allows for the additions or omissions of condiments and garnishments.

Lastly, trendy cocktails aren't in the offing, but standard mixed drinks are.

For the next couple of weeks, daily hours of operation are 5 to 10 p.m., although starting on Sept. 28, the eatery will open at noon on weekends. 2632 University Ave.



Brandon Zanavich in his newest North Park kitchen (Courtesy photo)



Will Gustwiller is celebrating 15 years of chocolate-making. (Eclipse Chocolate Bar & Bistro)

Acclaimed chocolatier Will Gustwiller is celebrating the 15th anniversary of his South Park business, **Eclipse Chocolate Bar & Bistro**. In addition to a series of events on tap through the end of the year, Gustwiller has introduced a special lavender-salted chocolate-toffee bar commemorating the anniversary. Using 38% fair trade cocoa, it also features white chocolate and cocoa nibs. The bar is available at the store and online for \$9.

Among the events planned, Eclipse will hold multi-course

"supperclub" dinners on Oct. 11 and 12, each featuring "15 small bites." The menu draws upon signature dishes the bistro has presented over the past 15 years. They include bacon-wrapped dates with cocoa balsamic glaze; golden beet carpaccio with candied cocoa nibs; and chicken-fried steak with garlic and vanilla-bean sausage gravy.

The cost is \$75 per person (tax, tip and beverages not included). Reservations are required. 2145 Fern St., 619-578-2984, [eclipsechocolate.com](http://eclipsechocolate.com).

**"One of the finest new plays I've ever reviewed."**  
Terry Teachout, *The Wall Street Journal*

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By Heather Raffo  
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An international whiskey tasting is coming up in Hillcrest. (Vom Fass)

"Whiskey around the world" is the theme for a guided tasting from 6:30 to 8 p.m., Sept. 27, at **Vom Fass** in the **HUB Hillcrest Market**. The event features four selected tastings of whiskey produced in the U.S., Ireland, Scotland and either Belgium or Austria. Attendees will then get to choose a fifth whiskey from the store's inventory.

Each pour measures 1 1/2 ounces. Hillcrest Vom Fass co-owner, Jay Cavalieri, will explain the origins and production processes of the spirits. The cost is \$40 per person, which includes appetizers made in-house. Reservations are required. 1050 University Ave., 619-534-5034, [hillcrest.vomfassusa.com](http://hillcrest.vomfassusa.com).

Now is the time to sample all those restaurants on your bucket list as **San Diego Restaurant Week** gets underway, from Sept. 22-29. The expansive biannual event features more than 180 restaurants participating county-wide. All of them will offer either two-course lunches or three-course dinners at bargain prices ranging from \$10 to \$50.

Among the Uptown establishments taking part are **Bo-beau Kitchen + Cache; Et Voila French Bistro; Great Maple; Bankers Hill Bar and Restaurant; Cafe Coyote;**



Et Voila French Bistro is among dozens of Uptown establishments taking part in San Diego Restaurant Week. (Courtesy photo)

**Farmer's Bottega; Harley Gray Kitchen & Bar; Mister A's,** and more. For further details, visit: [sandiegorestaurantweek.com](http://sandiegorestaurantweek.com).



The new "Queen of Crowns" cocktail at Madison on Park (Katalyst PR)

For the first time since opening nearly three years ago, **Madison** in University Heights has rolled out a brand-new cocktail menu that puts to use obscure ingredients such as avocado pit orgeat for the rum-based "Any Port in a Storm"; passion fruit "sparkle dust" for a Peruvian pisco; and pea flowers for the gin-spiked "Queen of Crowns." Other highlights include a vegan milk punch, and an umami cocktail with Japanese whiskey. 4622 Park Blvd., 619-269-6566, [madisononpark.com](http://madisononpark.com).

Despite rumors that **Sirens Bar & Restaurant** in Hillcrest has closed for good, owner Frankie Terzoli recently stated via text message to San Diego Uptown News: "We are 100%... we are reopening." Murmurings have also surfaced that new owners will take over, which is yet to be confirmed.

The seafood-centric restaurant announced Aug. 6 on Facebook that it was temporarily closing for a "refreshing remodel" even though it had already undergone design changes when Terzoli took over the space from **Pardon My French**. The notice further states the restaurant is estimated to reopen in September even though its phone

number remains out of service.

As of press time, Terzoli has not responded to our inquiries regarding details about the remodel or when business will resume. Stay tuned for further details. 3797 Park Blvd., [sirensd.com](http://sirensd.com).

— Frank Sabatini Jr. can be reached at [fsabatini@san.rr.com](mailto:fsabatini@san.rr.com).



# Seaside ambiance in North Park

**Come On  
Get Happy!**  
Dr. Ink

Don't assume that San Diego's seafood houses are all perched along the coast. Beerfish on Adams Avenue near 30th Street is an inland iconoclast, appearing as though it sits on some beach-side dock amid surfers and tourists.

But only tourists who delve into San Diego's Uptown neighborhoods will find Beerfish. And that's a good thing for territorial residents belonging to this trendy swatch of North Park.

Drinking craft beers and sprightly sangria is no less commonplace here than slurping down oysters and clam chowder amid a whimsical

nautical theme that feels part New England and part Southern California.

The front patio embraces the majority of seating options amid colorful buoys and red table lanterns. Inside you'll find a few tables and a bar. But most customers are drawn to the fresh air after placing their orders at the counter, which sits just beyond the entrance.

Happy hour heralds discounts on a core selection of craft beers on tap, plus wines and sangria by the glass, and sake shots infused with a rotating selection of fresh fruit. On this visit, it was passionfruit, which played well to the musky flavor of the sake.

Beer prices drop to \$5 for 16-ounce pours and \$8 for 25 ounces. They're normally about \$7 and \$10, respectively. Wines are only \$6, and the sake shots are \$2.

Noshes range between \$3 (per oyster slider) and \$6 for "disco fries." The oysters are usually Minterbrooks from Washington. They used to sell for \$1 apiece during happy hour. But that deal is now reserved for Mondays, when you can also score a foursome of oysters Rockefeller for \$10.

On this quiet Monday afternoon, I arrived at the 2:30 p.m. start of happy hour and sat on the patio with a shot of the passionfruit sake and a glass of creamy Harlot Belgian Ale by San Diego's Societe Brewing Company. Combined with the rustic, oceanic décor and a warm late-summer breeze, I imagined vacationing on the coast of Maine in mid-July.

But Beerfish's New England concept is only skin-deep. There are too many West Coast spins on the food, particularly items on the regular menu such as

ceviche made with Mexican white shrimp; a fish-and-chips burrito; and various fish tacos. Also, most of the suds hail from local breweries.

Complementing my beer and shot was an order of the disco fries, which are not of the East

Coast ilk topped with gravy and cheese curds (poutine). These spuds are instead crammed into a cup of thin clam chowder and sprinkled generously with crumbled bacon.

It's a tasty, comforting creation, although I craved differing textures. The chunky potatoes in the chowder were pleasantly soft and tender. So were

the french fries, which should have been cooked to an extreme crisp to avoid wilting further in the soup.

Needless to say, they paired ideally to my beer, and the moderate measure of clams in the chowder sated my taste for seafood in an area of San Diego that doesn't venture too far beyond fish tacos.❖



A haunt for beer and seafood in North Park

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MICHELIN 2019

## RATINGS

### Drinks:★★★★

Beerfish puts its core selection of craft beers on special, along with several wines, house sangria and fruit-infused sake shots.

### Food:★★★

Discounted noshes extend to five choices, which include oyster sliders, shrimp cocktail and fish tacos. The "disco fries" served in clam chowder were tasty, but under-cooked.

### Value:★★★★

Drinks and food drop by about 20% during happy hour. You can essentially slug down a beer, a shot of sake, and a nosh for \$10.

### Service:★★★★

After placing my order at the counter, the beer was poured swiftly, and the food arrived to my patio table shortly afterwards.

### Atmosphere:★★★★

Both the inside and spacious front patio greet with a festive, nautical theme.

## Beerfish

2933 Adams Ave.  
(North Park)  
619-363-2337  
beerfish.com  
Happy hour:  
2:30 to 6 p.m.,  
Monday through Friday



Bacon-topped "disco fries" in clam chowder

Passionfruit-infused sake and a Belgian ale



# UPTOWN CALENDAR

## Friday, Sept. 20



### Santa Fe Marketplace

Celebrating the colorful cultures of Native Americans and the American Southwest, Bazaar del Mundo's annual Santa Fe Marketplace returns to Old Town, Friday through Sunday, Sept. 20-22. Bazaar del Mundo (located at 4133 Taylor St. in Old Town) will overflow with exquisite collections of authentic Native American jewelry, art, crafts and décor from Navajo, Cherokee, Hopi, Pima, Isleta Pueblo and Santo Domingo Pueblo tribe members, along with other noted Southwestern artists demonstrating and selling their goods. Guests will also enjoy daily musical entertainment and feast on mouth-watering Mexican cuisine for sale at the otherwise free event, 10 a.m. to 8 p.m. Friday and Saturday, and 10 a.m. to 5 p.m. on Sunday. For more information, visit [bazaardelmundo.com](http://bazaardelmundo.com).

## Saturday, Sept. 21



### Charity Yoga Event

One Love Movement, a non-profit centered around raising awareness and support to advance social justice, will host its eighth annual Charity Yoga Event on Saturday, Sept. 21 from 9 a.m.-12:30 p.m. at Waterfront Park in Downtown San Diego. The event features a yoga class along with a guided meditation, a live concert and talk with singer-songwriter and guitarist Trevor Hall, a kids corner and the first-ever wellness garden. Guests will be able to enjoy food and beverage vendors, as well as massages. All proceeds will benefit local San Diego nonprofit Voices for Children, that transforms the lives of abused or neglected children by providing them with trained volunteer advocates, as well as the San Diego Rapid Response Network, that aids immigrant families in the San Diego border region, and the One Love Shelter in India, home to 17 boys in Bangalore, India. Tickets start at \$35.

### Mission Hills Heritage Roaring '20s Home Tour

Mission Hills Heritage presents its 15th annual home tour. This year's tour is all about Mission Hills homes built in the 1920s — that decade of decades, exuberant, prosperous and simply fabulous. Take the tour of eight Mission Hills historic homes featuring high style and architectural variety, 10 a.m.-4 p.m. starting at 4405 Trias St. Tickets are \$35.

**Celebrate the Jeri Dilno Way**  
Councilmember Chris Ward will be recognizing local trail-blazer and LGBTQ leader, Jeri Dilno with an honorary street naming at the 2400 block of

Howard Avenue, in front of her home at North Park Seniors. We will be unveiling "Jeri Dilno Way" and celebrating her 83rd birthday. Noon-1:30 p.m. at North Park Seniors, 4200 Texas St.

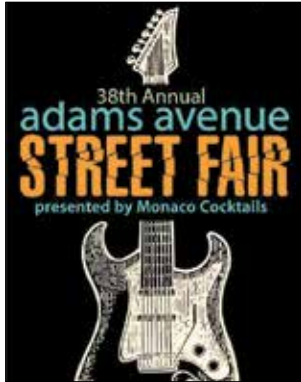
### San Diego Zoo Food & Wine Brew

San Diego's wildest tasting event, that will feature globally-inspired food, wine and brews with more than 160 of SoCal's best vendors, is set in the world-famous SD Zoo. Fine-casual concept Bibigo Kitchen brings its modern Korean menu to the 3,000 guests. Benefits will go to San Diego Zoo Wildlife Conservancy. 6:30-10:30 p.m. Tickets start at \$125. For more information, contact Rachel Schrichte at [rschrichte@sandiegozoo.org](mailto:rschrichte@sandiegozoo.org) or call 619-744-3362.

### Rock & Roll Avalanche

Immunotherapy Foundation's Rock & Roll Avalanche returns Sept. 21, with rock & roll icon, Billy Idol. The legendary evening to "Rock out for Cancer Research" takes place at the Music Box, 1337 India St., in San Diego. Sponsorship and tickets are on sale now. Individual tickets are priced at \$500, with VIP options available.

## Sunday, Sept. 22



### Adams Avenue Street Fair

The 38th annual Adams Avenue Street Fair, presented by Monaco Cocktails, will feature more than 100 artists performing on seven stages along a seven-block stretch of Adams Avenue in Normal Heights. This year's headliners include Los Texmaniacs with Cesar Rosas (of Los Lobos), the James Harman Band, Mattson 2, Tijuana NO! with Ceci Bastida, Buck-O-Nine, Bobby and the Pins (featuring members of Schizophonics, Creepy Creeps, Mittens, and El Vez), the Western Standard Time Ska Orchestra with Greg Lee, and Dead Feather Moon. In addition to the extraordinary music, there will be a craft beer taste (Saturday only, noon to 4 p.m.), beer gardens, giant carnival rides, circus performances, festival food, and more than 300 exhibitors. For the music lineup, schedule, and more information, visit [adamsavenuestreetfair.com](http://adamsavenuestreetfair.com).

### Chris Olsen Coffee in South Park

City Council District 3 candidate Chris Olsen will be holding a meet and greet at the home of Jeff and Megan Kucharski at 2-3:30 p.m. Address provided upon RSVP by email to [chris@votechrisolsen.com](mailto:chris@votechrisolsen.com).

## Monday, Sept. 23

### Pop-up Magazine

Pop-Up Magazine's Escape

Issue will be a night of new, true stories about the fascinating world around us. Experience an immersive "live magazine" devoted to escapes big and small, daring and mundane, physical and mental, featuring your favorite writers, photographers, and performers, including comedian and writer Jordan Carlos, poet Sarah Kay, criminal justice reporter Keri Blakinger, singer-songwriter Left At London, photographer Lucas Foglia, and more. 7:30 p.m. at the Observatory North Park. Buy tickets at [popupmagazine.com](http://popupmagazine.com).

## Tuesday, Sept. 24

### Uptown Democratic Club

We are excited to announce that our speaker will be California Senate Pro Tem President Toni Atkins. We will also have a presentation on environmental issues by Dr. Cody Petterson. Please join us, we are open to the public! 6:30 p.m. Joyce Beers Community Center, 3900 Vermont.

## Wednesday, Sept. 25

### Stand-up comedy

The hilarious Beth Stelling from Comedy Central and "Crashing" is headlining the Whistle Stop Bar. Featuring is Paige Weldon from the "Mall Talk" podcast. Additional talent includes comedians Rob Smallwood, Austin Train, Daniel Delgado, Myles Magallanes, and Beau Hufford. Show starts at 8 p.m. with a \$5 cover. Whistle Stop Bar, 2236 Fern St.

### North Park mixer

Come on out for drinks, appetizers, a raffle and more! This is the perfect opportunity to mingle with your neighbors, meet and greet with local business owners, and explore one of North Park's newest breweries & kitchens! 6-8 p.m. at Original 40 Brewing, 3117 University Ave.

## Thursday, Sept. 26

### Soaring Eagles Pow Wow Dance Class and Community Night

The Soaring Eagles Dance Class provides a unique cultural learning environment for American Indian youth, grades K-12, to learn about common pow-wow dancing styles and cultural practices, including how to design and make tribal regalia with the opportunity to participate in local San Diego County gatherings and pow wows. The free Community Night will feature guest speakers on various topics, including how to improve and make the urban Native community stronger. Participants are encouraged to bring their favorite side dish to each dance class to share with others. This is the first dance class and future classes will be held twice a month on the second and last Thursday of each month. 6-8 p.m. at Santa Fe Room at Balboa Park.

### Free Discharge Upgrade & Medical Retirement Clinic

National Veterans Legal Services Program's Lawyers Serving Warriors Pro Bono Program is holding an informational session on corrections

of military records and upgrading less than fully honorable discharges followed by individual consultations with attorneys. Know Your Rights session from 9:30-10:30 a.m. Meet with an attorney from 10:30 a.m.-3:30 p.m. at South Region Military & Veterans Resource Center, Suite #300, 401 Mile of Cars Way.

## Friday, Sept. 27



### Fall Harvest Wine Dinner

Fort Oak's own Executive Chef Brad Wise and acclaimed guest chef Travis Swikard of forthcoming Callie Restaurant will explore Italian cuisine paired with renowned G.D. Vajra wines hailing from the Barolo district of Piedmont at the first dinner in the Fall Harvest Wine Dinner Series at Mission Hills restaurant Fort Oak. Guests will enjoy six courses for \$120 per person, plus tax and service charge. Reservations for parties of two to four people can be made via Chef's Experience/Fall Harvest Tastings at [fortoaksd.com](http://fortoaksd.com).



### 'Carrie: The Musical'

The musical based on the 1978 film will be playing in Chula Vista's OnStage Playhouse from Sept. 27-Nov. 3. Tickets are available at [onstageplayhouse.org](http://onstageplayhouse.org) or by calling 619-422-7787.

## Saturday, Sept. 28

### 30th annual AIDS Walk & Run San Diego

AIDS Walk & Run San Diego is the largest HIV/AIDS fundraiser in San Diego County and is coordinated by The San Diego LGBT Community Center. For more information on the event, including opportunities to donate, volunteer, sponsor, or register, please visit [www.aidswalksd.org](http://www.aidswalksd.org). You can also contact Ian Johnson at [aidswalk@thecentersd.org](mailto:aidswalk@thecentersd.org) or 619-692-2077, ext. 247.



### Mermaid Cardio Class

North Park's top destination for poolside fun, The Lafayette Hotel, Swim Club and Bungalows is introducing its new Mermaid Cardio Class. Guests will be treated to an hour-long in-pool core, abs and obliques workout while enjoying the fun of their

own mermaid tail and San Diego's warm, sunny fall weather. \$35 admission includes all-day access to The Lafayette's iconic Weissmuller Pool and a complimentary mimosa for guests 21 and over. 2223 El Cajon Blvd.

### 'The Secret Morgue: Alien Autopsy'

Kick off the Halloween season with the return of The Secret Morgue to the future home of the Comic-Con Museum. Presented by Film Geeks SD, this year's marathon of offerings will be "Alien Autopsy" themed. Not all films will be about aliens, but they will share the sci-fi theme. Just like last year, titles will not be announced in advance, but we guarantee at least six films will be shown, including fan favorites, as well as some that are rarely screened, and hopefully some you have ever seen! Tickets are \$30, include a survival pack, lunch and dinner snacks. You can bring your own food and drinks, but no alcohol is permitted. Noon on Saturday to 1 a.m. on Sunday.

### National Public Lands Day

A major volunteer effort is planned for Saturday, Sept. 28, beginning at 9 a.m., to restore one of the last remaining coastal dunes and wetland habitats in California. The San Diego River Park Foundation and project partners need at least 100 people of all ages and abilities to pitch in at San Diego River Mouth near Dog Beach in Ocean Beach. Volunteers will spend the morning removing invasive plants, watering and caring for recent plantings, refurbishing trails, and working on a garden art project. The event is part of the 26th annual National Public Lands Day (NPLD), the nation's largest single-day volunteer effort for America's public lands. Volunteers are required to register in advance. To sign up or learn more, send an email to [volunteer@sandiegoriver.org](mailto:volunteer@sandiegoriver.org) or call 619-297-7380.

## Saturday, Oct. 5

### South Park Clean Up

South Park business owners, residents and community leaders will gather on Oct. 5 from 8:30-11 a.m. for the bi-annual neighborhood cleanup effort. The event is held at the Target Express parking lot at 30th and Grape streets in South Park. The Clean Up South Park volunteers pick up trash, paint over graffiti, clean up the sidewalks and streets, pull weeds and sweep street curbs. San Diego City Councilman Chris Ward will kick off the event and share his appreciation for the volunteer effort. Volunteers receive a light breakfast and a free lunch at the Station Tavern. The Clean Up South Park committee is currently looking for more volunteers to help with the initiative. For questions or to volunteer for the event, please contact Tanya McAnear from Bad Mudge & Co. at [tanyamcaneer@gmail.com](mailto:tanyamcaneer@gmail.com) or call 619-203-4944.

## Sunday, Oct. 6

### Health For All Humanity

Drugs & Diagnostics for Tropical Diseases (DDTD) will be hosting its second annual Health For All Humanity event,

a cocktail reception at the University Club Atop Symphony Towers in Downtown San Diego. Emcee for the evening will be veteran Emmy Award-winning journalist Peggy Pico, former reporter for KPBS and NBC San Diego. All proceeds from the event will support DDTD's ongoing efforts centered around discovery of new treatments and diagnostics for neglected tropical diseases. Tickets can be bought online or \$150 at the door. 5:30-8:30 p.m. at 750 B St., Suite 3400.

## RECURRING EVENTS

### Mondays

#### Lestat's West Open Mic

Weekly open mic event hosted by Robby Robertson every Monday, 6:30-11 p.m. at Lestat's, 3343 Adams Ave. [bit.ly/LestatsWest](http://bit.ly/LestatsWest)

### Tuesdays

#### Introduction to Buddhism & Meditation

Join an all-ages introductory class to learn the basic Buddhist concepts as well as participate in a discussion and silent meditation. Weekly event led by Jeff Zlotnik. Free. 7-8 p.m. at Dharma Bum Temple 4144 Campus Ave. Also held on Saturdays at 11 a.m.-noon [bit.ly/dharmabum](http://bit.ly/dharmabum)

### Thursdays

#### North Park Thursday Market

Shop at more than 90 tents for locally grown produce, seasonal grocery items, fresh food and hand-crafted arts and crafts. 3-7:30 p.m. at 3000 North Park Way, stretching from 31st to Utah streets in North Park. [bit.ly/ThursMarket](http://bit.ly/ThursMarket)

#### Thursdays at the Ken

San Diego's late-night jazz jam convenes every Thursday night at the Kensington Club. Hosted by musicians Ian Buss, Robert Dove and Hugo Suarez. \$5. 10 p.m.-1:30 a.m. 4079 Adams Ave. [bit.ly/ThursKen](http://bit.ly/ThursKen)

### Fridays

#### Free Friend Friday

Looking for a co-working space with value-aligned social entrepreneurs, artists, nonprofit professionals and local startups? Collective Impact Center offers a complimentary day pass to use shared desks and office space. Bring your laptop and check in on social media with #cic-freefriendfriday for free Wi-Fi. 9 a.m.-5 p.m. at Collective Impact Center, 3295 Meade Ave. [bit.ly/free-Fridays](http://bit.ly/free-Fridays)

### Saturdays

#### Old Town Saturday Market

This street market features original works from local artists including paintings, jewelry, photography and more. Every Saturday and Sunday, 9 a.m.-4:30 p.m. at Harney Street and San Diego Avenue in Old Town. [bit.ly/OTMarket](http://bit.ly/OTMarket)

### Sundays

#### Hillcrest Farmers Market

About 175 vendors offer a variety of locally grown produce, handmade arts and crafts, and fresh-cut florals at one of the city's largest open-air markets. 9 a.m.-2 p.m. on Normal Street between University and Lincoln avenues. [bit.ly/HillcrestMarket](http://bit.ly/HillcrestMarket)



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				7				1
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9		2	4			6		5
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		5			2	8		
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9/6

**Sudoku Puzzle**

Enter digits from 1 to 9 into the blank spaces. Every row must contain one of each digit. So must every column, as must every 3x3 square.

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Puzzle answers on page 14

Uptown Crossword

Classics

1	2	3	4	5	6	7	8	9	10	11	12
13						14					15
16			17			18					19
20		21			22			23		24	
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56			57		58			59			
60			61		62			63			64
65		66					67			68	
	69						70				

- CLUES ACROSS**

  - 1. Study of sight
  - 7. Becomes less intense
  - 13. Juicy, soft fruit
  - 14. A great ape
  - 16. All-time NY Giants great
  - 17. Big Apple native
  - 19. Home of the Flyers (abbr.)
  - 20. People stand in them
  - 22. Automotive legend Iacocca
  - 23. Influential linguist
  - 25. \_\_\_ and Andy, TV show
  - 26. Wives (law)
  - 28. Discriminating
  - 29. Star Wars hero Solo
  - 30. Married woman
  - 31. A digital tape recording of sound
  - 33. Chinese dialect
  - 34. Angolan monetary unit
  - 36. A type of sheen
  - 38. "Ash Wednesday" poet
- 40. Nobel Prize-winning chemist
  - 41. Spoke angrily
  - 43. Separated with a tool
  - 44. Relative biological effectiveness (abbr.)
  - 45. Actors' group
  - 47. A type of ship (abbr.)
  - 48. Bar bill
  - 51. Romanian city
  - 53. Greek sorceress
  - 55. Small water bird
  - 56. Tropical Asian plants
  - 58. "Unforgettable" singer
  - 59. Belonging to a bottom layer
  - 60. Potato state
  - 61. A toy that spins
  - 64. "A-Team" character
  - 65. Ornamental molding
  - 67. Covers again
  - 69. Poets write them
  - 70. Appear

- CLUES DOWN**

  - 1. Popular mid-size Kia
  - 2. Image management (abbr.)
  - 3. Prongs
  - 4. Cools
  - 5. It produces milk
  - 6. Trends
  - 7. Concurred
  - 8. Chinese cabbage \_\_\_ choy
  - 9. Greek war god
  - 10. Straits along the Red Sea
  - 11. Railway
  - 12. Washing with water
  - 13. Supreme being
  - 15. Ductless gland
  - 18. Parts producer (abbr.)
  - 21. Not arranged in a straight line
  - 24. Red sweet peppers
  - 26. Famed protest yacht
  - 27. Drain
  - 30. Distributes
- 32. Small, savory dishes
  - 35. Web of Things (abbr.)
  - 37. Defunct aerospace company
  - 38. Lacking consistency
  - 39. Type of retriever
  - 42. Barrier
  - 43. Senior officer
  - 46. Categories
  - 47. Call it a career
  - 49. Suitable for growing crops
  - 50. High jumping legend Iolanda
  - 52. Hairy
  - 54. Dish made with lentils
  - 55. TNT broadcaster Craig
  - 57. Used to align parts
  - 59. Cold, dry Swiss wind
  - 62. Water in the solid state
  - 63. A great play
  - 66. Atomic #45 (abbr.)
  - 68. Big shot lawyer (abbr.)

Puzzle answers on page 14



Inside an apartment at The Louisiana, which is being used as a short-term rental. (Photo courtesy Sonder)

FROM PAGE 7  
SHORT-TERM

"The future of the business is part time. These are people who are not fortunate enough to live in San Diego full time, but hope one day they can. A lot of these clients live on the East Coast because of work obligations or family obligations and they love coming to San Diego. So they buy a house out here, they use it as much as they can. When they're not using it, they offset expenses by renting it," Mechanic said. "They're not investors. They're not making money. They're not turning a profit, but they certainly are offsetting some of the carrying costs."

One woman who rents a small studio at her North Park home on Airbnb explained she did it because the studio is not built for long-term use. Melissa Spence let a friend live in the studio for a few months, but said she chose to put it on Airbnb because otherwise it would be used as guest room or a place for crafting.

"If we didn't have it as an Airbnb, it really wouldn't be utilized," Spence said. "We currently are booked out for several months and it has been fun to occasionally get to know people a bit as they go in and out. For the most part, we still have privacy. It's been a great income for us because we're basically saving all of the money from that."

Spence and her husband plan to use the money earned on Airbnb toward their next down payment when they move.

Mechanic deals exclusively with STRs along the coast, where he said the increasing number of rental options have meant prices have barely increased over the past decade because of a competitive market. That has meant it is more difficult to turn a profit, and in turn, has pushed investors out of the market entirely leaving it exclusively to actual homeowners.

"[Investors] certainly call and they certainly ask and we have to educate them about the true cost of running your home as a vacation rental. And once we get



A protest outside The Louisiana (Photo by Helen Rowe Allen)

through all the numbers, they basically see that in essence, they could make more money by putting their money in a stock or a bond," he said. "Even a 3 or 4% return is better than a minus 10%."

He believes that as competition increases inland, that may happen there soon as well.

While his group did oppose the ill-fated AB 1731, Mechanic said he would be in favor of some regulations, including limiting what percent of a neighborhood's housing can be made up of rentals so they would not override a community. "We would support a reasonable path that prevents short-term rentals from having too much impact on the neighborhood," he said.

In addition, he is pushing for San Diego to levy a fee, not a tax, that would fund services particular to STRs.

He gave an example of what that would look like: "\$900 would be your registration fee and not a tax so the city could bookmark those funds for specific purpose. So rather than the \$4.5 million in [TOT] to the general fund, we are firm believers that [the fees] should go towards forming a neighborhood noise and nuisance [police unit] or in enforcing a code compliance department."

A similar system exists in Palm Springs, where neighbors

can directly call police dedicated to enforcing rules on STRs when they have a noise complaint.

"We certainly understand that if not monitored and if not regulated, there will always be bad actors and we are in full support of the industry generating funds through a permit fee that ensures that the bad actors are limited," Mechanic said. Another idea would be to connect a Social Security number to a rental, so each person would be limited to having only one rental property in an effort to push major investors out.

At a maximum estimate of 16,000 whole-home rentals, Mechanic points out STRs make up very little of the entire housing stock in San Diego. Critics argue they make up a much larger portion of the housing stock that is actually available for people to rent or buy.

"There's a deficit of available units and at any given time there's always going to be a relatively few number of housing units that are vacant. The vacation rentals that we currently have actually make up a large percentage of the total number of units that are available for someone to live in. So if you are a resident who needs a new place, you're competing essentially with people from out of town who just want to spend a few nights there and use it as a hotel for many of the available units," Vallenti said.

A study conducted by the city in 2018 did not answer whether short-term vacation rentals impact housing stock.

Sonder said it is "incredibly important" to them to follow San Diego's regulations and be a good neighbor. At the moment, those regulations are not enforced under the mayor or simply do not exist as legislation fails to pass or is repealed. With no action from City Council and Sacramento's legislative season over, the industry could flourish, and infuriate onlookers, through the next election cycle.

— Kendra Sitton can be reached at [kendra@sdnews.com](mailto:kendra@sdnews.com).✦



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PUZZLE ANSWERS

Sudoku  
Puzzle from page 13

6	7	9	4	1	8	9	2
9	4	8	2	6	7	9	1
8	1	2	9	9	8	4	7
2	6	7	9	9	1	8	4
4	8	1	8	2	6	7	9
9	8	9	7	8	4	2	1
7	9	6	8	4	9	1	2
1	9	8	6	7	2	9	4
8	2	4	1	8	9	6	7

Classics  
Crossword from page 13

S	T	V	E	S	E	B	E	O	I	N	B	O	O
V	B		O	I	O	I	T	B	I	H	M	D	I
T	V	S	V	B		L	V	N		S	O	B	L
V	B	O	S		V	E	O	E	W		D	V	B
B	V	L		S	W	B		O	V	S		E	B
	N	M	V	S				D	E	L	N	V	B
T	O	E	B	d				L	O	I	T	E	
N	I	L	V	d				I	E	M	T		
V	N	I	B		L	V	O		S	B	N	N	H
E	O	I	N		S	E	W	E	d		S	O	W
B	I	d	V		S	E	O	T		S	E	N	I
D	N	B	S	E	X	B	O	A	M	E	N	L	T
V	T	T	I	B	O	O		L	O	O	I	B	V
S	E	L	V	B	V			S	O	I	L	d	O



# The decade that roared

The '20s was a decade both wild and mild.  
Experience it on the Mission Hills Heritage Home Tour.

MICHAEL GOOD | UPTOWN NEWS

Did the '20s really roar? And how loud?

You'll get some answers, and a look inside some historic homes of the era, when Mission Hills Heritage hosts "Mission Hills Architecture in the Roaring '20s." The tour of eight period homes is Sept. 21, from 10 a.m. to 4 p.m.

While we can't vouch for the entire decade, the '20s really did come in with something of a roar. Or maybe it was just the sound of 50 million thirsty men bellowing. On Jan. 20, 1920, the Volstead Act went into effect, making it illegal to drink alcoholic beverages.

The 19th Amendment, which

gave women the right to vote in national elections, was ratified the previous summer. There was a lot of shouting over that as well — mostly by male politicians, who in 1919 debated the issue in statehouses around the country.

For women, equality in the voting booth didn't translate into equality in the workplace, Congress or the courthouse. But there was one arena where women did gain greater representation — the home. Architects, designers and builders, as well as manufacturers of paint, tile, wallpaper, window coverings, flooring, sinks, faucets, toilets, refrigerators, stoves and bath tubs, were anxious to find out what women wanted,

and make it for them. Because of the flu epidemic of 1918, America had discovered the germ theory of disease. Women took the science to heart. They wanted their kitchens and baths to be clean and well ventilated. And they wouldn't mind if you made them efficient, luxurious and glamorous while you were at it.

In the 1920s, Americans went to the movies nearly once a week. Women wanted glamour and escape at the pictures, and they didn't see why they shouldn't get a little fantasy at home, too. And so, the arts and crafts bungalow, with its minimalist design and modest mindset, was out. The romantic revival, with its allusions to the passion and drama of Tudor England and Moorish Spain, was in.

There was another social revolution brewing in the 1920s. Between the cataclysmic bookends of the decade — Prohibition and the 1929 stock market crash — a less-obvious social tsunami snuck up on the nation in the summer of 1925. That was when, for the first time, more people lived in cities and towns than on the family farm. For many intrepid families, the homestead in Nebraska hadn't worked out. There was too little land, too little water, and too much work for not enough money. As those reformed farmers, and their wives, poured into America's towns and cities, they were looking for a different way of living, a different style of house, and a different American dream — in California.

On March 4, 1925, the San Diego Union reported that on the previous day, 36 building permits had been issued in the city. This was a record, both for a day and for the year to date, with 1,432 permits issued since the first of the year, compared to 1,183 permits during the same time period in 1924.

In that same issue of the Union, it was reported that Hurlburt & Tifal had filed a permit, for John



A present-day photo of the Tudor home now owned by Sharon Jackson. (Photo courtesy Mission Hills Heritage)

W. Snyder, for an \$8,000 frame residence and garage at the end of the streetcar line on Fort Stockton Drive in Mission Hills. In many ways, this 1,600-square-foot, three-bedroom Tudor was prototype of the era. It was a high-end house, modest in size but rich in details and artistry. The people who built it and the people who lived in it were prototypical, too. It's one of the houses on the MHH home tour.

Ralph E. Hurlburt and Charles W. Tifal were two of the more prolific builders of the 1920s. In 1924, they announced in an ad that they had 20 houses currently under construction. (Most contractors built one or two at a time.). They produced a brochure (which today can be found online) that illustrates the breadth and detail of their oeuvre. Much of what Hurlburt & Tifal achieved in the '20s has been lost to time: bas relief applied decoration, rag rolled walls with unique plaster textures, rusticated cast stone fireplaces and walls, stenciled and hand-painted decoration on walls and wood beams, faux-painted wooden doors, ironwork on windows and in doorways and wooden roofs with bent and irregularly coursed shingles.

Charles Tifal learned his trade in a time-honored way: from his father and brother. He was born in Wisconsin, but lived and worked in San Diego, Monrovia, Los Angeles and Seattle before returning to San Diego at the start of the 1920s. Before settling down in San Diego, Tifal lived and worked with his brother, who was

a cabinetmaker.

Hurlburt grew up in Utica, Nebraska, a farming town on the rail line to Lincoln. He first visited San Diego when he was 7, in 1895, with his uncle J.B. Liggett. Liggett moved to San Diego and formed an architectural firm, Liggett and Stelzer, with architect Louis A. Stelzer. He also operated a lumberyard, Southern Lumber. It's likely Hurlburt learned the building trades from his uncle, and he might have learned about home design from Stelzer. By the time he registered for the draft in 1917, Hurlburt was as general contractor. He applied for officer training, which he received in the Panama-California buildings in Balboa Park. Like many young recruits in San Diego, he learned about Spanish Colonial architecture by living in it.

The third part of the triumvirate was John W. Snyder. Snyder also had a farming background because his family had a lemon ranch in Chula Vista. He was a teacher at the State Normal School when his mother died, leaving him to run her real estate empire. Snyder owned an entire block Downtown, where his office was located, and had offices around the county, including in Mission Hills.

The house the three men created was purchased in 1927 by Lloyd P. Dolan and his new bride, the former Alice Douglas. He was an executive at "the gas company." She was a sorority girl and member of the Zlac rowing club, who

see Mission Hills, pg 16



Sharon and Don Jackson in front of their "rusticated" fireplace, with stencils and the original sconces, circa 1967: "The house has changed less than I have," says Sharon. (Photo courtesy Sharon Jackson)

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Sharon Jackson at her 1967 wedding reception in the backyard of her family's 1927 Tudor. (Photo courtesy Sharon Jackson)

## FROM PAGE 15 MISSION HILLS

every few months, hosted teas and bridge parties at the house on Fort Stockton.

Lloyd and Alice were both from Colorado. It's likely they met there since Lloyd's father was a plumber in Denver and Alice's father, William Douglas, peddled plumbing supplies in that same town. They both moved out West with their parents, part of that steady flow from arid farmland to California, land of milk and honey and irrigation. Dolan's father had a ranch in addition to the plumbing business. Lloyd worked there as a ranch hand when he registered

for the draft in 1917. In the space marked "reason for exemption," he wrote: "Stock to feed."

In 1929, the couple had a daughter. The timing coincided with a general slowdown in the tea and bridge circuit in San Diego. Because of the Depression, social events in the 1930s started to require, as today, a philanthropic component. But the question has to be asked: Was it just tea they were drinking? Statistically, Prohibition didn't decrease alcohol consumption, it increased it, along with organized crime, police corruption and general hypocrisy. The American public voted to repeal Prohibition in 1934. As for the Dolans, there's little to indicate they partook in any of the debauchery that characterized that decade of decadence. No arrests for liquor manufacturing for this respectable couple. But there is a trapdoor in a closet that leads to the basement — perfect for hiding an imported case of Canadian whiskey.

Maybe it has something to do with the house — some Tudor mojo — but the people associated with it had a lot in common. They came from farm country. They were the children or grandchildren of immigrants. They had active social lives, as reported in the society pages. The men had more than one profession or trade, and toggled back and forth between them during their lifetime. They were ambitious and didn't always play it safe. They married relatively late in life, stayed married and didn't have many kids. Tifal had two, both daughters. Hurlburt had one, a son. The Dolans had one, a daughter named Alicia. Snyder had two kids, a boy and a girl.

The 1930s brought many changes. Hurlburt and Tifal went their separate ways. Tifal continued building on a smaller scale. Hurlburt partnered up with George Marston to build houses both in Marston Hills and Presidio Hills.

In an odd twist, Lloyd P. Dolan went back to ranching. He still had "stock to feed," apparently, but now in Rancho Santa Fe. Odder still, Snyder got out of real estate in the mid-1950s and became a parole officer for the County of Los Angeles.

Alicia Dolan married in 1957 and moved to a tract house in La

Jolla, on the shoulder of Mount Soledad. In a bit of irony, her new husband, Robert A. Collins, worked for Burgener and Tavares, the developers of Clairemont, which at one time was the biggest housing development in the country. Where Hurlburt and Tifal had 20 houses under construction at a time, Burgener and Tavares were building seven houses a day. For comparison, the house on Fort Stockton took about three months to build.

In 1961, Lloyd Dolan died. Alice Dolan sold the Tudor house to a Coca Cola executive, Clarence Vaughn, who a couple years later sold to Mattie and James Waxon, who moved in with their son and daughter Sharon. The house, incredibly, had hardly changed since the 1920s. The walls still had their stencils over the doorways and hand-applied oil paint. The color scheme was orange and gold. The intense 1920s colors were too much for Mattie Waxon. "She just couldn't live in an orange house," says Sharon, who is now Sharon Jackson. Mattie and James met at Convair, where they both worked during the Second World War. They didn't have time for charming tea parties. "Mom and dad worked continuously, that's how they made ends meet, God bless them for that," says Sharon.

Sharon had her wedding reception in the house in 1967, moved away for a time, but now is back in Mission Hills. She lives just a couple blocks away, on Pine Street. Her daughter moved away for a while too, but now has returned, and recently bought a house on Presidio Drive, complete with a porte cochere and an artistic bas relief ceiling in living room. It looks like something Hurlburt & Tifal might have done.

Sharon plans to keep the house in the family. Her parents lived there until they died. "The house is special to us," she says. "We live in a 4,000-square-foot house on Pine. We've often said if we wanted to downsize, that would be a perfect house for us." On Sept. 21, the charming little Tudor on Fort Stockton will have a new generation of visitors thinking the same thing.

—Contact Michael Good at [housecallssdun@gmail.com](mailto:housecallssdun@gmail.com).

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