



**The
News**

DROGHER

Dana Point Historical Society

November/December 2008

Fotsch Home Placed on Historic Register

by **Barbara Force Johannes, DPHS Preservation Chairman**

A recent issue of *The News DROGHER* featured a photo of the historic Woodruff home at 33872 Valencia Place, currently being restored and updated by the new owners. We are thrilled to congratulate Gay and John Fotsch, the homeowners pictured at right, who were presented their bronze oval “City of Dana Point Built 1930 Historic Woodruff Home” plaque by the Planning Commission at its regularly scheduled meeting on October 28, 2008.

Dana Point Historical Society President Carlos N. Olvera spoke for the Historical Society members present in recommending that the

home be placed on the City’s Historic Register. City Architect John Tilton also recommended the designation based on the tremendous improvements to the property and hoped the home would be on a future Dana Point Historical Society Home Tour!

The Planning Commission adopted a Resolution designating the single-family residence as a locally significant historical structure and recommended that the City Council enter into an agreement with the property owner for participation in the Mills Act Program and then immediately presented the plaque to Gay and John.

This Valencia Place home has been added to the City of Dana Point Local Historic Resource Register. When granted the California Mills Act Program, the owners will sign an agreement to uphold the exterior historical attributes of their 1930 home in the original architectural style in exchange for development standard flexibility and financial incentives, such as waived permit fees for an addition and the property tax abatement as granted by the Orange County Tax assessor. For example, if a window would need to be replaced, the homeowner would replace it with a window of the style and material original to the home to reflect the historical nature of the structure.

There are currently 22 private homes on the Historic Register and another pending, out of 75 commercial and private structures listed on the City of Dana Point Historic Inventory.

Should anyone wish information regarding the application process for the Historic Register or the California Mills Act Program, the Historical Society is willing to help.



Photo from left—Scott Schoeffel, Planning Commissioner; Liz Anderson-Fitzgerald, Commissioner; Carlos N. Olvera, DPHS President; Gay and John Fotsch, homeowners; Norman Denton, Planning Commission Chair; Michelle Brough, Commission Vice Chr., and Ed Conway, Commissioner. (Photo by Keith Johannes)

President's Message
Carlos N. Olvera

DPHS Busier Than Ever!



Cityhood Leaders—Carlos Olvera, Mike Eggers, Roger Sanderson, and Doris Walker-Smith at the October 22 meeting. (Photo by Rod Howorth)

At our October program meeting, we had a very well-attended and interesting meeting with Dr. Roger Sanderson, who lead the charge for incorporation in 1965, and Mike Eggers, who lead it in 1987. Both were able to give us some insight into behind-the-scenes activities.

Dr. Sanderson spoke of the fight against AVCO and its over-development plans of the Monarch Beach area. Plans, he explained, also included moving Coast Highway to Del Prado. In his conclusion, Dr. Sanderson pointed out that the highlight of the effort, even though it failed, was ... as he fidgeted through his notes ... “Oh yes, AVCO went bankrupt,” he said with a smile.

Mike Eggers then explained how it took two years, 13 public hearings, two special elections, and two lawsuits to reach cityhood. All agreed that the effort was very much worth while as today we have a beautiful city.

Flanking the two speakers were the mounted front page newspaper articles from the Orange County Register and the Los

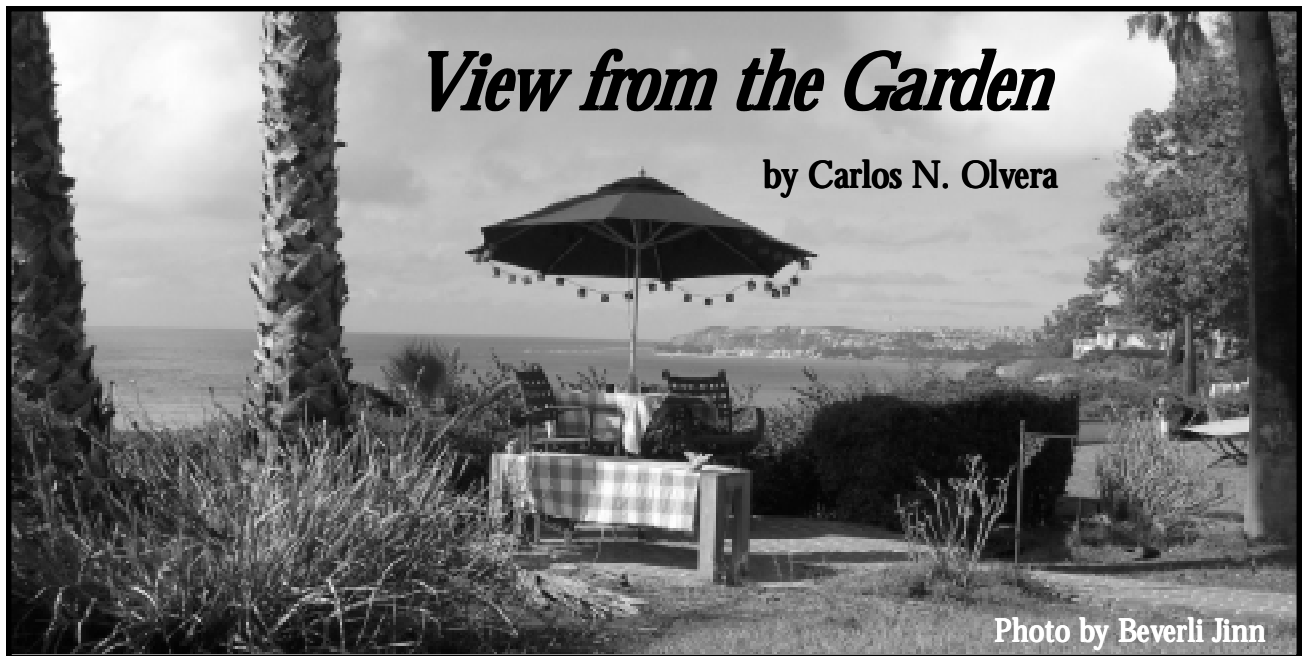
Angeles Times proclaiming the historic event twenty years ago.

On January 3, 2009, we will be celebrating the 20th anniversary of the swearing in of the first City Council. It will be held on board the Pilgrim on Saturday at 2 p.m. The Historical Society will have its booth on display with story boards recounting the history of cityhood. So, mark your calendars now and follow the event announcements in the local papers. The event and celebration will be marked by a souvenir booklet outlining the last 20 years.

We continuously receive donations of historic interest from Dana Point Residents. In fact, after our recent program meeting on City incorporation, our speakers, including yours truly, are waiting for the museum to open to donate their boxes of documents.

This past month we received documents from Frank Persides of Green Lantern. Frank has been a resident since 1949 and was very involved in the 1987 incorporation of Dana Point with a vested interest in the development of the headlands. Frank’s donation included original letters signed by Secretary of the Navy James Forrestal, Fleet Admiral C. W. Nimitz, Chief of Naval Operations Louis Denfeld, and Feet Admiral William F. Halsey. With these came official Navy photographs of Admiral Halsey, Admiral Nimitz, and Secretary Forrestal.

Life Members (\$300)	New Members	Chris & Juli Lindsey
Ed Conway	Norm Denton	Mike & Rhonda McFarlane
Suzanne Enis	Terry Drewry	Ingrid McGuire
	Joe Dunn	Paul Melby
Patron (\$100)	Dolores D. Ferdon	Benita O’Meara
Hofer Ranch	Robert & Diane Ferguson	Jody Payne
	Gay & John Fotsch	Gene & Helga Ralph
Supporters (\$50)	Thomas Gates	Jill & Lawrence Rolapp
Janet & Roy Dohner	Barbara Gauthier	Kathryn Roylan & family
Paul Hofer	Patricia Hoffman	Roger S. Sanderson
	Walter Hollman	J. Scott Schoeffel
	Carol Honeywell	Julie Simer
	Cecile & Richard Kruse	Lloyd & Amelia Smith
		Janet Wingert



View from the Garden

by Carlos N. Olvera

Photo by Beverli Jinn

The City of Dana Point has issued the Draft Environmental Impact Report (DEIR) of the Doheny House (35101 Camino Capistrano.) If you have not followed this issue over the past three years, a residential development is planned at the location of this historic home. When first presented to the City in a public hearing, the Dana Point Historical Society challenged the application to demolish the house, stating that an EIR was required. When a Focused EIR was presented, the Dana Point Historical Society again challenged the application, stating a *full* EIR was required. Please note that the house, garage, and gardens sit on five separate parcels of land, allowing for five separate mansions.

The DEIR was released on Monday, October 13, 2008. It is now available for public comment until December 1, 2008. The DEIR discusses 14 areas of impact to the environment. In proposing to demolish the house, the EIR must address these 14 areas and provide feasible alternatives to its total demolition. Of the 14 areas, only Historic Resources are listed as a Significant Impact. All the others are categorized as Less than Significant Impact. Each of the alternatives to demolition has a varying degree of impact.

The alternatives are:

1. No project/no build—this leaves the house as is.
2. Build mansions on the southerly two lots where the garden presently exists.
3. Replace the garage (47% demo of the total structure) with a mansion, leave the house, put two mansions to the south.
4. Demo the garage (47% demo), move the house to the southerly two lots, and build three mansions on the northerly lots.
5. Move the house to a new location (47% demo) and build five mansions.

The DEIR concludes that significant unavoidable adverse environmental effects related to an historical resource would occur as the result of the proposed project.

The DEIR may be read at the Dana Point Library, the City Clerk's office, or the planning department. It is also on line in PDF format at <http://www.danapoint.org/index.aspx?page=281> Just click on the Doheny House Draft EIR and each of the appendixes to read.

The Dana Point Historical Society will be providing input to correct portions of the DEIR. A public hearing has not yet been scheduled. Once the draft is accepted, it becomes the Final EIR with the option of a final hearing. Please read the EIR and provide any written comments directly to the City. Also, share this with your neighbors. Your input is needed to demonstrate overwhelming community support for saving the Doheny House.

Comment may be sent to Erica Demkowicz, Senior Planner, City of Dana Point, 33282 Golden Lantern, Dana Point CA 92629-1805

Comments by FAX to (949) 248-7372 or by email to edemkowicz@danapoint.org. Please put "35101 Camino Capistrano" in the subject line.

The DPHS Tile Committee installed the latest collection of tiles on the seawall at Baby Beach on October 28. The normal practice is to accumulate a few dozen completed tiles over a few months period before scheduling a date for mounting. However, this latest installation had to wait for harbor dredging in the area to be completed, per a request from our friends at the Orange County Harbor Department (OCHD), resulting in a batch in excess of 30 tiles.

The OCHD grants our annual permit after the DPHS pays a fee and demonstrates that we are in compliance with insurance coverage requirements, plus other reasonable rules, and they also approve each and every tile to be installed. Not acceptable are tiles that are commercial, religious, memorials, or in any form of bad taste. Rod Howorth and Buck Henderson (shown in photo) are volunteer tile installers, and longtime DPHS volunteer Sandie Howard has been working hard to coordinate the effort for many years. Also, we are happy to welcome to the team DPHS member Suzanne Enis, who will also provide coordination and keep records for this program which has been ongoing since 1999, resulting in approximately 1,300 tiles installed to date.

There is still space for additional tiles, and they can be purchased for \$50 each at “Fired Up”, 143 Avenida Granada, San Clemente (new location one block South of Del Mar, phone 498-3929) or by calling the DPHS at 248-8121. (danapointhistorical.org)



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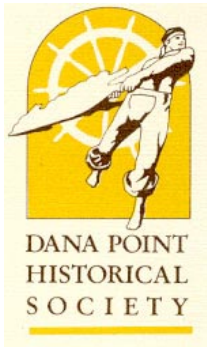
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Wednesday, December 3 – 6:00 p.m.

**Our annual holiday open house and potluck dinner in the Community House
24642 San Juan Avenue, Dana Point**

Our speaker for the December potluck dinner will be Jim Miller, President of The United Harbor Merchants Dana Point Harbor and member of a new grass roots organization, Dana Point Harbor Now! The mission of the new group is to support the revitalization of Dana Point Harbor and obtain Coastal Commission approval of the City of Dana Point's Local Coastal Plan Amendment. It is hoped that the multiple benefits of the plan

can be realized by all the people who use and enjoy Dana Point Harbor's beach, parkland, commercial, pedestrian, and boating facilities. Jim will update us on the revitalization plans and the timing of the proposed hearings at the Coastal Commission.

Please bring a potluck recipe dish (salad, casserole, dessert) of your choosing—enough for eight portions. Bring plates and utensils—and guests.