

International artists exhibit at Visions Museum of Textile Art

By DAVE SCHWAB | The Beacon

Visions Museum of Textile Art in Arts District Liberty Station has a new exhibition featuring international artists running now through Dec. 30.

"We are a passionate and diverse community in the heart of Liberty Station that celebrates the cultural significance and artistry of quilt and textile art," said Forrest Wang, Visions marketing manager, who led a tour on Oct. 20 of the new exhibit titled "Interpretations 2023" in the museum. "Every two years we have this exhibit that features artists from all over the world. This year we received 377 entries representing 13 countries, of which only 37 pieces are shown here."

Wang noted the textile art on display was "carefully selected" by a trio of three jurists – Susan T. Avila, Dolores Miller, and Jason Pollen – chosen by Visions Museum.

The three jurists on the museum's website discussed the criteria they used in making their selections. "I looked for pieces that made sense as textiles," said Avila. "I wanted the textile connection to be clear and logical, with images that allowed me to see and understand not only what the piece looked like, but how it was made."



Forrest Wang, Visions Museum of Textile Art's marketing manager, showing off one of the museum's latest exhibitions titled Interpretations 2023.
DAVE SCHWAB/PENINSULA BEACON

"The broad range and high quality of the work meant that difficult choices had to be made," noted Miller. "But what an opportunity it was to explore and affirm what 'best work' means to me: visually impactful and engaging, well executed, created with an original voice that uses fiber/textiles as its unique artistic medium, rather than an imitation of another art form."

"Looking at, and having to choose from, several hundred images of the works of dedicated quilt artists was both a joy and a daunting challenge," said Pollen.

"What I always look for is how each layer, each color, thread, stitch, line, shape, feel essential to the success of the completed piece. What we always look for is superb craft of course, but more importantly, a fresh and inventive approach to this age-old discipline."

In describing the 37 displayed textile art pieces, Wang noted some of them were "woven, stitched and hand stitched" while adding, "There are a variety of techniques that the artists use."

Wang praised the textile museum's 30-plus volunteers whom

he described as "a very dedicated group of professional, amateur and casual people who just appreciate the art."

One volunteer, Betty Colburn, who makes fiber art herself, was greeting guests at the museum's front desk on a Friday afternoon. She said her job is "fun," while adding, "I am one of many." Asked about her role, she answered: "I greet people coming in explaining to them what the museum is about. I talk with them about what their reactions are to what they see, and wish them a good day."

Carrie Frederick, a Visions Museum of Textile Art board member, noted the museum gets "a lot of tourists and people who just walk by and happen upon us." She added the museum board's function is to "help set the strategic direction for the organization and provide legally mandated things, like financial oversight."

Frederick pointed out textile art is unique "because we all grow up surrounded by textiles, so people can relate to that. We also have a lot of artists who are looking for what medium they want to use. And they find that textiles are so versatile – and so relatable."

The mission of Visions Museum of Textile Art is to create an international community of quilt and textile artists, collectors, and the

VISIONS MUSEUM OF TEXTILE ART

Where: Arts District Liberty Station, 2825 Dewey Rd #100.

Hours: Wednesdays and Thursdays 10 a.m.-2 p.m., Fridays and Saturdays 10 a.m.-4 p.m. Closed Sundays through Tuesdays.

Info: visionsartmuseum.org, 619-546-4872.

public through exhibitions, education, and engaging programs that increase the appreciation of quilts, textiles, and fiber art.

Visions Museum of Textile Art began as Quilt San Diego, a non-profit arts organization founded in 1985 to promote contemporary quilt making as fine art. The organization's mission was to present the prestigious, international, juried Quilt Visions biennial which was hosted at various museums in the San Diego area. In 2007, volunteers organized a community build and created a permanent location in the Arts District at Liberty Station.

Visions Museum of Textile Art now features 20 exhibitions per year including online exhibitions, Member Challenges, and the "Quilt Visions" and "Interpretations" biennials. The museum presents lectures and workshops by noted quilt and textile artists. The museum also has a gift shop with strictly handmade items, most from local contributors.

Prime Commercial Apartment Building in Point Loma



Property Descriptions

- The property consists of two parcels. The first parcel, (530-752-09 located at 1537 Rosecrans St, features 8 units. On the second level, there are 4 apartments with 2 bedrooms and 1 bathroom each. On the first level, there are 4 office suites. This parcel is situated on a 10,000 square foot corner lot with 100 feet of frontage on Rosecrans. It is zoned as CC-4-2
Parking: There are 10 onsite parking spaces available for the 1537 Rosecrans St parcel.
- The second parcel, located at 2929-33 Ingelow St, consists of 3 units. There are 2 apartments with 1 bedroom and 1 bathroom each, and one apartment with 2 bedrooms and 1 bathroom. This parcel is situated on a 5,000 square foot lot and is zoned as CC-4-2/RM-3-7.
Parking for the Second Parcel: The second parcel offers 2 single-car garages and 5 parking spaces

PRICE PSF	\$799.29
OCCUPANCY	98.00%
NOI (CURRENT)	\$165,587
CAP RATE (CURRENT)	2.78%
CAP RATE (MARKET)	4.74%
GRM (CURRENT)	23.90
GRM (MARKET)	15.97

Prime Point Loma Village Location

- Rare opportunity to own a prime Commercial- Multifamily property on the corner of Rosecrans & Ingelow in Point Loma Village.
- 11 UNITS: In total, both parcels cover 15,000 square feet of land zoned CC-4-2/RM-3-7
Zoning Advantage: The property is in a "Complete Communities Zone Density," which may offer development opportunities in accordance with zoning regulations.
Value-Add Opportunity: Potential to increase rental income. This can be achieved through strategies such as raising rents, implementing a Ratio Utility Billing System (RUBS), or converting the garages to studios or accessory dwelling units (ADUs). Buy and hold with increase cash flow and/or hold for future development.

Offer at \$5,595,000



Bob Rodrigues
Real Properties Group Real Estate, Inc. - President
(619) 987-6768
bob@rpgre.com
Lic: 01864725



ENCHANTING LOMA PORTAL GEM

2719 AZALEA DRIVE

- Timeless Spanish Mediterranean home
- 5 bedrooms, 3.5 baths, 2,549 ESF
- Captivating living spaces with exceptional layout & vintage allure throughout
- Private rear courtyard, lagoon-style pool & spa, firepit, & view deck
- Almost-half-acre canyon lot with lush landscape and picturesque views
- Offered at \$1,875,000



SCAN HERE
for more photos
& a 360° tour



darren SCHNEIDER
REALTOR® | DRE# 01241609

619.987.3113
DarrenSchneider.com
Darren@cbwhomes.com

© Coldwell Banker Real Estate LLC. All Rights Reserved. Coldwell Banker® and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC. Coldwell Banker Real Estate LLC supports the Fair Housing and Equal Opportunity Acts. Each office is independently owned and operated. If your property is listed with a real estate broker, please disregard

COLDWELL BANKER
WEST