

**NORTH PARK HISTORICAL SOCIETY  
SEPTEMBER 2016 MEETING NOTES**

**DATE: SEPTEMBER 15, 2016**

**TIME: 6:30 PM**

The first part of this meeting was a Business Meeting of the North Park Historical Society (NPHS) Board of Directors, and the second part was the activities discussion for the organization. These notes include updates as of September 24, 2016.

The next meeting will be **THURSDAY** October 20, 2016 at 6:30 pm in a second floor meeting room at Grace Lutheran Church, 3967 Park Boulevard.

**1. WELCOME AND INTRODUCTIONS**

The following members of the NPHS Board of Directors were present:

Steve Hon	Katherine Hon
Claudia Watts	Paul Spears
Jody Surowiec	

The following members of the NPHS Board of Directors were absent:

Sharon Turner	Randy Sappenfield
Michael Thornhill	Judy Ciampoli
Hilda Yoder	George Franck
Bob Bauer	

Members Charlie and Juliet joined us. Welcome!

**2. AGENDA REVIEW AND ANNOUNCEMENTS**

Steve announced that Ben Press, a prominent and beloved tennis pro, recently passed away. Ben contributed several photos to our Arcadia book. He played tennis with both of North Park's world famous athletes, historic tennis star Maureen Connolly and baseball great Ted Williams.

Katherine announced that the City Historical Resources Board staff accepted the nomination of John Pearson as a Master Builder as part of the nomination for individual historic designation of a Spanish Colonial Revival home he built on Texas Street near Myrtle in 1925.

**Update:** The house and Master Builder nomination were approved by the Historical Resources Board at their meeting on September 20, 2016. John Pearson finally joins his brother Pear Pearson on the list of Master Builders!



The City's staff report stated, "The resource is representative of a notable work of proposed Master Builder John Pearson, a prominent and accomplished building contractor responsible for the construction of many quality houses in the City, some of which have been historically designated. Specifically, the resource is one of his earlier houses in the Spanish Colonial Revival Style that expresses a quality of craftsmanship seen in his other known works."

The staff report summarized from the nomination prepared by NPHS, noting that John Pearson came to the United States from Sweden in 1904. His younger brother, Master Builder Pear Pearson, followed in 1905 and the two settled in Colorado where John worked as a layman carpenter. John married Elsa Larson in 1910 and moved to San Diego in the early 1920's along with Pear and his family. John and Elsa settled in North Park living in several homes which he constructed until the 1950's when the family moved to La Mesa.



Pearson's work includes nineteen known houses in the North Park area. These houses were constructed in either the Craftsman or Spanish Colonial Revival styles. Pearson's Craftsman houses are distinguished by their carved corbels, decorative brackets and sunburst attic vents. His Spanish Colonial Revival houses have similar high quality details such as arched entryways, elaborated cap style chimneys, wing walls, decorative vents and complex fenestration (windows). The interiors of these houses often feature details such as covered lath and plaster ceilings, built-ins and fireplaces with high quality tiles.

Two of Pearson's houses in San Diego have previously been historically designated:



HRB Site #931 – E.A and Effie Tindula House, 3593 29th Street built in 1925 in the Craftsman Style

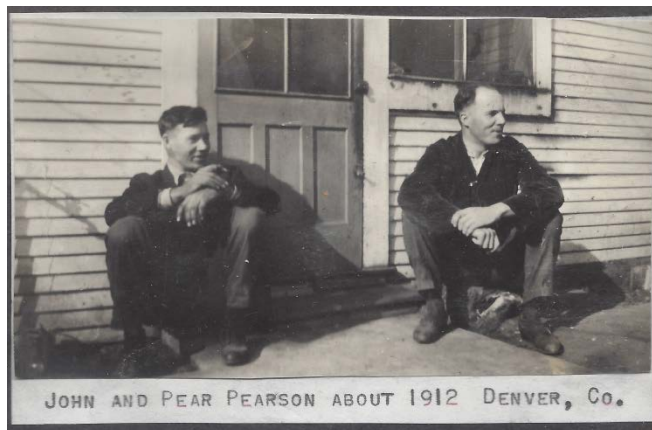


HRB Site # 1008-012 – North Park Dryden District Contributor, 3511 28th Street built in 1925 in the Spanish Colonial Revival Style

NPHS is proud to have facilitated getting John Pearson recognized as a Master Builder!



Pear Pearson (left), John Pearson (right), Torrey Pines picnic, 1920



### **3. MINUTES ACCEPTANCE**

The minutes from the August 18, 2016 NPHS meeting have been posted on the website.

## **BUSINESS PORTION OF MEETING**

### **4. TREASURER'S REPORT**

The financials were sent to the Board in advance of the meeting. In the period from August 9 to September 12, 2016, seven NPHS members renewed and one new member joined. We received \$360 in donations from renewing members, and \$32 in donations at the car show, mostly from three car owners who typically exhibit and did not this year, but gave us \$10 each anyway. We received the check from the County for our Community Enhancement Grant of \$2,350. We sold one spiral bound North Park history book and one Arcadia book at the car show. NPHS also received income from 30 car show entries. The total income in this time

period was approximately \$3,247. Expenses recorded in this time period were less than \$1 for Square fees on the history book sale at the car show.

## **ACTIVITIES PORTION OF MEETING**

### **5. WATER TOWER PUBLIC ART PROJECT UPDATE**

In finalizing the draft artist request for proposal, Gail notified us she thought we should prioritize the potential "canvas" as the vertical square reservoir walls, versus the fencing above the walls, or the fencing with the access gate, or the walls of the two-story stucco building on the city's property. In pursuing answers with City staff, we came in contact with Christine Jones, Senior Public Art Manager with the City's Commission for Arts and Culture. She manages the City's acceptance of any art proposed on City property, so is the appropriate person to work with as we explore the feasibility of placing art on the Water Tower site. Gail, Steve and Katherine met with Christine on September 7, 2016. Gail summarized the meeting as follows:

- Within the next four weeks, Christine be in touch with Public Utilities and other relevant City department staff for answers to the questions posed by Gail and NPHS to City Public Works staff, as well as finding out where and how the City wants the bronze plaque designating the Water Tower as a Local Historic Civil Engineering Landmark by the American Society of Civil Engineers installed.
- Once we know the parameters and opportunities, NPHS will update the draft Artist Request for Proposals for Christine's review and comment with the understanding that language needs to be added to make it clear that the project needs to go through the City's donation approval process before it can be fabricated. The terms of an unrestricted gift will be described as well.
- To avoid any perception of conflict of interest, NPHS agrees that City staff and Commissioners will not be included as voting members or non-voting advisors on the Artist Selection Committee.
- When a conceptual artwork has been identified by the NPHS Artist Selection Committee, it will be presented to City staff for review before the schematic design is rendered. At that point, it will be decided whether to take it to the Public Art Committee and Arts Commission at the conceptual or schematic stage.

Christine noted in the meeting that the City wants art to be innovative, fresh, intriguing, and contemporary. They do not want something that is literal or explanatory. In case we need a Plan B for placement of an installation, we will explore possibilities using privately owned buildings nearby, including several two-story multi-family buildings across the street to the east. We also will coordinate with El Cajon Boulevard BIA for potential commercial building owners who may be open to providing a "canvas."

### **6. CAR SHOW - SEPTEMBER 10, 2016**

Steve reported on the financial results of the 2016 Car Show. Expenses totaled \$1,112 for the city permit (\$323), portapotties (\$393), and traffic police staff (\$396). Revenue totaled \$1,670, consisting of \$500 from the County Grant, \$700 in cash sponsors, \$440 in car entries, and \$30 in donations. NPHS netted about \$560 and provided a fun, family-friendly event for our community. Steve noted that the voting for People's Choice car second and third place was pretty tight this time, and we may want to discuss how potential ties would be settled. The group was ok with Board members involved in the event organization strategizing on the appropriate decision-making process.

## 7. PLANNING ISSUES - NORTH PARK COMMUNITY PLAN UPDATE

NPBS continues to be concerned about the potential impacts to neighborhood character, historic resources, and low-income residents in the "Pedestrian-Oriented Infill Development Enhancement Program" area in the North Park Community Plan Update (NPCPU). This program targets existing two-story apartment buildings in a broad residential area between Lincoln and Howard avenues from Florida to Boundary streets for demolition and replacement with much higher density development that could be up to 73 dwelling units per acre (du/ac) versus 44 du/ac new base zoning.

On September 6, 2016, the North Park Planning Committee approved the Plan 11 to 3. On September 14, 2016, the City Historical Resources Board approved the Plan. Next votes will be the Planning Commission (September 22), City Council committee (October 5) and full City Council (October 25).

**Update:** Councilmember Todd Gloria held a "coffee with your councilmember" event on September 17. Katherine attended and gave him the handout at the end of these notes to ask for him to consider eliminating the Pedestrian-Oriented density bonus area from the Plan. We will update interested NPBS members on our continuing efforts at the next NPBS meeting.

## 8. TEE SHIRTS

We only have a few tee shirts left with our excellent logo. Jody has the contact information for ROK, who produced the shirts in the past and will send that to Katherine so she can explore having more made. Charlie suggested selling the tee shirts for a little more than cost so we have a net excess to allow us to give some away as a speaker gift, or award/prize. Great idea, Charlie!

## 9. WALKING TOURS

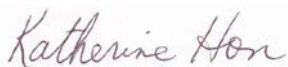
North Park Main Street is arranging two walking tours of the commercial area for Archtoberfest. The date is October 1, the times are 9:00 am and 11:00 am. George will be the tour leader. Sharon can help at one of the time slots, and Jody can help at both. The Brunch tour at 9:00 am features brunch at Encontro after the tour. The cost is \$35. The T-shirt Tour at 11:00 am includes an Explore North Park T-shirt with the tour. Go to Brown Paper Tickets (event #2600501) to buy tickets for this North Park Main Street event.

NPBS will conduct a private walking tour of the Dryden District on October 16 at 10:00 am. There will be about 8 in the group. Katherine can conduct the tour and Sue can be a helper to show the notebook of photos and keep people on the sidewalk.

## NEXT MEETING

The next meeting will be **THURSDAY** October 20, 2016 at 6:30 pm in a second floor meeting room at Grace Lutheran Church, 3967 Park Boulevard, corner of Park and Lincoln Avenue.

Prepared by



Katherine Hon  
Secretary, North Park Historical Society



### A Request from the North Park Historical Society

Remove the "Pedestrian-Oriented" density bonus to 73 du/acre between Lincoln and Howard avenues from the North Park Community Plan Update. Why?

- It is discriminatory to draw a box around an area that is home to vulnerable low-income and minority residents who would be disproportionately impacted by displacement. **A rising tide cannot lift all boats if you sink our most vulnerable sailors.**
- The supposed targets of the Pedestrian-Oriented density bonus program are described in the Plan as "projects that were developed from the 1960's through the 1980's that were not sensitive to North Park's character and its traditional architectural and design treatments." These apartments are actually low-rise buildings compatible in size and bulk to the existing neighborhood character of the area. In contrast, new development is out of scale and completely incompatible.



Two-story, 7-unit Huffman at 4124 Texas Street.



New 5-unit development overwhelms its neighbors.

- The disparaging nickname of "Huffman Six-Pack," is not factual. Ray Huffman built 575 buildings throughout San Diego. Only 20 of these are 6-unit complexes; the rest (97%) have 7 or more units. None of the 6-unit Huffmans are located between Lincoln and Howard avenues. Huffman apartment buildings are already being renovated by current owners because they represent a solid investment in multi-family income property. They are not decrepit or of poor quality. The density bonus incentive is not needed for their improvement.



8-unit Huffman at 4121 Iowa



Just renovated 7-unit Huffman at 4077 Utah with tiled parking area and landscaped interior courtyard creating a communal atmosphere.



- Historical 6-unit bungalow courts and other residential groupings are at risk from the vague language in Section 2.8 of the Plan. The text should explicitly exclude this housing if the bonus program remains.

