

**NORTH PARK HISTORICAL SOCIETY  
APRIL 2025 MEETING SUMMARY**

**DATE:           APRIL 17, 2025**

**TIME: 6:00 PM**

These notes summarize information that was presented at the April 17, 2025 Business Meeting of the North Park Historical Society (NPHS) Board of Directors, and the activities discussion for the organization. These notes include updates as of April 21, 2025. Board Members Steve, Katherine, Jody, Allison, Claudia, Michael, Paul, and George attended. Members Ed O. and Sheryl also attended. The meeting location was changed from the church to the Hon house due to Easter activities at the church. In general, our meetings will be scheduled for the **third THURSDAYS of the month starting at 6:00 p.m.** and open to the public. Meetings generally will be held in a meeting room at Grace Lutheran Church. However, several Board members will be traveling at the time of the May meeting, so the Board decided to **cancel** the May meeting. **Our next meeting will be June 19.**

**1.       WELCOME AND INTRODUCTIONS**

We hope all our members and friends are staying safe and healthy.

**2.       AGENDA REVIEW AND ANNOUNCEMENTS**

Steve and Claudia noted that a short stretch of Grim Avenue at North Park Way will have the honorary name of “Lucky Lane” to recognize the owner/operator of the Phoenix diner at the northwest corner, who passed away recently. Steve also announced that he and Claudia, the new NPHS Vice President, met with a banker at U.S. Bank, and Claudia has been added as an authorized signatory on the checking account. Steve and Allison, the new NPHS Treasurer, will meet with the banker next week to add Allison. Former Vice President George Franck and former Treasurer Randy Sappenfield have been removed as signatories on the account.

**3.       MINUTES ACCEPTANCE**

The meeting notes from the March 20, 2025 meeting have been posted on the website.

**BUSINESS PORTION OF MEETING**

**4.       TREASURER’S REPORT**

The financials for this meeting are for March 21 to April 15, 2025 and were sent to Board members on April 15, 2025. In this time period, two new members joined (thank you, Melanie and James!), Arcadia sent a royalty payment of \$81 for sales of our 2014 book, “Images of America: San Diego’s North Park,” and we recorded Miscellaneous revenue of \$545.01 reflecting the money transferred out of the savings account into the checking account in order to close the savings account, for a total income of \$666.01. Expenses in this time period totaling \$551.51 consisted of the \$545.01 transferred out of the savings account, and \$6.50 for a second month of a bank fee for paper statements (we have switched to digital statements).

**ACTIVITIES PORTION OF MEETING**

**5.       UPDATE ON BUNGALOW COURT HISTORIC DISTRICT**

George reported on the project with the University Heights Historical Society (UHHS) to establish a non-geographic multi-property National Register bungalow court historic district. He summarized the actions of UHHS President Kristin Harms, who sent the following email: *“I wanted to check in with all of you about the National Register Bungalow Court MPD. Following is a summary of my actions to date:*

- *Ran an article on the front page of the April issue of the UH News about bungalow courts and asked owners to contact me if they were interested in historic designation. Unfortunately, I did not hear from anyone.*
- *Have not heard back from Shannon Lauchner, the Certified Local Government (CLG) Coordinator with the State of California in response to my email about the City's inaction on the Bungalow Court Multiple Property Listing (MPL).*
- *Spoke with Bruce Coons today about pursuing the National Register Bungalow Court Multiple Property Document (MPD). He pointed out that if a bungalow court comes before HRB for demolition by the owner, it could be nominated to the MPD without the owners consent. If it were successfully nominated, then the court would be protected by CEQA.*
- *Confirmed with South Environmental today that they will honor their proposal.*

*So, I am leaning towards moving ahead with the National Register Bungalow Court MPD for the following reasons:*

- *It may create interest among other bungalow court owners to pursue nomination of their court to the MPD.*
- *It will give us another tool to fight proposals to demolish bungalow courts brought before the HRB.*
- *It may create the perception among some developers of another obstacle they don't want to deal with.*
- *It may pressure the City to finally pursue a local Bungalow Court MPL."*

George moved that NPHS continue to support this project of the UHHS. Claudia seconded, and all attending Board members approved. George will communicate to Kristin that NPHS supports UHHS moving ahead with the National Register Bungalow Court MPD.

## **6. WALKING TOUR – BURLINGAME HISTORIC DISTRICT**

July 12 is the Saturday chosen for the Burlingame walking tour event. That Saturday in July was ok for George and Michael, with Bob, Allison, Claudia and Jody as well as Steve and Katherine helping. On March 23, Katherine and Steve met with a Burlingame contact and explored possible tour routes. Steve subsequently explored other possible routes in the Burlingame Historic District and mentioned Dulzura Avenue has very nice homes and might be a better street than Pamo Avenue for part of the tour. Katherine will coordinate with George and Michael to find a good date for a practice tour early in June.

## **7. APRIL 26 EVENT IN MORLEY FIELD**

We will put up our canopy in Morley Field and offer walking tours of the park and Pauly's Addition on Saturday, **April 26**, the week after Easter. George, Michael, Jody, Paul, Sharon, Allison, Steve and Katherine will participate. We will have demo copies of our books and little flyers directing people to Verbatim Books to purchase. We will have membership forms for people to take, and demo ballcaps, but we will not be selling any merchandise at this event. Sheryl asked how the event was being publicized. Katherine posted the flyer on Facebook and Allison posted it on Instagram. The flyer was emailed to all on our distribution list. Steve gave flyers to his tennis contacts at Balboa Tennis Club. Katherine put flyers on about 25 doorsteps in the Pauly's Addition tour area. At the meeting, several people took paper copies to give to friends/contacts. North Park Main Street has a jpg of the flyer and promised to advertise the event. George gave a flyer to his contact at SOHO, who will promote the event also.

## **8. SOHO ECONOMIC STUDY ON IMPACT OF HISTORIC PRESERVATION**

The Save Our Heritage Organisation (SOHO) is coordinating an economic study by PlaceEconomics, a nationally renowned consulting firm, to factually document the positive

effect historic preservation has on housing, climate change, and community equity and diversity. The study is being overseen by representatives of various historical groups, and George is the representative for NPHS. There will be a Zoom update meeting on April 30, which George will attend and continue to apprise NPHS.

## 9. SCANNING PROJECT

We continue our process of scanning slides and notebooks with photos and notes from the Covington Family and other sources. We met with professional photographer Stuart Hartley on March 25 to discuss scanning some oversize items. He took a poster of the 1915 Exposition that was made for a bank centennial in 1985; a 1935 poster of a “cartoonized” map of the 1935-36 Exposition; three very large Union Title blueprints showing subdivisions, blocks and lots in downtown, University Heights, and North Park; and a set of oversized prints of Tribune-Sun newspaper pages from 1949 that Donald Covington must have made. One of these pages from November 1949 had a little article noting that North Park got a new hanging neon sign “just a year ago, in November, 1948.” This intrigued your ever-curious Secretary, as NPHS has always wondered when and how the North Park sign changed from the original 1935 rectangular shape to the scalloped shape seen in 1950s

**SIGN REPLACED IN 1948**  
 North Park's old shopping district sign above the Thirtieth St. and University Ave. intersection was replaced with a new and modern designed one just a year ago, in November, 1948.

photos. Searching online historic news articles in November 1948, we found the article to the right in the November 22, 1948 Tribune-Sun. The photo is not the best, but

the caption is clear: “Heart of the North Park shopping district, Thirtieth St. and University Ave., today was marked by a new sign erected yesterday under auspices of the North Park Business Club. The sign replaces one which for months has read ‘Nor ark,’ because of faulty illumination. If you look closely in the group beneath the sign, you will notice that one of the workmen is none other than old St. Nick himself.”



So now we know that in the classic 1953 photo from the Hartley Family (left), the North Park sign pictured was only 5 years old, and is not the original sign placed in 1935.

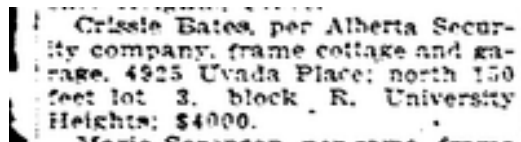
Allison has set up an Instagram account for NPHS, with the username northparkhistory. The link is <https://www.instagram.com/northparkhistory/> She has posted four photos so far, and we have ten followers.

## 10. COMMUNITY COORDINATION AND ACTIVITIES

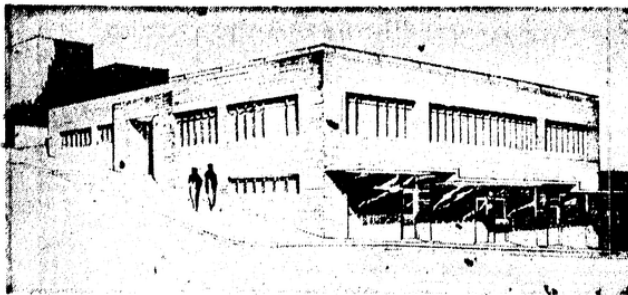
In March 2025, we responded to requests for information (and received interesting information) and participated in community activities as summarized below.

1. Sandi emailed us, saying, "I am trying to find the history of 4950 Uvada Pl. The owners think it was built around 1910 by a ship builder. The home has a deeply inset wood ceiling. They think he came over from Italy or Spain. Would the historical society have any information or photos of that building and the original owner? If not, where would be a good place for me to look?"

This was a very tricky house to investigate, as the neighborhood was not part of the original 1888 map of the historic subdivision of University Heights, and the current address number was not the original address assigned. But we were finally able to identify the house in the City Lot Books as being built in 1922 with an original address of 4925 Uvada Place, and found the building permit in the July 13, 1922 Evening Tribune.

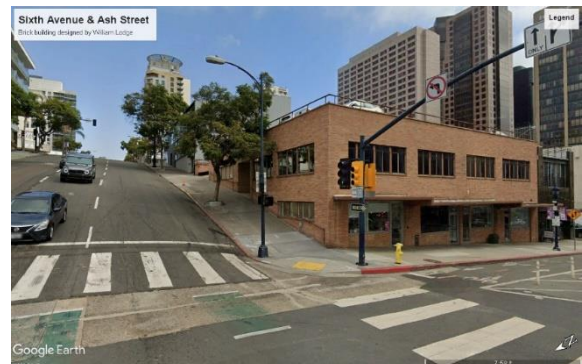


A prominent architect, William Percy Lodge, and his wife, Elizabeth, owned the house from 1927 to 1934. William Lodge worked on a number of interesting buildings, including the building still at Sixth and Ash streets featured in an August 9, 1953 San Diego Union news article that noted the unique parking deck on the top floor.



### DOWNTOWN PARKING SOLUTION

A unique solution of off-street parking is a feature of the Insurance Building, pictured in the architect's drawing above, which is now under construction at Sixth Ave. and Ash St. Taking advantage of the steep natural grade on Ash St, the entire roof of the building has been designed as a parking deck, accessible from the ramp at the extreme left above. Entrance to the first floor of the building is on Sixth Ave. and to the second floor on Ash St. The 75x100 brick structure will provide space for six or seven insurance firms and was planned and will be managed by the Fred B. Mitchell Co. Designed by architects William P. Lodge and William F. Wilmurt, the building is being built by M. H. Golden Construction Co. at a cost of approximately \$135,000.



Current Google Earth Streetview

2. Tim called us to request historical information about the property at 2404 University Avenue, which has been a 7-11 since 1967. We found that the City Lot Books listed 1911 as the first year that improvements were noted on the property. At this time, the owner was J. W. Sefton, Jr., and we remembered that Donald Covington wrote about this corner of University Avenue and Texas Street in "North Park: A San Diego Urban Village, 1896-1946" as follows: "Meanwhile in November 1910, on the northeast corner of University at Texas Street, Joseph W. Sefton, Jr. commissioned a building from Irving Gill. When it was completed, Arthur and Anna Valentien opened a pottery workroom there. The Valentiens had moved to San Diego from Cincinnati where the notable Rookwood Pottery had employed them as artists. Arthur, a painter, was the first pot decorator hired by Rookwood, and was chief decorator for 24 years. Anna, who was also a talented sculptor, was with Rookwood for 21 years. They moved to San Diego in 1908, and in April purchased the first house north of the new Georgia Street Bridge on

*the east side, at 3903 Georgia Street. They continued to operate the pottery workroom on Texas Street until late 1913 when residents of the newly developed neighborhood around them complained of the pollution from the kiln. The pottery factory was closed by the end of 1913, and the Valentians went on to other art work.”*

A house replaced the pottery facility and we identified occupants using scanned City Directories on the City Clerk Digital Archives at [City Directories | City of San Diego Official Website](#) and Ancestry.com. Notable residents included G. Edward Chase from 1922 to 1923, who was the Director of Works, Balboa Park Buildings Restoration Fund at the time, and Louis Almgren from 1926 to 1936, who was the Chief of the City Fire Department from 1909 to 1935. Almgren joined the fire department as a horse wagon driver in 1902 and brought the first automotive fire engines to the department in 1916. He was very well regarded, and when he retired, he was given a new car, as related in the excerpt from a December 21, 1935 San Diego Union article on the right. We included more information in the summary we sent to Tim, and he greatly appreciated the information, thanking us “for the incredible effort and scope of your report.”

## ALMGREN HONOR GUEST AT DINNER; AUTO GIFT MADE

Friends of Louis Almgren—more than 450 of them—gathered last night in the Plata Real, U. S. Grant hotel, for a testimonial dinner in honor of the retired chief of San Diego's fire department who had served more than 30 years.

Almgren's friends, too numerous to mention, were gathered to prove their esteem for the man who is nationally known as a fire chief and who “built” San Diego's fire department from volunteer “bucket brigade” status to one of the finest in the country. As a token of the esteem in which they hold him as their former chief, as a friend and as a man, the men of the fire department presented him with a new auto.

3. Keep **September 18 at 6:00 pm** on your calendar for a lecture by Alex Bevil, the historian who prepared National Register nomination documentation for the North Park Water Tower and the Georgia Street Bridge, on the history of these two iconic historic landmarks in North Park. More details to follow as the event approaches.
4. Katherine toured one of our Instagram followers, Emma, around Mississippi Street and Alabama Street. Emma enjoyed discussing the range of architectural styles on these two streets in Pauly's Addition, including Craftsman, Spanish Revival, Tudor Revival, French Eclectic, and California Ranch.
5. We spotted this typo in concrete at Gunn Street and Ray Street. The street name recognizes Douglas Gunn (1841-1891), who was the editor/owner of the San Diego Union newspaper from 1870 to 1886 and San Diego mayor from 1889 to 1891. This photo was posted on Facebook and got 17 likes and 6 comments, including a comment from Tom: “Another “typo” here on Hamilton St at Polk Ave: HAMILION ST.”



6. Judy emailed, saying, “I was just curious, I will be closing on a home at 3512 Dwight St and I wanted to know if it had any history behind it. There is talk of it being from 1915 but I can’t find proof anywhere. Would you be able to assist or point me in the right direction? I have attached a photo below.



We found that the first time the address of 3512 Dwight Street was listed in the City Directories was in the 1944-45 City Directory. The first owner appears to be William H. Enid. His occupation was listed as “USN” (US Navy) in this directory, and the occupation of his wife, Gladys, was listed as “ofc sec United Auto & Aircraft Workers of America.” William Enid was listed in the 1947-48 City Directory as owning the house with his wife, Gladys, and his occupation was listed as a cabinet maker with W.F. Peabody Fixture Co. He was honored with at Presidential citation, as noted in the September 27, 1945 Evening Tribune. They were still listed as residing at this address in the 1950 City Directory.

\* \* \*

The Presidential Unit Citation has been awarded to William H. Enid jr., AMM2c, whose wife, Gladys, lives at 3512 Dwight st. He is a member of a naval bombing squadron which distinguished itself in action against the enemy. He was decorated on Okinawa.

We found a Building Permit for the address pulled by Mrs. D.H Harris in the July 15, 1944 San Diego Union, and an ad for sale of a “Just finished modern completely furn. Calif. House” at 3512 Dwight by the owner (whose address was listed as 3622 35<sup>th</sup> Street) in the September 10, 1944 San Diego Union. The 1944-45 City Directory listed D.H. Harris at 3622 35<sup>th</sup> Street, confirming the house origins.

3512—Just finished, modern, completely furn. Calif. house. Sleeps 4. Immediate possession. 3512 Dwight st. Owner. 3622 35th (rear). R-5543.

#### 11. CITY POLICIES AND HISTORICAL RESOURCES BOARD UPDATES

- As a standing item in the meeting notes, the following link on the Planning Department webpage with the city’s info about the review process and timeline is provided: [Preservation and Progress | City of San Diego Official Website](#)
- SOHO sent out an email Preservation Alert regarding their findings reviewing the proposed policies, as follows:

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Dear Advocate for San Diego's Historic Places,

San Diego's historic preservation program is under attack. The recent [op-ed by Ricardo Flores in the \*The San Diego Union-Tribune\*](#) is the latest example of an effort to dismantle the Mills Act—a program that has successfully preserved our city's architectural heritage for decades. Or you can [read it HERE](#).

[We've written a detailed rebuttal](#) to this misleading op-ed, explaining why the Mills Act is an investment that benefits all San Diegans. Or you can [read our rebuttal HERE](#).

### Take Action Now!

The City's [Preservation and Progress initiative](#) is both part and parcel of this attack, putting historic neighborhoods and resources at risk under the marching orders of “streamlining” development. If these changes move forward, we could see severe restrictions or even the elimination of the Mills Act and other critical preservation tools.

We need your voice to push back against this attack on preservation.

- [Submit a Public Comment](#) - The City has a portal for public feedback on the Preservation and Progress initiative. Make your voice heard before it's too late! Write your comment using our points or your own words.
- [Email your comments](#) to the Historic Resources Department
- [Write to City Leaders](#) - Send a letter to the mayor and city council urging them to protect the Mills Act and historic resources.
- [Call Your Representatives](#) - A phone call makes an impact! Let them know that historic preservation matters.

**We must act now** to ensure San Diego's historic neighborhoods remain protected. Thank you for standing with us in defense of our city's heritage!

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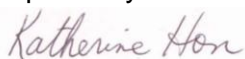
## 12. PAYMENT FOR NPHS MEMBERSHIP

As a standing item in the meeting notes, we remind everyone that you can use Venmo for membership dues. Our @ is northparkhistorical, and if a number code is requested, use 1274. You can find the membership form on our website at [Membership Information | North Park Historical Society \(northparkhistory.org\)](#)

## 13. FUTURE MEETINGS

Future meetings scheduled for the **third THURSDAYS of the month starting at 6:00 p.m.** in a meeting room at Grace Lutheran Church will continue to be open to the public. In addition, we continue to provide information to all who contact us with questions about North Park history and document those communications in our monthly meeting notes. However, due to the absence of several Board members in May, the Board decided to **cancel the May meeting**. Our next meeting will be on **June 19**.

Prepared by



Katherine Hon  
Secretary, North Park Historical Society