

**NORTH PARK HISTORICAL SOCIETY  
FEBRUARY 2026 MEETING SUMMARY**

**DATE: FEBRUARY 19, 2026**

**TIME: 6:00 PM**

These notes summarize information that was presented at the February 19, 2026 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 February 21, 2026. Board Members Steve, Katherine, Paul, Jody, Allison, Michael, and George attended. Welcome!

All future public meetings scheduled for the **third THURSDAYS of the month starting at 6:00 p.m. WILL BE** held in a meeting room at Grace Lutheran Church. 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. **Our next meeting will be March 19.**

**1. WELCOME AND INTRODUCTIONS**

We hope all our members and friends are having a good 2026 so far!

**2. AGENDA REVIEW AND ANNOUNCEMENTS**

Steve announced Ken Kramer's special 100<sup>th</sup> show is now streaming on KPBS. Ken talks about his long history with the concept of "About San Diego," the three favorite shows, and the little stuffed dogs that appeared on his "front porch" shows during Covid.

**3. MINUTES ACCEPTANCE**

The meeting notes from the January 15, 2026 meeting have been posted on the website.

**BUSINESS PORTION OF MEETING**

**4. TREASURER'S REPORT**

The financials for this meeting are for January 14 to February 17, 2026 and were sent to Board members on February 18, 2026. In this time period, three members renewed for one year (thank you, Claudia, Steve S., and Steve & Deb!), and one renewing member donated (thank you, Steve S.!) We sold two black ballcaps to member Dave (thank you, Dave for showing and sharing NPHS!). Total income was \$130.00. Expense of \$25.58 was the annual registration fee of \$25 to the California Registry of Charitable Trusts, and a miscellaneous expense of \$0.58 for paying the fee online via credit card.

The following state and federal organizational reports for the 2025 fiscal year were filed on the dates indicated below. All filings are up to date.

- 199N State income tax report was filed online on January 6, 2026.
- State sales tax of \$2 was reported and paid to the State online on January 6, 2026.
- 990N federal income tax report was filed online on January 28, 2026.
- California Registry of Charitable Trusts Registration Renewal forms were filed online on January 29, 2026.
- Statement of Information with the Secretary of State was filed online on February 21, 2026.

## **ACTIVITIES PORTION OF MEETING**

### **5. CITY POLICIES AND HISTORICAL RESOURCES BOARD UPDATES**

- The following link on the Planning Department webpage has the city's info about the review process and timeline:

[Preservation and Progress | City of San Diego Official Website](#)

Steve reported that the City Council will hear Part A on February 24 at the meeting segment starting at 2:00, and SOHO is still very much opposed to many features of the package. SOHO notes that "Package A introduces de novo appeals, reduces historic protections citywide, and removes safeguards from identified historic areas such as the Ocean Beach Cottage Emerging Historical District." George plans to attend the Council meeting and cede time to SOHO for their presentation.

### **6. NEWMAN BUILDING ON UNIVERSITY AVENUE**

Information about a Site Development Permit requested by a developer for revisions to the historically designated Newman/IOOF Building at the northeast corner of Kansas Street and University Avenue, pictured below, was shared with the Board. The City's notice about the permit request stated:

As the property owner or interested party, you should know that the Historical Resources Board will hold a public hearing to review a proposed development permit that would affect a designated historical resource located at 2906 University Av. The project proposes the preservation and restoration of the designated historic resource facades located at 2906-2912 University Avenue. The remainder of the building along with the existing non-historic adjacent building will be demolished for the construction of a new 7-story mixed-use multi-family residential development with 92 dwelling units (including 16 affordable) and 1 subterranean parking garage level (23 parking stalls). The site is zoned CC-3-9, situated within the Airport Influence Area (San Diego International Airport, Review Area 2), within the North Park Community Plan Area. The Board will make a recommendation to the Planning Commission as the appropriate decision-making authority on those aspects of the development permit pertaining to designated historical resources.



### **7. UPDATE ON BUNGALOW COURT HISTORIC DISTRICT**

George reported the project is proceeding with University Heights Historical Society (UHHS) taking the lead role, and Hillcrest and NPHS the funding partners. The application has been submitted to the State Office of Historic Preservation and is still under review by State staff. The item may be heard on May 7 in Riverside.

## 8. OPEN HOUSE SAN DIEGO WALKING TOURS MARCH 7, 2026

Katherine noted that on Saturday, March 7, NPBS will conduct a commercial walking tour at 10:00 am and a Dryden District tour at 1:30 pm as part of Open House San Diego (OH San Diego). Katherine and Steve will be guides for two commercial tour groups, with Christine and Allison helping. George and Claudia will lead two Dryden District tour groups, with Allison, Sharon and Sheryl helping. We would welcome more helpers for either tour. Contact Katherine at [khon@honconsutlinginc.com](mailto:khon@honconsutlinginc.com) if you can volunteer. The organization putting on the event seems to be a bit behind in advertising specific sites. Find ohsandiego updates at [Instagram](#)

## 9. COMMUNITY COORDINATION AND ACTIVITIES

In February 2026, we responded to requests for information (and received interesting information) and participated in community activities as summarized below.

1. Hannah, our contact for the OH San Diego event, asked if we had historical information about three downtown North Park buildings: 3776 30<sup>th</sup> Street (current home of Visual), 3801 30<sup>th</sup> Street (current home of Pigment), and 3725 30<sup>th</sup> Street (St. Lukes Episcopal Church). We sent her information about the Pigment building and St. Lukes from our original history book, "North Park: A San Diego Urban Village, 1896-1946" by Donald Covington. We researched the current home of Visual, and found information about its origins and early years, as follows:



A building permit for the current Visual Building at 3776 30<sup>th</sup> Street was pulled by B. B. Moore in 1928; the building permit was listed in the August 16, 1928 Evening Tribune (see last line item in clip to the right). The building is in the West End tract.

The building was advertised as new in January 1929.

**2 STORE ROOMS, new, 12x44 and 25x44,  
at 3776 30th st., 2nd block south of  
University. H 111crest 9654-J.**

*January 27, 1929 San Diego Union*

In 1928, the occupation of the builder, B.B. Moore, was Deputy County Surveyor. He worked for the County Road Department for nearly 30 years, starting in the early 1920s. He retired in 1951. He was a noted historian and served on the Board of the San Diego Historical Society, among other organizations. He wrote a book called "Road Development in San Diego County" in 1936.

### Building Permits

Leighton Cafeteria, per Capitol Electric, electric sign, 951 Fourth; \$500.

Charles Sahrbeck, 3542 Birch, per H. P. Jepsen, board house, 3539 Birch; \$500.

Jess Dawson, alter residence, 3622 Quince; \$1000.

W. S. Broderick, 3402 Park boulevard, frame cottage and garage, 3911 Florence; \$1500.

G. A. Weaver, alter cottage, 3819 Albatross; \$300.

E. K. Lowry, 2204 Garnet, frame cottage and garage, 950 Thomas; \$1500.

Blumberg company, use of street, 1027 Sixth.

B. B. Moore, frame-stucco stores, 3776 Thirtieth; \$3000.

*August 16, 1928 Evening Tribune*

The address of 3776 30th has hosted a variety of businesses through the years. The August 23, 1931 San Diego Union had an advertisement for Washing Machine Service provided by W. H. Zoellner at 3776 30th. William Zoellner operated "Electric Appliance Service," listed in the 1931 City Directory as "Radios, Washers, Vacuums A Specialty." City directories listed the Airways Branch of San Diego Vacuum Cleaners there in 1940, Lawhead's Repair Shop in 1947-48, Harkin's Refrigerator Repair in 1950, and Drapes by Thelma in 1958.

**WASHING MACHINE SERVICE**  
Repairs of All Makes  
Used Washers for Sale  
**W. H. ZOELLNER**  
3776 30th Hill. 7348

August 23, 1931 San Diego Union

- The original c. 1928 United Stores building on the northeast corner of 30<sup>th</sup> Street and University Avenue has been under renovation forever, but some good progress is happening. A new French restaurant has opened in the space fronting University Avenue, and a nice mural honoring Paras Newsstand, which closed in 2019, adorns the façade on the east side of 30<sup>th</sup> Street.



- Member Ed C. asked about the origins of 3443 Utah Street. We found the Craftsman house was built by John Riley, contractor, in 1919 and offered for sale in December that year by his realty company. Stevens and Hartley facilitated the sale of the lot from Frank Batterson to Mr. Riley in April 1919 (see near the bottom of the news item on the right). Wynn Hansen owned the house during the 1940s, and frequently advertised accordions for sale and repair at the location. Ed commented, "The neighbors must have loved that! Only things louder might be drums or bagpipes." We also found that Mr. Riley was born in Illinois in 1886 and died in Los Angeles in 1937. He and his wife, Jessie, were in Kansas in the 1910 census. His occupation at the time was "contractor." He was living at 2683 J Street in San Diego in the 1920 census, and his occupation was "Real estate agent." In the 1930 census, he and Jessie were renting a house at 1425 Waterloo Street, Los Angeles City, and his occupation was "building house for self." He died on June 27, 1937 in LA.

**REALTY IS ACTIVE,  
CONTEND DEALERS**

Stevens & Hartley Report  
Many Sales Have Been  
Made in City Property.

Stevens & Hartley of Thirtieth street and University avenue report conditions in real estate as being active, even some of the old-time residents seem to feel that it is time to buy, as they believe property values will never again be as cheap as they are today. The firm reports some of its recent sales as follows: Carl Erdice to George Peterson, five-room house on Kansas street for \$2450; Mrs. Regua to Dr. E. A. Hensel, a large seven-room house at the corner of Twenty-ninth and Myrtle streets, consideration \$500; C. W. Coburn to W. L. Prince, five-room house corner New Jersey and Mead streets, price \$2100; R. E. Prey purchased a home at Thirty-first and Myrtle streets for \$2000, and is now fixing up the place; Sarah Klatt to J. S. Tilton, lots 4 and 46, block 164, University Heights, has three-room house, purchase price \$800; L. L. Haines to R. E. Hurlburt, lot 9, block 12, West End, owner intends building in the near future; Mrs. Bosch to Mr. Dodd, lots 4 and 48, block 204, University Heights, price \$500. Mr. Dodd intends building soon; Frank Batterson to Mr. Riley and son, lots 9, 10, 11 and 12, in block 34, West End addition. Mr. Riley and son are contractors and intend to do considerable building in the future, and will start building on their West End lots this week. For Emma Swabey to Irma Thomas a small house at 4454 Ohio. The new owner will take possession next week.

April 20, 1919  
San Diego Union

#### **10. WEBSITE REDESIGN UPDATE**

Allison, Steve and Katherine completed placing text and photos in the template arranged by A7D, following their guidance regarding word count. A7D has developed colors, fonts, and overall design for the home page. The team reviewed the initial design and provided comments to A7D, which will be discussed at a meeting on February 25. Allison showed the draft home page on her laptop to attending Board Members, who liked what they saw.


#### **11. PAYMENT FOR NPHS MEMBERSHIP**

As a standing item in the meeting notes, we remind everyone that we have activated Venmo for people to use for membership dues. Our @ is northparkhistory, and if a number code is requested, use 1274. We have modified the membership form to note that people can pay via Venmo, and they can find the membership form on our current website at [Membership Information | North Park Historical Society \(northparkhistory.org\)](http://northparkhistory.org)

#### **12. FUTURE MEETINGS**

All future public meetings scheduled for the **third THURSDAYS of the month starting at 6:00 p.m.** in a meeting room at Grace Lutheran Church **WILL OCCUR in 2026**, and we are still providing information to all who contact us with questions about North Park history. Our next meeting will be on **March 19**.

Prepared by



Katherine Hon  
Secretary, North Park Historical Society