

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

DATE: MARCH 19, 2026

TIME: 6:00 PM

These notes summarize information that was presented at the March 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 March 22, 2026. Board Members Steve, Katherine, Paul, Jody, Allison, Claudia, 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 April 16.**

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 101st show is now streaming on KPBS, and another new episode will air on April 1. That episode will feature a segment on Lucky's Restaurant, which was on the corner of North Park Way and Grim Street for many years.

3. MINUTES ACCEPTANCE

The meeting notes from the February 19, 2026 meeting have been posted on the website.

BUSINESS PORTION OF MEETING

4. TREASURER'S REPORT

The financials for this meeting are for February 18 to March 17, 2026 and were sent to Board members on March 18, 2026. In this time period, five members renewed for one year (thank you, Allison, Bob, Charles, Ed C., and Judy!), and three renewing members donated (thank you, Charles, Ed C., and Judy!) We sold one black ballcap via Venmo to Blake at the OH! San Diego Dryden District walking tour. Total income was \$310.00. Expense of \$25.00 was the filing fee to the California Secretary of State that occurs every two years.

ACTIVITIES PORTION OF MEETING

5. CITY POLICIES AND HISTORICAL RESOURCES BOARD UPDATES AND SOHO ECONOMIC STUDY

- 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](#)

The City Council approved Package A on February 24, and SOHO is considering their response. Package B, which will include potential changes to the Mills Act program, is now the focus of City staff. George reported that the city has not scheduled any presentations or meetings on Package B yet.

George reported that SOHO's consultant completed their study of the economic impacts of historic preservation, and it is very interesting. He passed around a map of the historic districts included in the study. The map is pictured on the next page. Alana with SOHO summarized the results in an email quoted below. A link to the full report online is provided at the bottom of this page.

Dear SOHO members and supporters,

Today, SOHO is releasing a major new economic analysis, *The Urban Vitality Blueprint: A Data-Driven Analysis of Equity, Affordability, and Vitality in San Diego's Historic Districts*, prepared by PlaceEconomics examining the role that historic districts and older neighborhoods play in housing, affordability, sustainability, and economic vitality in San Diego.

This report exists for one reason: Because SOHO and the preservation community stepped forward to make it happen.

When the City advanced the Preservation and Progress initiative without first conducting a comprehensive economic or housing analysis, our members and supporters recognized that decisions affecting San Diego's historic places—and the communities who live, work, and play in them—should be grounded in real data. After our request for such an analysis failed to materialize, SOHO, along with key partners Geoffrey Hueter, Laura Henson, and Mission Hills Heritage, joined by 95 other preservationists, made sure it did.

These contributions allowed SOHO to commission one of the nation's leading firms studying the economics of historic preservation to look at San Diego's historic impact.

The result is a rigorous, data-driven report that brings clarity to a debate dominated by assumptions and misinformation from the development industry rather than evidence.

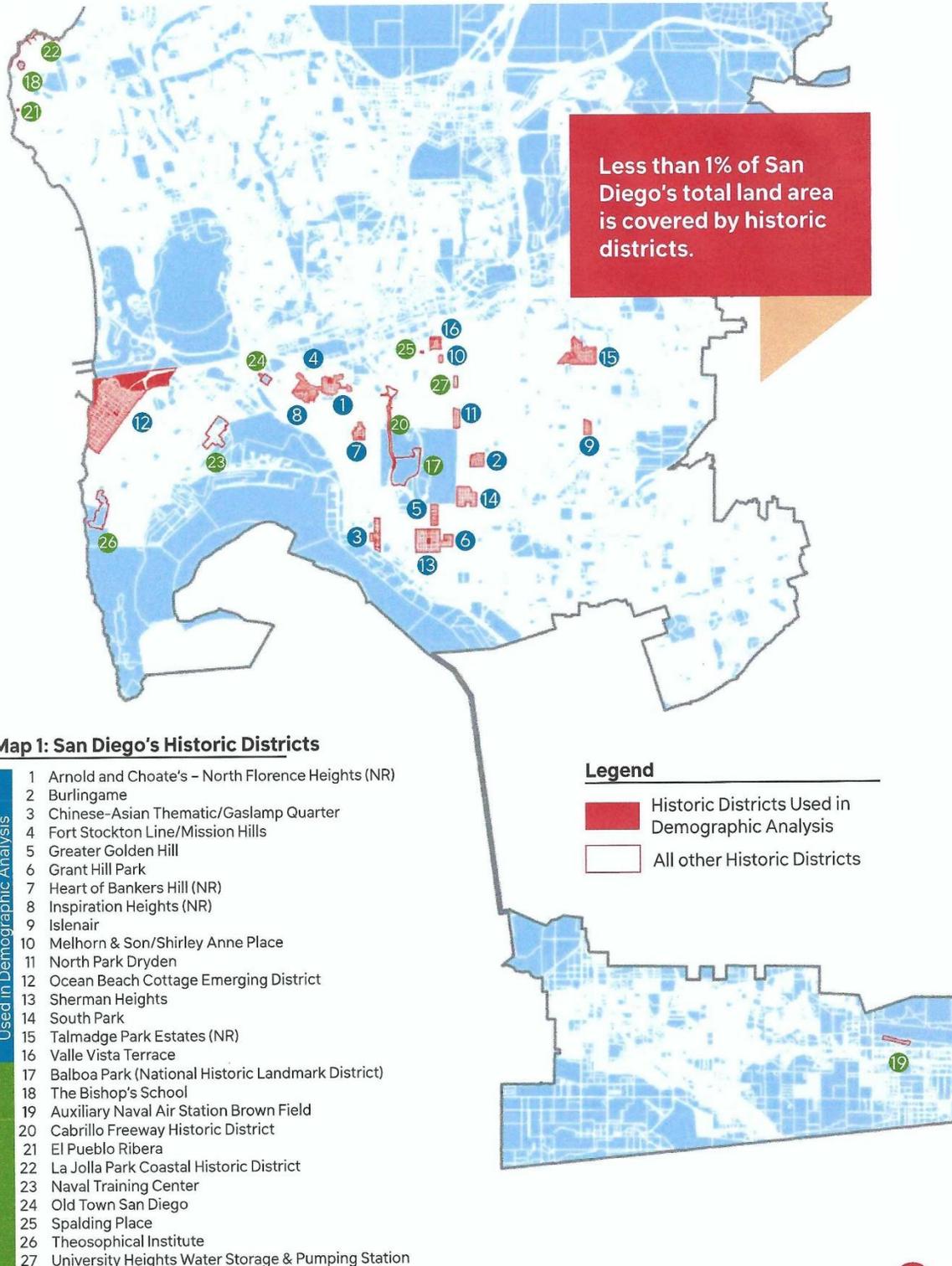
And the findings are powerful. Here are a just few highlights, the full report is included below.

- Historic districts in San Diego are nearly twice as dense as other residential neighborhoods;
- They have grown more than twice as fast as the city overall in the past decade;
- They are producing Accessory Dwelling Units at higher rates than the rest of the city;
- And they provide smaller homes and lower median rents than citywide averages—the very characteristics planners say they want to encourage.

The report also confirms something preservation advocates have long understood: San Diego's older neighborhoods provide a significant share of the city's naturally occurring affordable housing. These are the places where moderate-income households, renters, and first-time homeowners are still able to find opportunities in an increasingly expensive region. Historic districts and older housing are San Diego's single largest source of naturally affordable housing — and losing them would devastate the city's affordability, equity, and climate goals.

The result is a report that will help shape conversations about housing, climate policy, and preservation for years to come.

[Read the full report online.](#)



6. UPDATE ON NEWMAN BUILDING

The March 12, 2026 San Diego Union-Tribune presented an article about the plans for the historic building, entitled “7-story apartment complex sought near North Park sign – 92-unit tower proposed in historic building across street from The Observatory.” The article was shared at the meeting and is presented on the last two pages of these notes.

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 reviewed by staff at the State Office of Historic Preservation and is scheduled to be heard on May 7 in Riverside.

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

On Saturday, March 7, NPHS conducted 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). Many thanks to our guides and helpers! We had about 24 attendees at the morning commercial core tour. Steve guided one group with Allison helping, and Katherine guided the other group with Christine helping. The afternoon Dryden District tour was maxed out with 46 attendees. Claudia guided the first group of more than 15, with Sharon and Sheryl helping. George guided the second group with Allison helping, and Katherine took the last group with Bob helping. Steve manned the table at the Portal, chatted with visitors and sold two ballcaps. Thank you to Sheryl for the photos of Claudia with her group!



Hannah, our OH! San Diego contact for the event, sent an email afterwards, saying, “Thank you so much for your participation in Open House San Diego 2026! We greatly appreciated the North Park Historical Society’s willingness to host multiple tours throughout the day & have heard glowing feedback from the attendees.” The Open House program is international, with 60 cities worldwide participating, but only 4 cities in the U.S.: San Diego, New York, Chicago, and Miami. The San Diego Architectural Foundation organizes the annual event in San Diego. Other North Park locations participating with tours of their buildings/businesses this year included Pigment, OBR Architecture, North Park Post Office Lofts, Visual Gallery and Design, Bacari North Park, the North Parker, St. Luke’s Episcopal Church, and the Lafayette Hotel & Club.

9. COMMUNITY COORDINATION AND ACTIVITIES

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

1. Paul spoke with Kristen Taketa, a journalist with the San Deigo Union-Tribune, who is working on a story about the Mills Act as the city considers potential changes to the program. Paul achieved designation for his Craftsman home in 2013, and his Mills Act contract was initiated a year or so later. He provided a lot of information about designation and the Mills Act program to Kristen, who he said was very interested. The news article appeared on the front page of the Sunday, March 22, 2026 San Diego Union-Tribune. The Mills Act contracts, which are only available to historically designated structures, reduce property taxes while restricting changes to the designated structures. NPHS has conducted about 50 evaluations of the potential for a house to be designated historically significant since Paul started our free advisory service in 2018. At our meeting, Paul noted benefits of the Mills Act program include stabilizing a neighborhood by restricting demolition and increasing house value over a basic sale price due to the property tax reduction staying with the house even if owners change. The news article cited Paul as explaining that the Mills Act “actually saves neighborhoods” by protecting historic homes and helping to fend off newer housing development that lacks character.
2. Maggi asked about her house on Gregory Street near McKinley Elementary School. She was specifically wondering when a pool was installed. We found the 1925 house building permit and for sale ads for the house in 1949 (no pool mentioned), and 1978 (pool listed as a feature). But we couldn't find a more specific date for the pool.

BUILDERS
HERE'S YOUR XMAS HOME
NORTH PARK—3216 GREGORY
Turn right at end of Upas, pick up key at 3210. Then see a well located vacant 2-bedroom home on R-2 lot. Fireplace, dinette, built-ins galore! Garage storage room. **TO BE SACRIFICED THIS WEEK!** Pay small down & move in. Take a look then call H-8-2889 or H-8-4510.

December 2, 1949 Evening Tribune

OPEN SUN 12 to 4:30
ALL FOR YOU!
2 BR insulated fireplace
BLACK BOTTOM POOL
2 car garage, no yard work
Near schools & BALBOA PARK
BE SURE TO SEE AT:
3216 GREGORY STREET
CENTURY 21 Cover R.E. 280-4455

June 11, 1978 San Diego Union

We also found a fun classified ad when Arthur and Nancy Grewell, the couple who had owned the house from about 1950 to 1978 sold some of their 30-year collection of “Art’s junk, Nancy’s goodies,” including a “Slym Gym, diamonds & furs.”

30 YRS Art's Junk, Nancy's goodies. 3 whl bike, camping equip, retrigs, freezer, Slym Gym, diamonds & furs. 3216 Gregory St

October 16, 1976 Evening Tribune

Maggi replied, “Thank you SO MUCH for this information about my property...I got a giggle out of you finding Art and Nancy Grewell having a sale of their stuff. What you found was when they were getting ready to sell the house, and it took them a couple of years because they had so much to clear off the property. I, too, have my “collections” and I say it’s because the Grewell’s were both collectors--collecting came with the property.”

3. Steve and Katherine walked around the Dryden Historic District with Phil Farrar, a journalist with KOGO Radio for their “KOGO in the Community” program. Phil asked about how urban development in North Park got started and what distinguishes the different architectural styles seen in the district.
4. Katherine presented a “North Park and How It Grew” PowerPoint lecture over Zoom to a Rediscovering San Diego class on March 17. The group was very attentive and appreciative. One attendee said his mother grew up in a beautiful Spanish Revival house in the 3600 block of Mississippi Street in Pauly’s Addition. This house was noted in our survey of the Pauly’s Addition area as being potentially individually significant.



10. REDISCOVERING SAN DIEGO MORLEY FIELD WALKING TOUR MAY 7

We will conduct a walking tour for a group of senior citizen students of Rediscovering San Diego on Thursday, May 7 at 10:00 am. Steve can guide and Katherine can be a book holder. Michael will also be available.

11. WEBSITE REDESIGN UPDATE

Allison, Steve and Katherine discussed design progress at a meeting with A7D on February 25. Allison showed the pages that will appear under the home page on her laptop to attending Board Members. Pages that are now designed include About, Walking Tours and Events, Resources, and History. A screenshot of the draft History page, which will have historic articles and photos from scanned documents, is on the next page. Allison will communicate the comments made by Board members to A7D, including that we would like to see the full logo on the home page, and would like to present more photos to illustrate the walking tour areas.

12. 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 \(northparkhistory.org\)](https://northparkhistory.org/membership-information)

13. 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 **April 16**.

Prepared by

A handwritten signature in cursive script that reads "Katherine Hon".

Katherine Hon
Secretary, North Park Historical Society

Draft History Page on Redesigned Website



NORTH PARK HISTORICAL SOCIETY

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NORTH PARK IS A VAST OPEN-AIR, LIVING MUSEUM OF HISTORIC HOUSES AND NEIGHBORHOODS.





Once Upon a Time in North Park

HISTORICAL ARTICLES ARCHIVE

When the History Committee of the North Park Community Association (NPHCA) began in the 1990s, the intent was to write a book on the history of North Park. The Committee members began researching the history of the people, buildings and other aspects of the community that are all part of the history of North Park. As people completed research on a topic, they would write an article that would appear in the NPHCA newsletter and the articles began filed under the name "Once Upon a Time in North Park." Eventually, much of the background information in these articles done up to 2002 appeared in North Park: A San Diego Urban Village 1894-1946, published in 2007. The History Committee and later the North Park Historical Society after it incorporated and left NPHCA, continued to write articles. Articles have been organized into the following categories: Buildings, Homes, Homes, Houses, Houses and Subdivisions, People and Building the Community and Infrastructure.

- [Buildings](#) ⊖
- [Events](#) ⊖
- [Homes, Builders, and Subdivisions](#) ⊖
- [People](#) ⊖
- [Building the Community and Infrastructure](#) ⊖

HISTORICAL PHOTO ARCHIVE



1915 Photo Booklet

This album was created by E. T. Co., Publishers of Chicago presents photos from the 1915 Pioneer Childrens Exposition, downtown San Diego, and continues to be donated to us by a friend of 1995 who found it in his late mother's belongings.



1935 Exhibition Postcards

The Corning Family gave us a treasure trove of 342 historic postcards with scenes of San Diego and the 1935 San California Pacific International Exposition at Balboa Park published by the Western Publishing & Printing Company of Los Angeles, and H. Robinson Co. of Los Angeles.



1994 Bungalow Tour

The 1994 Chatham/Bungalow Tour took place along 16th Street, in order to view the North Park Historic District. Donald Corning completed this tour booklet with details about 28 houses and the activity schedule for that of the houses.



Toyland Parade Slides

The late Joe Collins, beloved North Park Little League coach and president of A&P Sporting Goods located on University Avenue at Bay Street, donated 1000 35mm slides of historic Toyland Parades. The slides were scanned for us by professional photographer Stuart Hartley.



Klicka Job Record Book

This is a hand written record of more than 12000 buildings the Klicka Lumber Company helped construct from 1927 to 1941. Information includes construction, who address and customer. George Klicka was the necessary permission. He also developed a list book that could be assembled on site.



Stevens & Hartley Real Estate Company Notebook

W.D. Stevens and Jack Hartley were prominent real estate brokers who started commercial development in North Park with their 10000 sq ft multi-unit building on the northeast corner of University Avenue and 16th Street in 1915.

Pear Pearson Ledger

Discover >



WEST END



Maps

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The facade of a historic building on University Avenue in North Park that was once home to businesses such as the Tamarindo restaurant could become a seven-story, 92-unit apartment building if city officials approve. KRISTIAN CARREON / U-T

7-story apartment complex sought near North Park sign

92-unit tower proposed in historic building across street from The Observatory

By Phillip Molnar
UNION-TRIBUNE

A developer has proposed a seven-story, 92-unit apartment complex at a busy section of University Avenue near the North Park sign.

The applicant seeks to tear down a two-story vacant building, but keep the facade, across the street from The Observatory concert venue. The building is nearly 100 years old and in a prime spot, near the intersection at 30th

Street, among the neighborhood's bars, restaurants and specialty shops.

A potential hiccup in the plan is that the building, at 2906 University Ave., is designated as a historic structure in San Diego because it is considered an example of the Spanish colonial revival architecture style and early commercial development around streetcar lines.

San Diego's Planning Commission is scheduled to consider the plan late next week. It already went

to the city's Historical Resource Board in late February where it received high marks for its preservation of the lower levels.

Even if the board hated it, the city has some leeway. In February, the City Council approved a rule change that allows it to overrule the city's Historical Resources Board when the board designates a property historic. The change was made to speed up housing construction.

Developer Nate Cadieux said his group worked hard to get feedback

from historic preservationists over a three-year process. He said the building's design creates a visual break between the original facade and the apartment tower.

"This provides a great opportunity for pedestrians walking by," Cadieux said, "to see the distinction between the historic character and the newly constructed building."

The new project would include 16 subsidized apartments mixed in

See COMPLEX on Page A10

March 12, 2026 San Diego Union-Tribune
Business Section



A rendering shows a seven-story, 92-unit apartment complex that is proposed for a busy section of University Avenue near the North Park sign. **CITY OF SAN DIEGO**

COMPLEX

From Page 9

with the 76 market-rate units. It also calls for one level of underground parking with 23 spots, and roughly 4,900 square feet of commercial space on the ground level.

The two-story structure was built in 1929 to house the Mudd Company department store.

The Evening Tribune said the store opening in North Park was a gamble for the company because it was far from downtown shopping centers. It carried shoes, clothing, dry goods and furnishings.

"This building is of white stucco," read the Nov. 22, 1929, article, "and is of such sturdy construction that five more stories can be added to the present structure."

The Mudd Company store didn't make it very far during the Great Depression.

It was gone after about five years to make way for another general merchandise store, followed by a stream of appliance stores going on for decades.

It wasn't until the late 1960s that other retail took over, including Babs Bridals & Formals (cocktail dresses went for \$10.95).

More recently, it was home to Tamarindo and Swami's restaurants before the pandemic; the RAE Boutique clothing store; Claire de Lune coffee shop; Off the Record music shop; and a Salvation Army thrift store.

On Tuesday afternoon, the building (now turquoise and pink) looked like it had seen better days. It is covered in graffiti, stickers and various things written into dust on windows.



Tattoo artists Ramon Silva, left, and Dave Luck speak about the proposed development and surrounding businesses outside North Park Tattoo on Tuesday. **KRISTIAN CARREON / U-T**

Old wooden tables have withered and split after likely years exposed to the elements.

An old cement block describing the historic status of the building has been walked on so much that it is unclear in some spots what it is trying to say.

While the project may have the potential to upset historic preservation or raise concern about lack of parking, no one the Union-Tribune spoke with Tuesday at the site seemed opposed to the apartment plan.

"For sure" apartments should go there, said Lyric DeBose, 23, of National City, who was walking down University Avenue. "There's a lot of graffiti. It's really run down."

Across the street at North Park Tattoo, workers said they thought the remodel sounded good. Tattoo artist Ramon Silva fondly remembered the Tamarindo restaurant but said he felt a remodel with apartments was

the right move.

"I think it will be great for us," Silva said. "More business."

The proposal calls for the removal of the roof and north facade, and a rendering of the project shows the first two floors of the building restored to how it looked in the pages of The Evening Tribune in 1929.

The west and south facades would be restored, while the rest is a modern building designed by Carrier Johnson + Culture.

Depending on how city officials vote, the project may be eligible for density or tax benefits for including rent-restricted apartments and being close to a transit corridor, as it is by several bus stops near the intersection of University Avenue and 30th Street, as well as the protected bike lanes on 30th Street.

If it passes the Planning Commission, its decision will be final unless appealed to the City Council.