

NORTH PARK HISTORICAL SOCIETY APRIL 2026 MEETING SUMMARY

DATE: APRIL 16, 2026

TIME: 6:00 PM

These notes summarize information that was presented at the April 16, 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 April 19, 2026. Board Members Steve, Katherine, Jody, Allison, Claudia, Michael, and George attended. NPHS member and former Board Member Ed O. also joined us. 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 May 21.**

1. WELCOME AND INTRODUCTIONS

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

2. AGENDA REVIEW AND ANNOUNCEMENTS

Katherine passed around a very nice flyer summarizing Mills Act requirements and benefits distributed by real estate agent Ian Lopez (see the last page of these notes). An important point he made in the flyer is, "Being an older home alone does not qualify. The property must be listed on the City of San Diego Historic Resources Register or located within a designated historic district" (and be classified as a Contributing structure within the district). The NPHS Free Advisory Service can help owners of a historic home determine if their home could be designated. Email Katherine at khon@honconsultinginc.com with questions.

3. MINUTES ACCEPTANCE

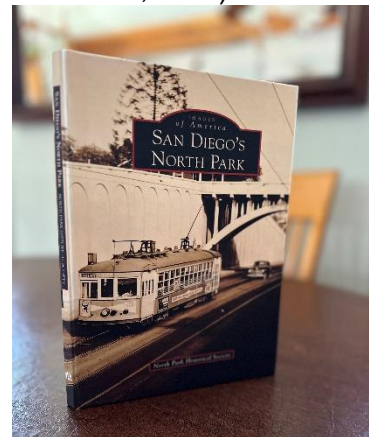
The meeting notes from the March 19, 2026 meeting have been posted on the website.

BUSINESS PORTION OF MEETING

4. TREASURER'S REPORT

The financials for this meeting are for March 18 to April 15, 2026 and were sent to Board members on April 15, 2026. In this time period, one member renewed (thank you, Lu!), and one new member joined and made an additional donation (thank you and welcome, Dan!) Other donations consisted of \$5 from Steve to test transferring between PayPal and Venmo, and \$0.45 as part of a cash purchase of a ballcap. We sold one black ballcap for cash at the OH! San Diego Dryden District walking tour. Arcadia sent a royalty payment of \$75.23 for July to December 2025 for sales of our book, "Images of America: San Diego's North Park." Total income was \$160.68. Expense of \$238.80 was the annual fee for Jetpack backup of the website.

Katherine showed a hardcover version of our Arcadia book that she bought at The Book Catapult on Juniper Street. Arcadia sold 17 copies of the hardcover version in the July to December 2025 time period, and 33 copies of the softcover version. Not bad for a book that has been in print for 12 years!



ACTIVITIES PORTION OF MEETING

5. 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 will guide and Katherine, Michael, and Ed O. can be book holders. Sheryl may also be able to help. We will meet by the pool at the south end of Texas Street around 9:30 am to review the photo books with Steve and get ready to greet attendees.

6. UPDATE ON BUNGALOW COURT HISTORIC DISTRICT

George drafted a letter of support for the project, which is scheduled to be heard on May 7 by the State Office of Historic Preservation, in Riverside. The NPHS Board of Directors unanimously approved the letter via email vote. Katherine emailed the letter to the State Historic Preservation Officer, University Heights Historical Society, and SOHO on April 12. She also submitted the letter to the City of San Diego Historical Resources Board via their webform to be considered at the April 23, 2026 HRB meeting, where the HRB will consider their support for the National Register of Historic Places Multiple Property Documentation Form for the San Diego Bungalow Courts Multiple Property Listing and National Register nomination for Elm Courts located at 1730-1748 29th Street and El Cantorral Court at 2454-2474 Adams Avenue. HRB Staff has recommended supporting these items, which are Items 1, 2, and 3 on the agenda.

7. 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](#)

SOHO is legally challenging Package A, approved by City Council on February 24, due to lack of compliance with the California Environmental Quality Act (CEQA). 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.

8. COMMUNITY COORDINATION AND ACTIVITIES

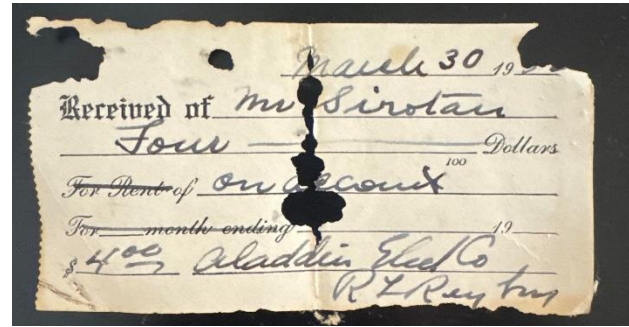
In April 2026, we responded to requests for information (and received interesting information) and participated in community activities as summarized below.

1. Brad has been trying to solve the mystery of his house origins. The pretty Mission Revival house is now in El Cajon, but he said he "was told by my neighbors that my house was originally from North Park or Mission Hills and moved to El Cajon in the 80's. I did some light digging and saw that around 300 houses were affected by the 805."



We answered "The 805 happened in the mid-1960s, so it may not be that freeway that resulted in your house being moved. Perhaps the 15 freeway? That would have affected Normal Heights, Kensington and City Heights. Mission Hills is way to the west of both freeways, so if your house was affected by freeway, it would not have come from Mission Hills. Do you have any names of previous owners? With that info, we could look in historic city of San Diego directories and maybe get an address that way."

Brad later found an old receipt in the wall from Aladdin Electric Company with a name on it. We told him that the "Aladdin Electric Company was in business in 1927, and the last ad in historical San Diego Union newspapers was in 1952. There was a family with the last name spelled variously Siroton, Serotin, and Siraton in city directories and news articles.



"Lewis Serotin" pulled the building permit for a shop at 2869 El Cajon Avenue (now El Cajon Blvd.) in 1928, at the corner of Utah Street and El Cajon Blvd. The family's home address is listed there into the early 1930s. The wife's name as "Siraton" at that address appears in a 1929 advertisement for "Rinso." They moved in 1931 to 5117 Hawley Blvd., and later to 1017 29th Street, both of which are existing buildings. We found a May 26, 1935 San Diego Union news article noting that son Morris Siraton played baseball with Ted Williams at Hoover High School. Ted is noted in the article to have the "fat average" of .588.

MORRIS SIRATON IS ELECTED BASEBALL CAPTAIN AT HOOVER

Morris Siraton, husky, hard-hitting shortstop, has been honored by his teammates on the Herbert Hoover High baseball squad, being elected honorary captain for the season just closed.

Woody Helm, catcher, and Ralph Twiss, who alternated between the mound and outfield, will receive gold baseballs for three years of service on the Cardinal varsity, Siraton receiving a like award, for he, too, played for three years at Hoover.

Ted Williams, who starred both at bat and afield for the Cardinals as a pitcher and outfielder, paced the Cardinals at bat with the fat average of .588 for 15 games comprising Hoover's regular schedule.

Williams will have his name engraved on the perpetual trophy which in past years has been won by Neil Carlson; Frank Green twice and Don Kimball twice. Williams had a big lead in the batting lists, pounding out 36 hits in 51 trips plateward, 13 of them being of extra base variety.

The elongated mound ace had seven home runs to his credit and drove in 22 runs to lead the Cardinals in those divisions. Helm connected for the most two baggers, nine, while Roy Engle had two triples to lead in that department.

Helm, who saw service behind the plate in 14 engagements, just did nose out Delmont Ballinger, outfielder, for second place in the bat standings, Helm having an average of .424, just one point to the

good of the promising young fly-hawk.

In regular games, the Cardinals won 12 of their 15 starts, scoring 107 runs to the oppositions' 48. The team batting mark was .346, high as high school aggregations go.

BATTING AVERAGES

	G.	AB.	R.	H.	RBI.	Pct.
Williams, p-of	15	51	20	30	22	.588
Helm, c	14	59	10	25	8	.424
Ballinger, of	8	36	8	11	2	.423
Siraton, ss	15	40	16	23	8	.384
Fouts, of-p	14	52	12	18	8	.347
McBurnie, of	4	9	3	3	1	.333
Engle, 3b	15	56	14	17	17	.304
Johnson, 2b	11	40	12	11	3	.275
Bennett, of	15	51	5	14	12	.274
Eckerton, of	8	15	1	4	1	.266
Ondler, 1b	11	32	2	6	6	.187
Twiss, p-of	12	38	2	7	3	.184
Totals	489	106-169	91	346		

FIELDING AVERAGES

	PO.	A.	E.	Pct.
Ballinger	9	0	0	1.000
Eckerton	7	1	0	1.000
Ondler	89	0	1	.989
Helm	111	5	4	.976
Fouts	25	3	1	.966
Williams	16	18	2	.945
Johnson	18	15	2	.943
Siraton	11	37	2	.941
Bennett	20	11	3	.912
Engle	32	24	8	.875
Twiss	2	14	3	.843
McBurnie	0	0	0	.000
Totals	337	128	27	.926

PITCHERS' RECORDS

			Pct.
Fouts	2	0	1.000
Twiss	6	1	.857
Williams	4	2	.667
Totals	12	3	.800

May 26, 1935 San Diego Union

From the later 1930s there were some real estate offices at 2869 El Cajon Blvd., including Fred Kaufmann Realty in 1973. Now there is a fairly modern little shopping spot there, including the Wise Ox at 2855 El Cajon Blvd. We wonder if the house was there and moved for the shop buildings?" We also suggested Brad research his current address with the County Assessor's Office, as there should be records for property tax purposes of the building, wherever it started. For maps, we suggested he try the San Diego County Archives in Santee. We also suggested he visit the San Diego History Center in Balboa Park exhibition about Lost Neighborhoods, which might have some interesting photos. The link on their website is [San Diego's Lost Neighborhoods - San Diego History Center | San Diego, CA | Our City, Our Story](#)

9. WEBSITE REDESIGN UPDATE

Allison showed design progress on her laptop. Pages that now have linked content include About, Walking Tours and Events, Resources, History, and Shop. Historic articles and photos from scanned documents are now listed. The full logo is on the home page, and there is a good photo to illustrate each of the walking tour areas.

10. 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 \(northparkhistory.org\)](#)

11. 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 **May 21**.

Prepared by



Katherine Hon
Secretary, North Park Historical Society

SEE NEXT PAGE FOR FLYER ABOUT REQUIREMENTS AND BENEFITS
OF THE MILLS ACT

Mills Act & Property Tax Savings

What Is the Mills Act?

The Mills Act is a California property tax incentive program that offers significant tax reductions for owners of designated historic homes. In exchange, owners agree to preserve and maintain the historic character of the property.



Ian Lopez DRE# 02117738
760.408.9318
ianlopezrealestate@gmail.com

Key Qualifications

- Property must be officially designated historic by the City of San Diego.
- Home must retain historic architectural features.
- Owner must agree to preserve the property.
- Not automatic – application and approval are required.

Application Process

1. Obtain historic designation if not already designated.
2. Submit Mills Act application between January 1st & March 31st.
3. Provide photographs, grant deed, and a 10-year maintenance plan.
4. City staff reviews and approves the contract.
5. Ten-year agreement is recorded and automatically renews annually.

This information is provided for general educational purposes only and is intended to keep you informed about local market trends, home values, news, and community opportunities. It should not be considered financial, legal, or tax advice. All data is sourced from the local MLS and other reputable real estate resources believed to be accurate at the time of publication. Readers are encouraged to consult with a qualified financial, legal, or tax professional regarding their specific situation.

Typical Property Tax Savings

- 20% to 70% reduction in annual property taxes.
- Based on special assessor valuation (not market value).
- Savings often increase as property values rise.

Can Solar Be Added?

Yes – with conditions.

- Solar is allowed if it does not impact historic character
- Panels visible from the street typically require historic review
- Rear-mounted or low-profile systems are commonly approved

Example Property

4665 Arizona Street, San Diego, CA 92104

Built in 1923

Craftsman-style residence

Strong candidate for historic designation, subject to city approval

Estimated Tax Comparison

Estimated market value: \$2,200,000

Standard property taxes (~1.1%): ≈ \$24,200 per year

With Mills Act (estimated 40-60% reduction): ≈ \$9,700 – \$14,500 per year

Estimated Annual Savings

≈ \$9,000 – \$14,000+ per year

Important Note

Being an older home alone does not qualify. The property must be listed on the City of San Diego Historic Resources Register or located within a designated historic district.

Ten-Year Work Plan May Include

- Exterior paint and wood repair.
- Roof and foundation maintenance.
- Window and trim restoration.
- Preservation of original architectural details.

“The Mills Act allows owners of historic homes to significantly reduce property taxes in exchange for preserving the home’s historic character.”