

**NORTH PARK HISTORICAL SOCIETY
JULY 2014 MEETING NOTES**

DATE: JULY 17, 2014

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 August 4, 2014.

The next meeting will be **THURSDAY** August 21, 2014 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:

George Franck	Katherine Hon
Steve Hon	Sharon Turner
Robert Bauer	Randy Sappenfield
Louise Russell	Hilda Yoder

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

Michael Thornhill	Bill Vivian
Ed Orozco	Jody Surowiec

Member Paul and visitors Tera, Will, Elizabeth, and Abbie also joined us. Welcome!

2. AGENDA REVIEW AND ANNOUNCEMENTS

It was generally agreed that the current paint scheme on the vacant but historically designated Woolworth building on University Avenue is a travesty.

Steve announced that the NPHS request for a \$1,750 grant from the County was approved. The funding will be used to buy a portable scanner, new projector (we have been using Katherine's for many years and there is better technology available), and portable PA system, as well as on-going support of the NPHS car show.

3. MINUTES ACCEPTANCE

The draft minutes from the June 19, 2014 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 June 16 to July 13, 2014, 5 North Park history books, 1 Burlingame book, 3 tour booklets, and 1 tee shirt were sold. We also gained 6 new members and 3 renewed members, and 7 more car entries. We received \$80 in donations. Including the SOHO walking tour income of \$2,035 mentioned in the June meeting notes, the total income in this time period was \$2,565. Expenses included \$25 for rights to one additional photo from the San Diego History Center for the Arcadia book.

ACTIVITIES PORTION OF MEETING

5. ARCADIA BOOK PROJECT

Arcadia has notified us that they intend to publish the book the **week of September 8**. Several members of the Arcadia book group reviewed the proof, and Katherine sent the list of corrections back to Arcadia on July 8. A second proof was received from Arcadia on July 24, and all of our edits had been incorporated. The book is now in production!

At the meeting we discussed again that by September 1 we need to tell Arcadia how many books we as NPHS want to buy at a discount to sell directly to individuals and at our own events. Based on individuals attending the meeting thinking they would each want to buy from one to five copies from NPHS, a total of 100 to 200 would probably be a good number.

Update: On July 28, Arcadia offered a one-time discount of 49% for 200 copies. By email vote, 11 of the 12 NPHS Board members approved advanced purchase of 200 copies. By pre-paying, NPHS qualified for an additional 2% discount, for a total discount of 51%. The books will be mailed to NPHS on September 1, and will take about 6 business days to ship.

San Diego History Center wants to be one of the first to host a book launch event, and would like us to conduct a walking tour constructed around the Arcadia book. **Update:** The book launch event will be **September 23**, a Tuesday evening, starting at 5:30 pm for book sales at the San Diego History Center Museum lobby in Balboa Park. Katherine is developing a PowerPoint presentation, which will be held in the history center theater. Also, George and Michael (or another guide) will conduct a morning commercial walking tour highlighting photos in the Arcadia book on Saturday **October 4** at 9:30 am. The San Diego History Center will advertise and coordinate registration. We will need helpers for this walking tour!

Vintage Religion, our most supportive local store, is going strictly on-line and closing the "brick and mortar" store on 32nd Street. So Philip will not be selling the North Park books any more, and will not be selling the Arcadia book. Thanks for all the years of featuring our book, Philip! We also sincerely appreciate being able to use the classroom space at Vintage Religion for multiple meetings to prepare the Arcadia book layout.

6. MORLEY FIELD WALKING TOUR JULY 15 AND 17

On July 15 and 17, we conducted Morley Field walking tours for the Rediscovering San Diego class for adults, which is part of the San Diego Community College Continuing Education program. We had 21 attendees on Tuesday and 25 on Thursday. Steve and George led the groups with Hilda as back-up guide; helpers included Jody, Maura, Sharon, Linda, Melanie, Yolanda, Tera, Ian, Charles and Juliet. Thank you, everyone! For some wonderful photos of the tours by the charming photographers at right, please go to this link: <http://rsdssummer2014.weebly.com/06--morley-field.html>



Courtesy of Rediscovering San Diego

Update: Because of the stellar experience NPHS has provided the students this spring and summer, we have been asked to conduct a Dryden Historic District walking tour in the fall semester. Those tours will be on two successive Tuesdays and Thursdays later in the year, on December 2, 4, 9 and 10.

7. WIGHTMAN STREET PLANNING ISSUE

As part of the North Park Community Plan Update process, the City identified several areas where they proposed rezoning to create larger lots that would allow bigger mixed use projects. These proposals included creating "buffer" and commercial transition areas from existing residential lots along 30th Street and Wightman Street. The 30th Street buffer concept was rejected by the North Park Planning Committee, but it appeared that the Wightman Street area was still under consideration for denser zoning. Many thanks to Paul who conducted extensive research and prepared a thorough letter and supplemental photographic inventory documenting the single- and multi-family homes in the area. This letter, attached to the end of these meeting notes, was reviewed and approved by the NPHS Board and sent to the North Park Planning Committee and City staff. Consequently, on July 3, NPHS received an email from Marlon Pangilinan, Senior Planner with the City, stating in part,

"Upon further review of the proposed area, it appears that the residential properties along the north side of Wightman Avenue between Louisiana Street and 28th Street reflect an area of stability, consisting of for the most part well kept single-family homes, single-family homes with additional units in the rear of the property, and multi-family residences. It's likely that the implementation of a Commercial-Residential Transition zone within this area could disrupt the established, predominant residential character in this particular portion of the

community – especially with the existing design and building scale relationships on both sides of Wightman Street. Therefore, Planning Staff will not be pursuing the idea of a Commercial-Residential Transition zone along this portion of Wightman Street."

NPBS is pleased with the City response, but there are still concerns about continued risk to our irreplaceable Craftsman structures to large modern buildings in the name of densification. George and Paul will meet later this month to discuss the issue in more detail and prepare recommendations for NPBS to consider.

8. WATER TOWER UPDATE

V&A Consulting Engineers provided an assessment of the condition of the Water Tower (from the ground) at no cost as a contribution to the community. The assessment focused on the condition of the existing coating to help us answer the question many people ask about "painting" the water tower. The good news is that the existing coating, which was applied most recently in 1983, is in relatively good condition. It is recommended that the tower be re-coated in about 10 years. The bad news is that the existing coating, being rather thick, should be removed before applying a new coating. In addition, a lead abatement and containment plan would have to be implemented because there is lead in the existing paint materials on the tower. This would be a major engineering and construction effort that is estimated to cost around \$1.7 million. So it may take some time to establish the funding necessary, and this is a project that will have to be managed by the City. This report was sent to North Park Planning Committee, who is also interested in helping to raise funds, and to Todd Gloria's office, who has been very supportive about the Federal Register listing and preservation of the water tower. V&A staff has said they would be available for a brief presentation about their findings at a future meeting, perhaps of the North Park Planning Committee to reach a larger audience at one time. The report has been uploaded to the NPBS website at www.northparkhistory.org. Anthony Bernal with Council District 3 office encouraged NPBS to write a request to the North Park Planning Committee that they begin listing the Water Tower as a priority project.

9. 2014 CAR SHOW

We are now encouraging car exhibitors for our Fifth Annual North Park Car Show, which will be held September 6 (the first Saturday after Labor Day) from 10 a.m. to 2 p.m. in the parking lot along the tennis courts at Morley Field. We are happy to be hosted by the Balboa Tennis Club again. Vince prepared another wonderful poster. We have arranged with Diamond for the usual portable restrooms, have arranged with the *Union Tribune* for listing of the event in the Wheels calendar, and *Uptown News* has agreed to do an article. **Update:** As of August 4, there are 21 cars registered. Ten businesses have agreed to pick a favorite car and provide a small prize, including Kaleidoscope, Paesano Italian Restaurant, The Girl Can't Help It, the Lab Salon, and A&B Sporting Goods.

10. OCCASIONAL AWARD

At the June meeting, the Board approved a "Rising Phoenix" Award for Margaret Walter for rebuilding her Craftsman home at 3612 Pershing Avenue after it was destroyed by fire. Steve reported that North Park Trophy can do a plaque that could have a photo of the house on the top part and lettering explaining the award in the lower part. Steve will get an example photo of how the plaque would look.

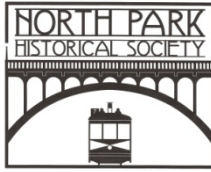


11. OTHER ANNOUNCEMENTS

The deteriorating Gill Chapel at St. Luke's Episcopal Church on 30th Street continues to be a source of sadness and frustration to NPHS. Bob explained to our visitors some of the history of the chapel. We remain hopeful that someone could move the chapel to a place where it could be restored and continue to serve the community as a commercial or even residential structure. Of current concern to NPHS is the permit the church is seeking to demolish an addition at the back of the chapel. We worry that any heavy construction near the chapel could bring down the whole structure.

NEXT MEETING

The next meeting will be **THURSDAY** August 21, 2014 at 6:30 pm in a second floor meeting room at Grace Lutheran Church, 3967 Park Boulevard, corner of Park Boulevard and Lincoln Avenue.



North Park Historical Society
2226 Dwight Street
San Diego, CA 92104
(619) 294-8990

North Park Planning Committee
Attn.: Vicki Granowitz, Chair
(nppc.sd@gmail.com)

June 29, 2014

Subject: Opposition to Proposed Transitional Zoning in Wightman Street Area

Dear Ms. Granowitz:

The North Park Historical Society (NPHS) has been following the North Park Community Plan Update with intense interest. We were relieved to see the North Park Planning Committee (NPPC) drop the proposal for Commercial-Transition/Buffer Areas surrounding the 30th Street Commercial Corridor from North Park Way to Upas Street at the May 29th special meeting. We are, however, still gravely concerned regarding the proposed zoning change from residential to commercial along Wightman Street between Louisiana and 28th Streets, and the adjacent streets of Louisiana, Texas, Arizona, Arnold, Villa Terrace, Pershing, and 28th Street between University Avenue and Wightman Street. The NPHS has two major objections to the proposed zoning change.

Unlike the segment of Wightman Street now called North Park Way, historically the segment of Wightman Street west of 28th Street has never been a secondary commercial corridor. As early as the 1920's, the Wightman Street area was developed as small single-family homes on half-size lots and rental apartment properties for those not having the means to afford more affluent housing. This area is a physical example of how North Park developed from the University Avenue and 30th Street trolley lines and is in fact on the NPHS's Hamilton Streetcar Suburb Walking Tour.

Of equal importance to the historic character of the area are the individual properties in the proposed rezoned area. Realizing that the 2004 North Park Historical Survey, which evaluated individual properties, is ten years old and that the City of San Diego never approved the report, an architect who is a member of the NPHS reviewed the individual properties on June 24, 2014. The results of the NPHS review are as follows:

Total Number of Properties: 50

Dates of Construction: 1910's – 7 1920's – 26 1930's – 5 1940's – 5 1970/80's – 7

Physical Condition: Good – 25 Good to Fair – 12 Fair – 12 Poor – 1

Number of properties evaluated as contributing to the historical fabric of the area: 43

Number of properties evaluated as non-contributing to the historical fabric of the area: 7

Percentage of properties evaluated as contributing to the historical fabric of the area: 86%

North Park Planning Committee
Attn.: Vicki Granowitz, Chair
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Six properties in the NPHS review are modern structures which were not listed in the 2004 survey. As to the physical condition of the structures, there are now 25 in Good condition compared to 8 in the past, 12 in Good to Fair condition compared to 13 in the past, 12 in Fair condition compared to 18 in the past, 0 in Fair to Poor condition compared to 4 in the past and 1 in Poor condition compared to 1 in the past. The review indicates a trend in which the structures in this area are seeing ongoing restoration as is being experienced in other historically intact areas of North Park.

The inventory of affected properties in the NPHS review with photographs of each property and notation of evaluated condition is attached. It is evident that the Wightman Street area is a treasure trove of historically significant and irreplaceable properties which should not be put at risk by a zoning change.

The North Park Historical Society is dedicated to our core mission of preserving our community's cultural and architectural history. We are opposed to zoning changes that put our irreplaceable structural resources at risk. We are hopeful that the NPPC and City staff will consider this documentation in decisions about zoning changes affecting residential properties in North Park.

Please contact me if you have any questions or need additional information.

Sincerely,

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

Stephen Hon,
President

c: Marlon Pangilinan (mpangilinan@sandiego.gov)
Peter Hill (hillpeter@hotmail.com)
Adrian Granada (agranada@sandiego.gov)
Dionne Carlson (dionneleighcarlson@cox.net)

WIGHTMAN STREET ZONING CHANGE

INVENTORY OF AFFECTED PROPERTIES – June 24, 2014



3812-3814 28th St

Condition: Good; Contributing



2736-2740 Wightman St / 3806 28th St

Condition: Good to Fair; Contributing



2728-2730 Wightman St

Condition: Fair; Contributing / Inter renovation in progress



2718 Wightman St

Condition: Fair; Contributing



3805 Pershing Ave

Condition: Fair; Contributing



3811 Pershing Ave (not listed in 2004 NP Historical Survey)

Condition: Fair; Non-Contributing / Modern Multiple Dwelling



3824 Pershing Ave

Condition: Good; Contributing



3808-3820 Pershing Ave

Condition: Good to Fair; Contributing



3804 Pershing Ave

Condition: Good to Fair; Contributing



2618-2620 Wightman St

Condition: Good; Contributing



3803 Villa Tr

Condition: Good; Contributing



3809-3811 Villa Tr

Condition: Fair; Contributing



3815-3819 Villa Tr

Condition: Good to Fair; Contributing



3820-3822 Villa Tr

Condition: Fair; Contributing



3810-3814 Villa Tr

Condition: Fair; Contributing



3806 Villa Tr

Condition: Good; Contributing / Recent Restoration



2566 Wightman St

Condition: Good to Fair; Contributing



2578 Wightman St

Condition: Good to Fair; Contributing



3807 Arnold Ave

Condition: Fair; Contributing



3811 Arnold Ave (not listed in 2004 NP Historical Survey)

Condition: Good; Non-Contributing / Modern Multiple Dwell



3817-3817.5 Arnold

Condition: Good to Fair; Contributing



3825-3829 Arnold Ave

Condition: Fair; Contributing



3814 Arnold Ave (not listed in 2004 NP Historical Survey)

Condition: Good; Non-Contributing / Modern Multiple Dwell



38(18?) Arnold Ave (not listed in NP Historical Survey)

Condition: Good; Non-Contributing / Modern Multiple Dwelling



2536 Wightman St

Condition: Good to Fair; Contributing



2530 Wightman St

Condition: Good; Contributing / Recent Restoration



2518 Wightman St

Condition: Poor; Contributing



2502-2508 Wightman St

Condition: Good; Contributing



3821 Arizona St

Condition: Good; Non-Contributing / Modern Multiple Dwell



3828 Arizona St

Condition: Fair; Non-Contributing / Modern Multiple Dwelling



3818-3824 Arizona St

Condition: Good; Contributing



3816 Arizona St

Condition: Good; Contributing; Restored



3806 Arizona St

Condition: Good; Contributing



2432 Wightman St

Condition: Good; Contributing



2426 Wightman St

Condition: Good; Contributing



2416-2418 Wightman St

Condition: Good; Contributing / Restored



3805 Texas St

Condition: Good; Contributing / Recent Restoration



3811 Texas St

Condition: Good to Fair; Contributing



3817-3819 Texas St

Condition: Fair; Contributing



3829 Texas St

Condition: Good; Contributing / Recent Restoration



3826-3828 Texas St

Condition: Good; Contributing / Restoration in Progress



3820-3824 Texas St

Condition: Good; Contributing



3814 Texas St

Condition: Good to Fair; Contributing



3804 Texas St

Condition: Fair; Contributing



2326-2328 Wightman St

Condition: Good; Contributing



2320 Wightman St

Condition: Good to Fair; Contributing



3805 Louisiana St

Condition: Good to Fair; Contributing



3815 Louisiana St

Condition: Good ; Contributing



3819 Louisiana St

Condition: Good; Contributing / Recent Restoration



3827 Louisiana St

Condition: Good; Non-Contributing / Recent Reconstruction; Multiple Dwell