

**NORTH PARK HISTORICAL SOCIETY
OCTOBER 2018 MEETING NOTES**

DATE: OCTOBER 18, 2018

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 October 22, 2018.

The next meeting will be **THURSDAY November 15, 2018 starting at 6:30 p.m.** in a second floor meeting room at Grace Lutheran Church, 3967 Park Boulevard, corner of Park Boulevard and Lincoln Avenue. This will be the last NPHS meeting for the year. We will not meet in December.

1. WELCOME AND INTRODUCTIONS

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

Steve Hon	Claudia Watts
Jody Surowiec	Paul Spears
George Franck	Bob Bauer
Sharon Turner	Michael Thornhill
Judy Ciampoli	

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

Katherine Hon	Randy Sappenfield
Hilda Yoder	

Welcome!

2. AGENDA REVIEW AND ANNOUNCEMENTS

The latest Pacific Beach Historical Society newsletter was circulated for viewing.

The August and September PastMatters columns in *Uptown News* featured information before and after the Car Show. The articles were circulated for viewing.

The Friends of the Villa Montezuma will offer a free "Permanent Victorians" tour of Mount Hope Cemetery on October 27, 2018. Contact them at 619-255-9367 or visit www.VillaMontezumaMuseum.org for more information. The October 2018 PastMatters column in *Uptown News* discusses these Friends of the Villa Montezuma events and the history of the cemetery, including highlights of San Diego luminaries who are buried in Mount Hope. This article appears at the end of these notes.

3. MINUTES ACCEPTANCE

The minutes from the August 16, 2018 NPHS meeting and summary of the September 20, 2018 special presentation by historian Alexander Bevil have been posted on the website.

BUSINESS PORTION OF MEETING

4. TREASURER'S REPORT

The financials for the period of September 17 to October 13, 2018 were sent to Board Members before the meeting. During this period, three members renewed (thank you Claudia, Kelly and Hilda). One new member registered (welcome Carol!) We received a royalty payment of \$98.24 from Arcadia Publishing company for our 2014 *Images of America: San Diego's North Park*, which continues to sell. The San Diego History Center bought five spiral-bound North Park

history books. Total income was \$244.79. Expenses in this time period totaled \$772.82, consisting of expenses for traffic police at the Car Show (\$547.80), rental of no parking signs (\$80), Toyland Parade entry fee (\$25), cookies for the September 20 meeting (\$14), and renewal of our domain names at GoDaddy (\$106.02).

ACTIVITIES PORTION OF MEETING

5. WATER TOWER PUBLIC ART PROJECT

The conceptual design is being developed by the artist team of Bhavna Mehta and Lynn Susholtz, who will present their design to the selection committee on November 7, 2018. When the design is approved by NPHS, it will be submitted to the City for consideration as a 5-year loan. If the City's review is favorable, this design will be used to raise funds for the final design (plans and specifications), manufacture, installation, and maintenance. With support from a grant by the County of San Diego, we will continue to be assisted through this process by our art consultant, Gail Goldman.

6. WALKING TOURS UPDATE

On August 11, Katherine and Steve conducted a Dryden District walking tour for Tony Wang and his family, including his two young sons. They produce travel videos called "look who's Blogging" from the kid's perspective. They have posted their day in North Park including the Dryden tour to YouTube at <https://youtu.be/cBaELYWObT8> Tony said: Thank you again for the informative tour!! Enjoy and share with your fans!

7. POSSIBLE PAULY'S ADDITION HISTORIC DISTRICT RESEARCH

The current Chair of the City of San Diego Historical Resources Board (HRB) asked Steve and Katherine if NPHS could provide information about the potential for the historical subdivision of Pauly's Addition qualifying as a historic district. Pauly's Addition encompasses 20 blocks extending from Alabama Street on the west to Arizona Street on the east between University Avenue on the north and Upas Street on the south.

Field reconnaissance information recorded by Paul, George and Judy has been compiled into separate tables for each block. Hilda and Katherine added more accurate years of original construction using City Lot Books and developed a map showing those years of construction. Next steps include conducting a double check to make sure the photos of each house match the address recorded in the tables. Then a small group will convene to discuss conclusions about the feasibility and potential boundaries of a Pauly's Addition historic district based on the data. George and Paul volunteered to finalize the map with years of construction. George will write a letter to the HRB Chairman supporting the area as a historic district. There will be further discussion at the NPHS meeting in November.

8. PROPOSED PARK BLVD AND EXPANSION OF SHIRLEY ANN PLACE (MELHORN) HISTORIC DISTRICTS

Park Boulevard Residential District: George wrote an excellent letter of support for the Park Boulevard Residential Historic District. The letter was sent last month. The proposed district was not on the October agenda of the City HRB. The property owners have not been responsive to requests for their opinions of whether they wanted to be a historic district. Many of the owners are from out of town, and a large number of the historic buildings are apartments. HRB staff continue to work on this district.

Expansion of Shirley Ann Place District: This area will be divided into two districts (Shirley Ann Place, and Melhorn & Son District). George explained the formation of the two areas (see the

summary at the end of these notes). George has drafted a letter to the HRB supporting this proposed historic district. A motion was made to send the letter, and all nine in attendance approved the motion.

9. UPCOMING COMMUNITY ACTIVITIES

The annual events NPHS is participating in or organizing include the following:

- Follow-up: North Park Car Show: Saturday, September 8, 2018. There were 52 cars onsite on the day of the event. There were 8 sponsors for \$970, and a total of \$542 was collected in fees. Next year's show will be held on September 7, 2019. This will be the 10th annual show, which is a significant milestone. The NPHS Board decided to make the 2019 show the last car show by NPHS. It has been a good run, but the event has become increasingly expensive and intensive to organize, and the group would like to renew our focus on organizing walking tours and other core activities.
- Toyland Parade: December 1, 2018. The parade will be held on December 1, 2018, which is the first Saturday in December. The parade will start at 11:00 am, rain or shine. NPHS has registered to march in the parade. We hope many of our members and friends will dress in their favorite decade or don a festive hat and join us. Look for our banner and the famous dancing Water Tower!

NEXT MEETING

The next meeting will be **THURSDAY November 15, 2018 starting at 6:30 p.m.** in a second floor meeting room at Grace Lutheran Church, 3967 Park Boulevard, corner of Park Boulevard and Lincoln Avenue.

PLEASE NOTE THE NOVEMBER MEETING WILL BE OUR FINAL MEETING FOR 2018. THERE WILL BE NO MEETING IN DECEMBER.

Prepared by



Katherine Hon
Secretary, North Park Historical Society

Based on notes taken by Jody Surowiec, Membership Coordinator

Proposed Melhorn & Son Historic District Summary

October 3, 2018

The City's Historic Resources Board is considering the designation of the Melhorn & Son Historic District in University Heights, immediately south of Madison Avenue. This District is composed of small single-family homes, located on very small lots with no alley access. The initial homes were built by the Melhorn & Son Company that sub-divided the land.

City staff is proposing the Melhorn District as an area of 29 parcels, 29 buildings & 1 lot containing a parking lot, but no structure. The proposed period of significance is 1924–1948, with 23 structures (79.3%) contributing to the District; 7 structures not contributing.

Staff recommends that the District be formed under Criteria A and D:

- Criterion A - Reflecting the development of the neighborhood as a streetcar suburb between the 1920s through 1948; replaced by public bus service, streetcar service ended in 1949,
- Criterion A - Reflecting the development of the neighborhood with small Craftsman Bungalow style homes.
- Criterion D – As the product of two HRB-identified Master Builders: Martin V. Melhorn and his son, William Melhorn. Under Criterion D, the period of significance is 1922-1924.

In addition, the HRB should consider the following characteristic:

- Criterion A - The proposed district is an early example to the primary California development process that reached its zenith in the post-World War II period when developers would buy land, sub-divide it, install streets & other public facilities, build houses, and sell the homes to future residents. This remains San Diego's primary development process.

Through the 1920s, California land sub-dividers normally sold individual lots to builders or persons who would have single-family homes built for either their residence or for sale. In this proposed district, the Melhorns subdivided the land, build the dwellings beginning in 1922-and initially rented the small homes, largely to workmen's families. In 1924, the lots were re-subdivided creating the small lots facing Shirley Ann Place, a widened alley. Following the re-subdivision, William Melhorn began selling the homes.

Wabash Mesa is identified as a potential historic district in the updated Community Plan. Located east of Boundary Street, this mid-20th Century subdivision is a later North Park example of this development process.

As a result, the proposed district is two areas separated by the existing Shirley Ann Place Historic District, composed of similar single family homes on small lots. While both areas are similar, it is reasonable to create a new district rather than expand the existing District for two reasons:

1. The houses facing Texas and Louisiana Street were built in 1922, before the death of Martin Melhorn (the father); the houses facing Shirley Ann Place were built by William Melhorn beginning in 1924, following his father's death.
2. The houses facing Texas and Louisiana Street were built in the Craftsman style with some Colonial details; the initial houses facing Shirley Ann Place were built in the Spanish Colonial Revival style.

As with the Park Boulevard District process, City staff has done an excellent job in preparing the Historic District documentation and doing outreach to the owners & residents of the proposed district. By September 20th, 17 of the 29 property owners responded to the District survey; 13 supported creation of the District. Four owners testified in supported the District at the September 27th hearing; one person who did not own property or live in the District opposed it.

Local luminaries in Mount Hope Cemetery

PastMatters
Katherine Hon

When the leaves start to fall, many people turn their attention to honoring the dearly departed in Dia de los Muertos (Day of the Dead) celebrations. For the holiday, the living build private altars called "ofrendas" and bring beverages, food, flowers and other gifts to the graves of loved ones.

In the Sherman Heights Historic District, the local non-profit organization Friends of the Villa Montezuma (FOVM) has set up a Dia de los Muertos

altar inside the Sherman Heights Community Center. It will open at the magnificent historic Villa Montezuma Museum for interior tours on Oct. 20.

FOVM will also offer a free tour of Mount Hope Cemetery on Oct. 27 at 12:30 p.m. FOVM Vice President Charles Spratley will lead the two-hour respectful walk of the city-owned and city-run cemetery. He will share a wealth of information during what FOVM calls its "Permanent Victorians Cemetery Tour."

Mount Hope Cemetery is the perfect place to visit and honor the founding citizens of our city, including individuals who

greatly affected the development of North Park.

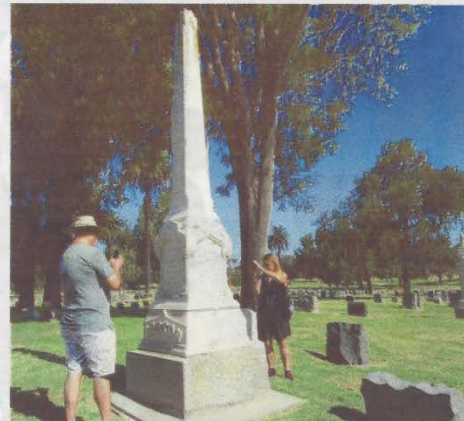
The story of Mount Hope Cemetery began in 1869. New Town San Diego was outgrowing earlier municipal cemeteries near Presidio Park and El Campo Santo in Old Town. Alonzo Horton — widely regarded as the father of modern San Diego — led the citizen's committee to establish a new municipal cemetery. A location on the edge of town between what is now Market Street and Imperial Avenue just west of Boundary Street was selected.

The cemetery has grown over time, now encompassing a total of 110 usable acres. More than 76,000 individuals have been buried in Mount Hope Cemetery since 1870.

Notable permanent residents of Mount Hope Cemetery include Horton, who was buried in his family plot in 1909. Thousands whispered goodbye at his casket, flags hung at half-mast and people lined the streets for his funeral procession.

Matthew Sherman, city clerk from 1869 to 1870 and mayor from 1891 to 1893, was interred in Mount Hope Cemetery on July 7, 1898. It is reputed that his wife, Augusta J. Barrett — who came to San Diego in 1866 to teach school and married Sherman in 1867 — named the cemetery Mount Hope when it was established by the city trustees.

William Jefferson Gatewood, founder of the San Diego Union newspaper 150 years ago, was buried in Mount Hope Cemetery on March 27, 1888. Gatewood came to San Diego from Calaveras County, California and built a well-regarded law practice after selling his interest in the San Diego Union to Charles P. Taggart in 1869. He bought 80 acres of Pueblo lands and filed Subdivision Map #590 for



The impressive marker for Alonzo Horton is a popular subject for photographers. (Photos by Katherine Hon)

his West End tract on May 17, 1873.

Modeled after the layout of Horton's Addition in Downtown, this Uptown subdivision lies between University Avenue and Upas Street on the north and south, and between 28th and Ray streets on the west and east. You can thank Gatewood for the misaligned streets and dog-leg intersections in this part of North Park, because he did not bother to match the street pattern already defined for adjacent subdivisions to the east and west.

George White Marston joined other notable San Diegans in Mount Hope Cemetery on June 4, 1946. Best known for establishing the grand Marston Department Store, he also created Presidio Park and the Serra Museum, initiated the Anza-Borrego Desert State Park, founded the San Diego Historical Society (San Diego History Center), and established his expansive

family home designed by William Hebbard and Irving Gill at 3525 Seventh St. The Marston House is now managed as a museum by the Save Our Heritage Organisation (SOHO).

One of the most important family plots in Mount Hope Cemetery for North Park belongs to the Hartleys. Patriarch James Monroe Hartley, who died in 1904, bought 40 acres of land within the Park Villas tract in 1893 and called it "Hartley's North Park," providing the "North Park" name that has been applied to the broader community since the early 1900s.

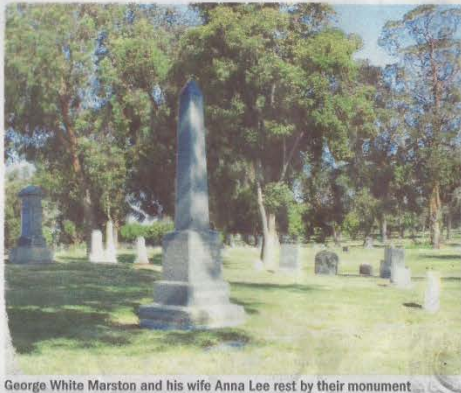
A year before she died, his wife Mary Jane Hartley was honored in 1939 as the "Mother of the North Park District." She donated a prime commercial lot to the city for Fire Station 14 in 1910 and commissioned the Nordberg building at 3043 University Ave. in 1926. This space became an ideal space for neighborhood events, including civic celebrations, community dances and banquets.

No visit to a cemetery would be complete without a ghost story. Appropriately, Kate Morgan — a beautiful young woman who died under mysterious circumstances at the Hotel Del Coronado on Nov. 29, 1892 — is buried in the cemetery and is thought by some to still haunt the hotel.

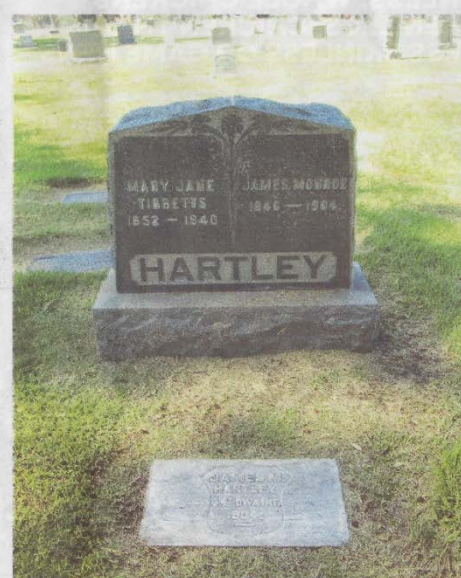
On a tour conducted by FOVM last year, the guides were alarmed to find Morgan's gravestone missing. Had it been spirited away? Fortunately, it was later confirmed the marker had temporarily sunk from view due to the activities of less ghostly creatures (ground squirrels) and was still in place. It is now uncovered and awaits your visit.

Interested readers can visit VillaMontezumaMuseum.org or call 619-255-9367 for more information or to make a tour reservation.

—Katherine Hon is the secretary of the North Park Historical Society. Reach her at info@northparkhistory.org or 619-294-8990.



George White Marston and his wife Anna Lee rest by their monument.



James Monroe Hartley and his wife Mary Jane are surrounded by other family members in their peaceful corner of Mount Hope Cemetery.