

**NORTH PARK HISTORICAL SOCIETY  
FEBRUARY 2021 MEETING SUMMARY**

**DATE: FEBRUARY 18, 2021**

**TIME: XX PM**

These notes summarize information that was planned to be presented at the February 18, 2021 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 22, 2021. The meeting was canceled in advance due to concerns about the coronavirus and resulting state and local restrictions on gatherings.

All future meetings scheduled for the third **THURSDAYS of the month starting at 6:30 p.m.** in a second-floor meeting room at Grace Lutheran Church **WILL NOT OCCUR in 2021** until the public health crisis due to COVID-19 has passed. Although we will not be able to resume our public meetings until then, we are still providing information to all who contact us with questions about North Park history and documenting those communications in monthly summaries.

**1. WELCOME AND INTRODUCTIONS**

We hope all our members and friends are staying safe and healthy.

**2. AGENDA REVIEW AND ANNOUNCEMENTS**

The latest Pacific Beach Historical Society newsletters will be circulated for viewing at the next possible meeting. The February 2021 PastMatters column in Uptown News was Part 10 of a series about historic street names in San Diego (see the last pages of this summary).

**3. MINUTES ACCEPTANCE**

The meeting summary from the canceled January 21, 2021 meeting has been posted on the website.

**BUSINESS PORTION OF MEETING**

**4. TREASURER'S REPORT**

The financials for this meeting are for January 22 to February 17, 2021 and were sent to Board Members on February 17, 2021. In this time period, no income and no expenses occurred.

**ACTIVITIES PORTION OF MEETING**

**5. UPDATE ON PLAQUE FOR WATER TOWER**

Coordination with City Public Utilities Department staff regarding the feasibility of placing the plaque in a boulder or some kind of low wall next to the two-story building at the Water Tower site is pending return to some kind of normalcy.

**6. PLANNING FOR PAULY'S ADDITION WALKING TOUR**

The team has developed the route, photo notebook and draft guide notes for the southern part of Pauly's Addition. The current tour starts at Upas and Texas, heads west on Upas, north on Mississippi to Landis, east on Landis to Texas, and south on Texas back to the park. This route is approximately one mile and includes six designated houses and a wide range of ages and architectural styles. All walking tours are pending return to some kind of normalcy.

**7. BUNGALOW COURT IDENTIFICATION PROJECT**

The City of San Diego has received a grant from the California Office of Historic Preservation to prepare a historic context statement addressing bungalow courts and garden apartments city-wide. The context statement will define the various types of these apartment projects, establishing eligibility and significance thresholds to assist in the future evaluation and historic designation of bungalow courts and garden apartments.

The City has undertaken a number of surveys in recent years that have identified the location of bungalow courts, primarily focusing on the central communities surrounding Balboa Park. This new study will add information regarding the location of bungalow courts in beach communities.

Walking North Park neighborhoods recently, NPHS Board members Jody and George have been reviewing the list of bungalow courts included in the Community Plan. Like a similar effort in University Heights, they have added a number of courts; only two of the listed courts appear to have been demolished.

Garden apartments are generally characterized as larger apartment buildings with an emphasis on landscape as a shared and functional open space. Their locations are less understood and information is needed for garden apartments in all neighborhoods.

In their walks, our survey crew has recently started to identify garden apartment projects as well. There are many of these, with a large grouping located near Adams Avenue and a second on Park Boulevard. A large, well designed, mid-20<sup>th</sup> century garden apartment project on Ohio Street was recently demolished.



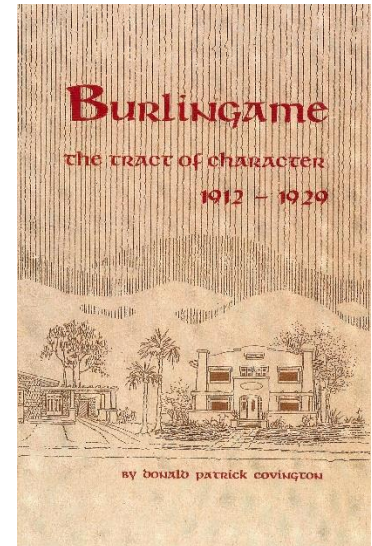
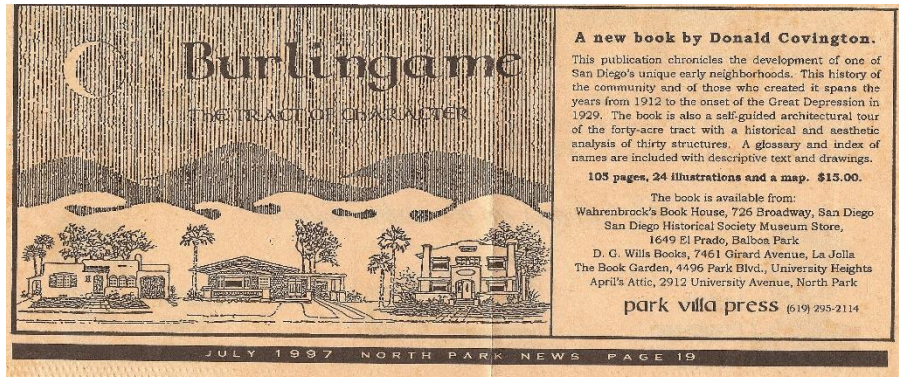
*Allendale Court at 3777 Park Boulevard is one of many bungalow courts being identified by Jody and George for inclusion in the City's context statement project.*



## 8. TRIBUTE TO NPHS MEMBER PAT TAYLOR

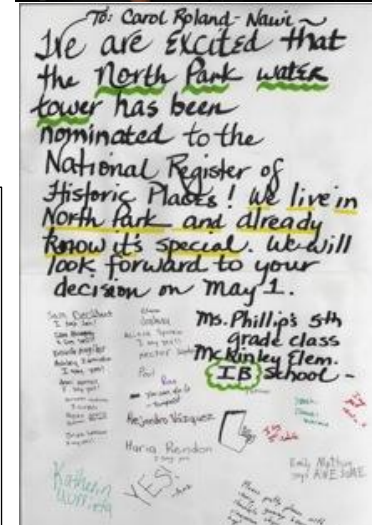
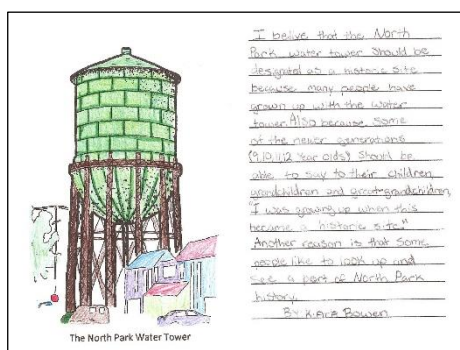
The North Park Historical Society was saddened to learn that their stalwart member Pat Taylor passed away of a heart attack on December 13, 2020. Pat encouraged us to accomplish some of our most important projects, as follows:

In 2010, Pat told us we should reprint Don Covington's first book, *Burlingame: The Tract of Character, 1912-1929*, which he self-published in 1996. The book had been out of print for about a decade, and Pat cheerfully volunteered her own copy to be cut up and scanned to produce the reprint.



NPHS won an award from the City of San Diego for this effort. We were very happy to share the 2011 Award of Excellence in Community History from the City of San Diego Historical Resources Board with Pat for initiating the project, Vince Rivera, who did the technical work, and the Burlingame Club, who wrote an update to the afterword.

Pat was our liaison to multiple classes of 5<sup>th</sup> graders at McKinley Elementary School, who strongly supported designation of the North Park Water Tower in 2013. She coordinated production of a group poster and a series of illustrated essays that deeply impressed state officials, helping NPHS achieve state and federal designations. The essays were displayed at the North Park Library.





We were happy to share a 2014 SOHO People in Preservation Award with University Heights Historical Society, McKinley Elementary School, and historian Alexander Bevil for the Water Tower designation.

Pat was our valued connection to McKinley students for our presentations about "North Park Now and Then" at the North Park Library and essay efforts about the Georgia Street Bridge and the question "Does Historical Preservation Matter?"



Pat was also our connection to her husband, Don, who provided a classic pony picture that was included in our 2014 book, *Images of America: San Diego's North Park*. We will deeply miss Pat Taylor, member and friend of the North Park Historical Society.



## PEOPLE IN PRESERVATION AWARDS 2014

# SOHO recognizes excellence in historic preservation, advocacy and education



Members of the North Park Historical Society with the North Park water tower in the background. From left: Pat Taylor, Ernie Bonn, Alexander Bevil, Katherine Hon, Kathleen Phillips, Steve Hon and George Franck. (Photo/Sandé Lollis)



### THE GEORGIA STREET BRIDGE

I grew up in North Park and I remember the Georgia Street Bridge from when I was 5 years old. And I don't want it to change. When it's torn down it's not coming back up. It has been there for many years. It's also a part of North Park's history. I hope it still stands when I have kids.

by Augie Hunyadi

## 9. COMMUNITY COORDINATION

In February 2021, we responded to requests for information as summarized below.

1. Scott called to ask if we knew if a house on Indiana Street could be identified as being built by David Dryden. Katherine researched the detailed "Tablets" on the North Park Historical Society website under Projects-Historical Building Permits, and found Don Covington recorded permits pulled by David Dryden for multiple addresses on Indiana Street, including "2 fr cot & gar" \$2500, likely for the address in question, in Tablet 3 on page 10, Jan 24, 1924.
2. Jamie wrote: "I moved to Grim Ave in North Park a week ago, quickly learned about PastMatters, and have since been enjoying reading through series. I don't imagine you take requests, but a few of us are hoping to learn the name origin behind Grim. Searching Google or the NPHS website does not readily provide any results." Katherine sent her the most recent column (see the following pages of these notes), dedicated to the possible origins of the street name.

Jamie replied: "Thanks, Katherine! I appreciate you sending this directly to me! We don't get the paper Uptown News, although I should subscribe now that we are settled in. This article is fantastic. Nice work. I'm convinced of your hypothesis of the Nash-Grim connection. We went out to find the stamp at Grim and Dwight as pictured. Sure enough, it was there. Also made us aware of other text in the sidewalk nearby. Names and perhaps lot numbers? So fun to learn about these big and little details about the place we live. History hiding in plain view. I'll be sure to share this with our neighbors!" Jamie was referring to sidewalk stamps, which tell the name of the contractor who poured the sidewalk and the date that construction was done.

The February 2021 PastMatters column discussed the most likely person behind the name of Grim Avenue, one of the few North Park streets to retain its original 1870s name bestowed by Park Villas tract founder Joseph Nash. See the last pages of these notes for that article.

## 10. UPCOMING COMMUNITY ACTIVITIES

NPHS participation in future events will have to wait until a return to some kind of normalcy.

## 11. FUTURE MEETINGS

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Prepared by



Katherine Hon  
Secretary, North Park Historical Society



# Grim Avenue in the Park Villas tract

San Diego street names: Part 10 of the series

## PastMatters

KATHERINE HON

Joseph Nash formed his two-part Park Villas tract in 1870, three years before William Jefferson Gatewood and Aaron Pauly filed their maps for West End and Pauly's Addition. Perhaps Nash was the first of his fellow tract founders to name north-south streets after people he knew, including himself.

The Park Villas tract east of present-day Ray Street encompasses the north-south streets Nash originally named Grim Avenue, Hart Avenue (now 31st Street), Herman Avenue, Nash Avenue (now 32nd Street), Washington Avenue (now Bancroft Street), Webster Avenue (now 33rd Street), and Franklin Avenue (now Felton Street).

Grim Avenue has held its name for more than 150 years in spite of an effort in 1934 to change the name to Royal Avenue. The San Diego Union's March 31, 1934 issue reported that "Petitioners had asked the change on the ground that many persons called it Grime st." But other property owners declared "it would be an outrage to slap a name like Royal ave. on a democratic street." The San Diego Union's June 26, 1934 issue announced the name change effort had failed under the headline "Royalists Lose in Grim Battle," noting that city councilmen said "it was hard to know what the people wanted as they appeared to

be signing both for and against the name change."

Those in favor of keeping the name in 1934 theorized the street might have been originally named for the brothers Jacob and Wilhelm Grimm, authors of Grimm's Fairy Tales, with the final letter being lost over the years. But the true source of the Grim street name is likely a merchant or land dealer known to Joseph Nash, as the street name was never recorded as "Grimm" on maps.

No Grimms appear to be living in San Diego during the early 1870s. However, the 1870 federal census recorded a family in San Francisco headed by Abraham Grim, and his history indicates he had much in common with Nash, whose ties to San Francisco ran deep.

Abraham Keefer Grim (1830-1910) was born in Canton, Ohio. His father was a merchant, and young Grim left school at age 16 to become a clerk in Wayne County. In 1849, he made the long trek across the plains to Sacramento in response to the news of gold in California. Volume 2 of "A History of the New California Its Resources and People" — edited by Leigh H. Irvine and published by The Lewis Publishing Co. in 1905 — summarizes Grim's personal history, including the following about his adult years:

"His long and tedious journey across plains and over mountains terminated at Sacramento, October 6, 1849. The following spring, he mined at 'Hangtown,' now Placerville. Mining, however, did not then claim his attention long.

He turned to merchandising, banking and the real estate business, and thus he was variously occupied, in Sacramento, until 1863. Also, in 1852, he was one of the business managers of the Sacramento Union, one of the first daily newspapers in California. In 1863 Mr. Grim went to Virginia City, Nevada, and established a bank, which he operated until 1867. His next move was to San Francisco, where he was interested in stocks and mining. In 1892 he moved across the bay to Berkeley, and from that year to 1896 was manager of the Consolidated Street Railway Company of Oakland. Throughout the whole of his busy business career Mr. Grim has had the happy faculty of making friends, and his growing popularity manifested itself when, in 1898, he was elected county recorder of Alameda county, and again, in 1902, when he was honored by re-election to the office, as an independent candidate."

City directories provide more career details for Grim. The 1864 Virginia City, Nevada directory listed A.K. Grim as being "of B.F. Hastings & Co.," which was included under "Bankers" in the business listings for this silver mining town that boomed after discovery of the Comstock Lode in 1859.

Grim first appeared in the San Francisco city directory in 1868, when his occupation was president of the Pacific Union Express Co. This company was organized in late 1867 by promoters of the Central Pacific Railroad, including Leland Stanford. Stockholders A. K. Grim and Lawrence W. Coe were appointed as managers for the express on the West Coast. Its service was advertised as including transport of materials and letters by every steamer via Panama and similar service to Hawaii, China and Japan. The company was set up to compete with Wells Fargo, who bought out the company in October 1869.

In the 1870 federal census, Grim's occupation was "real estate agent." He was a "stockbroker" in the 1872 San Francisco city directory. His occupation was listed as "expressman," "capitalist" or "mining" in the following years through the 1880s.




Abraham K. Grim is pictured in Volume 2 of "A History of the New California," published in 1905. Although he never lived in San Diego, he may be the namesake for North Park's Grim Avenue. (Courtesy of Google Books, in the public domain)



Historic stamps are supposed to be preserved and re-set nearby when construction requires their removal. This stamp at Grim and Dwight was saved by an alert resident who stopped the contractor in mid-cut. Grim is one of the few original street names remaining from the 1870 Park Villas tract map. (Photo by Katherine Hon)



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MINING DIRECTORY

As a banker in Virginia City, Nevada, from 1863 to 1867, Abraham Grim would have been familiar with this express company advertised in the 1864 Virginia City directory. He was manager of a similar company in San Francisco for several years after he moved there in 1867. (Courtesy of Ancestry.com, in the public domain)

In 1892, Grim moved his family to Berkeley, where he became superintendent of the Oakland Consolidated Street Railroad Company. The Oakland Tribune's October 8, 1905 issue announced his 50th wedding anniversary, noting his paternal ancestors had come from Holland before the American Revolution and settled in Pennsylvania before the "City of Brotherly Love" was founded by William Penn. The article stated Grim had been elected County Recorder of Alameda County in 1898 and 1902 "by handsome majorities."

Abraham Grim died on January 6, 1910 at age 79. He was buried at Mountain View Cemetery in Oakland. The Oakland Tribune's February 6, 1910 issue published a resolution passed by employees in the Recorder's Office in honor of his memory. The clauses included, "Whereas, We the undersigned, have known him personally as a true and loyal friend, a just and considerate employer and an exemplar of honest and honorable manhood, and Whereas, He was an ideal officer, a devoted husband and father and an upright and highly esteemed citizen. He was a man of high ideals, of integrity of purpose and his death is a great loss to this community."

The resolution was signed by 52 employees of the Recorder's Office.

Although historical records are not definitive, it is plausible Nash and Grim knew each other. Nash visited San Francisco frequently during the late 1860s after he set up shop in New Town San Diego, and he moved to San Francisco around 1876. In the early 1880s, San Francisco city directories indicate Nash and Grim were working in the mining industry in offices at 328 and 331 Montgomery Street, respectively — across the street from each other in the business district. Perhaps they met in 1868, when Grim had newly arrived in San Francisco, and Nash posed at the Hector W. Vaughan photographic gallery for a photograph labeled as "Vaughan's Enamelled Cards, 18 Third Street (Late 511 Montgomery St.) San Francisco."

As a land dealer and merchant with a large general store in 1868 who also advertised himself as a "Commission Agent," Nash certainly would have appreciated Grim's fine character and connections to banking, express, mining and real estate businesses.

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