

## **NORTH PARK HISTORICAL SOCIETY MAY 2021 MEETING SUMMARY**

**DATE: MAY 20, 2021**

**TIME: XX PM**

These notes summarize information that was planned to be presented at the May 20, 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 June 2, 2021. The meeting was canceled in advance due to concerns about the coronavirus and resulting state and local restrictions on gatherings.

All future public 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 May 2021 PastMatters column in Uptown News was the final installment 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 April 15, 2021 meeting has been posted on the website.

## **BUSINESS PORTION OF MEETING**

### **4. TREASURER'S REPORT**

The financials for this meeting are for April 16 to May 20, 2021 and were sent to Board Members on May 20, 2021. In this time period, one member renewed (thank you, Bob!), for total income of \$20.00. No expenses occurred in this time period.

## **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 North Park Historical Society provided an updated inventory of local bungalow courts in the North Park area to City staff. The City's report should be available for public review this summer.

## **8. REPRINT OF "NORTH PARK: A SAN DIEGO URBAN VILLAGE"**

We have only four copies left of our spiral-bound original history book, "North Park: A San Diego Urban Village, 1896-1946" by the late Donald Covington, which we first published in 2007. By email vote, the NPHS Board approved printing 150 more copies. We appreciate Verbatim Books on the corner of 30<sup>th</sup> Street and North Park Way for being the main store where this classic community history book can be purchased. They still have plenty of copies while more are being produced.

## **9. COMMUNITY COORDINATION**

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

1. Board member Jody asked for a historical evaluation for her neighbor's house at 3512 31<sup>st</sup> Street. The evaluation concluded that this house exhibits high integrity of the Spanish Colonial Revival style and should qualify as an Individually Significant historical resource under Criterion C. Searching available historical records, we found that this house first



- appears in the city directories in 1927. The first owner is Samuel Bauman and his wife Rose. He was a salesman in a business with his brother, Isador, that started out as the Bauman Brothers loans and pawnbroker business downtown, then evolved to jewelers in the early 1940s. In the late 1940s, the business became Pickwick Jewelers located at 316 West Broadway, near the Pickwick Hotel, which was located at 132 West Broadway. Samuel Bauman was born in 1888 in Poland and came to the U.S. in 1911. He lived in New York and was listed as a chauffeur in Manhattan in the 1920 Census. He came to San Diego in 1923. His brother was in San Diego by 1922, when he was working as a barber. Samuel lived at 3512 31<sup>st</sup> Street from 1927 to his death in 1958, and Rose continued to live at the house until 1963, when she moved to Del Cerro. Starting in 1925, Isador and his wife Sarah lived at 3703 Ray Street. Perhaps they told Samuel that North Park was a good place to settle.
2. One of our favorite former Car Show exhibitors asked for a historical evaluation of a friend's house at 3520 Texas Street. The evaluation concluded that the California Bungalow exemplifies the Craftsman style with high integrity. Searching available online records, we found the house appears to have been built in 1924. The first owner was Ulysses Grant Stewart, a carpenter, and his wife Adeline C. They had a daughter, Marie, who married and got the last name Wahlstrom. Marie later divorced and returned to this home. U.G. died in 1932, but Adeline continued to live at this address until her death in 1965. Marie had been living with her mom at least from 1940, and Marie continued to live in the home until 1974, when a different owner is listed in the city directory. So, someone with the original Stewart family lived in the house for 50 years!

3. Erin asked for a historical designation evaluation of 2828 Maple Street. This large house has an eclectic exterior that may be the result of fairly recent changes and may make historical designation for architecture under Criterion C challenging. Research of available online records led to some interesting connections and discovery of some fun photos of the first residents.



The first year this address shows in city directories is 1936. From this, we concluded the house was originally built in 1935. The first owner was Leonard M. Lyons and his wife Ilah. At this time, he was the District Manager for the Union-Tribune Publishing Co. This family lived at the house for a long time. The 1940 census shows Leonard Malcolm Lyons, age 49, at 2828 Maple with his wife Ilah, his mother-in-law Anna Richee, and a live-in caretaker. Leonard died in 1959, at age 68. Ilah Lyons continued to live in the house with her mother, Anna Richee (who lived to be 107 years old, passing away in 1974). In 1979, Ilah sold the house she had lived in for more than 40 years. She died in 1981.

Leonard and Ilah's daughter, Ruthann, got married at the house in 1937. Researching historical Union-Tribune news articles, we discovered Ruthann was an accomplished artist and musician, like her father, and played dual piano recitals with the mother of a fellow historian. This connection led to contact with Ruthann's son, who shared his parents' wedding photos and other pictures with us. The pictures did not show as much of the original house exterior as we hoped, but they are charming, as seen below.



Ruthann Lyons'  
Wedding, 1937



Leonard Lyons



Anna Richee

4. Katherine presented a lecture via Zoom to the University Heights Community Association about the history of the Lafayette Hotel. The hotel project was initiated in 1943 by Lawrence Henry Imig, a Nebraska farm boy who came to San Diego in the early 1930s and advanced from selling Chevrolets to becoming a master of self-promotion of his real estate and development projects. The hotel was originally named Imig Manor. It opened on June 28, 1946 with grand ceremony. The project cost was \$2 million, and the hotel complex featured 243 rooms, 20 shops, 4 dining rooms and a pool. Imig sold the hotel in 1949 to a Hilton partnership. An interesting historical finding is that several townhouse buildings that were part of the hotel complex were removed in 1958 and relocated to Florida Street/Cypress Avenue where they form a quiet oasis set back from another apartment complex on Florida Street to this day.



5. We provided several photos for an artist installation being prepared by Kaori Fukuyama, artist-in-residence with Art Produce. These included a 1949 photo of a streetcar going under the Georgia Street Bridge, a 1916 photo of 3446 28<sup>th</sup> Street, and camels in the 1958 Toyland Parade, all from our 2014 book, "Images of America: San Diego's North Park."

The May 2021 PastMatters column discussed possible original names behind the streets currently called 33<sup>rd</sup>, Felton and Boundary. See the last pages of these notes for that article.

## 10. UPCOMING COMMUNITY ACTIVITIES

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

## 11. FUTURE MEETINGS

All future public 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.

Prepared by

*Katherine Hon*

Katherine Hon  
Secretary, North Park Historical Society



## The eastern edge of Park Villas

San Diego street names: Part 13 of the Series. Goodbye for now!

### PastMatters

KATHERINE HON

At the eastern edge of the Park Villas tract mapped by Joseph Nash in 1870, 33rd Street and Felton Street between University Avenue and Upas Street were originally named Webster Avenue and

U. S. Senator Felton's Body Is in S. F.  
Funeral Arrangements Are Completed



The Oakland Tribune presented a long and glowing obituary for Charles Felton on September 14, 1914. He is the likely namesake for Felton Street in North Park. (Courtesy of newspapers.com)

Franklin Avenue. Exactly who Nash had in mind for these street names is not clear.

Nash may have wanted to recognize William Henry Webster, who first registered in the San Diego Great Register of Voters at age 21 on Nov. 16, 1872. He was born in Maine, and his occupation was recorded as a "teamster." This meant a person who drove a team of draft animals, usually a wagon drawn by oxen, horses or mules. Perhaps Webster was helpful to merchant Nash for making deliveries and bringing supplies.

Webster disappeared from available San Diego records after the 1879 voter registration list. He may have moved north. The 1879 Great Register for Humboldt County listed a William Henry Webster, age 27, born in Maine and working as a blacksmith in Rohnerville. Webster Avenue was changed to 33rd Street by Ordinance No. 5417 on January 13, 1914.

A local possibility for Franklin Avenue is Charles Franklin, who was mentioned in the San Diego Union's October 13, 1869 issue as follows: "We had a call yesterday from Charles Franklin, who has just arrived here from a trip in the Eastern part of the [Arizona] Territory. He is anxious to raise a party sufficiently strong to prospect the country

of the Pinal Apaches, where, he believes, gold is to be found. Mr. Franklin is a printer by trade, and formerly worked on this paper. He has for several years past resided in Zuni villages. He, with Messrs. Dodd and Coolie, met with many strange adventures while traveling through Apachedom, and but for their Coyotero friends would have been sacrificed by the Pinals. He pronounces Eastern Arizona one of the finest regions in the world."

Franklin led an adventurous early life. He was born in Indiana but appeared in the Arizona Territorial Census in 1864 as being 21 years old and a printer. The Tucson, Arizona Weekly Citizen's January 20, 1883 issue provided a biographical sketch of him as a new member of the Arizona Territory Twelfth Assembly. The article noted he twice drove bull teams across the plains from Fort Leavenworth to Santa Fe in 1862 and 1863, had served as a scout, and "has traveled through the Indian Country on foot and alone and has taken more chances and had more narrow escapes... than perhaps any other man in Arizona."

Nash may have heard Franklin's tales of adventure and gold firsthand in 1869. Nash supported the San Diego Union newspaper from the first issue printed on



W. W. STEWART, Corner Fifth and K Streets, San Diego. (JOHN G. CATRON, Shipping and Commission Merchants, and Dealers in Wool, Grain, Flour, Silver and Copper Ores; also, the celebrated Mitchell Wagons.

This page from the 1874 City of San Diego directory compiled by the Chamber of Commerce illustrates the kind of wagon that William Webster, an 1870s "teamster," might have driven. Merchant Joseph Nash may have named what is now 33rd Street in his Park Villas tract for William Webster. (Courtesy of Ancestry.com)

October 10, 1868, when an advertisement for "J. Nash, Merchant and Commission Agent, New San Diego" appeared on page one. Franklin might have set that type when he worked for the newspaper in its early days. Perhaps Nash wanted the daredevil prospector to remember San Diego if he struck it rich in Arizona, so named a street for him in Park Villas.

In 1914, Ordinance No. 5417 changed Franklin Avenue to Felton Street. This name likely recognizes Charles Norton Felton (1832-1914), a wealthy San Francisco businessman and California public servant. He was

born in Buffalo, New York, and became an attorney. Like many, he moved west. By 1860, he was a banker in Nevada City, California, a prominent gold mining town northeast of Sacramento. He moved to San Francisco and was listed in that city's directories from 1863 until his death in 1914.

Felton was Assistant Treasurer of the U.S. from 1868 to 1873. His elected positions included serving in the California State Assembly from 1880 to 1883, in the U.S. House of Representatives from 1885 to 1889, and in the U.S. Senate from 1891 to 1893 to



# SD street names

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complete the term of George Hearst, who had died in office.

The Oakland Daily Evening Tribune's March 19, 1891 issue reported on Felton's selection by the California Legislature to fill Hearst's senate term, noting that Felton "is possessed of large wealth, but is not one of the class of rich-do-nothings. He is an intelligent, active, and hard-working man in public life... He is a courteous, accomplished gentleman, and a polished orator and is sure to be a notable man in the Upper House."

Felton returned to his estate in Menlo Park after 1893. His business ventures included creating the Pacific Coast Oil Company with others in 1879. This company had become the largest oil interest in California when it was acquired in 1900 by Standard Oil; both companies were predecessors of Chevron. Felton was listed in the San Francisco city directory as President of Pacific Coast Oil Company in 1896.

His last public position was California prison director from 1903 to 1907. His obituary in the Oakland Tribune's September 14, 1914 issue concluded, "In later years Senator Felton led an exceedingly quiet and retired life. He took the position as prison director with a sincere desire to be of service to men when they left the penitentiary."

Nash did not name Boundary Street along the eastern edge of his Park Villas tract. In Nash's day, this literal boundary marked the dividing line between the Pueblo Lands of the City of San Diego to the west and the Ex-Mission San Diego Rancho granted to Santiago Arguello by Governor Pico in 1846 to the east. The more than 47,000 acres of municipally

owned Pueblo Lands were inherited by the city in a convoluted process that originated with Spain's practice of designating land for community benefit when establishing Missions and Presidios (military outposts).

—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.



This sidewalk stamp on the east side of Boundary Street near North Park Way identifies the street as the dividing line between the City of San Diego's Pueblo Lands to the west and the Ex-Mission San Diego Rancho to the east. (Photo by Katherine Hon)

*Author's note: This article concludes our trek across San Diego streets for now. The year-long journey explored the authors, scientists, heroes and pioneers behind various street names, including original names in the part of North Park mapped during the 1870s — nearly 150 years ago. I hope you enjoyed traveling through time while staying close to home.*

*This article also concludes six years of monthly PastMatters columns I have submitted as a volunteer historian to Uptown News. It has been a pleasure to share North Park's history with you, and I sincerely thank the owners and editors of Uptown News for that privilege. I am taking a sabbatical to prepare a new book to follow "History Snippets: PastMatters Stories of North Park" published in 2019. The second volume of History Snippets will feature an expanded version of the street name series, among other stories. You can find the first volume at Verbatim Books, an independent bookstore located in a historic building on 30th Street and North Park Way.*