

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

**DATE: JUNE 17, 2021**

**TIME: XX PM**

These notes summarize information that was planned to be presented at the June 17, 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 24, 2021. The public 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 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. Board members may gather together outdoors during the summer as conditions permit.

**1. WELCOME AND INTRODUCTIONS**

We hope all our members and friends are staying safe and healthy. On the evening of June 17, Board members Steve, Katherine, Sharon, Jody, Bob, Claudia, George, Paul and Michael gathered, along with our newest member, Kit.

**2. AGENDA REVIEW AND ANNOUNCEMENTS**

The collected Pacific Beach Historical Society newsletters were presented for viewing. Katherine announced that Board member Hilda has moved away and will stay in touch via email as an honorary member. She said to "Say hello to everyone of this very special group of North Parkers when you meet at the next NPHS board meeting!" She will be greatly missed.

Jody noted St. Patrick's Church is celebrating 100 years, and she helped them "rediscover" the many great historical photos they have of the church and school through the years.

**3. MINUTES ACCEPTANCE**

The meeting summary from the canceled May 20, 2021 meeting has been posted on the website.

**BUSINESS PORTION OF MEETING**

**4. TREASURER'S REPORT**

The financials for this meeting are for May 21 to June 16, 2021 and were sent to Board members on June 16, 2021. In this time period, three members renewed (thank you, Bill, Randy and Beth!), one member provided an extra donation (thank you, Bill!), The Book Catapult on Juniper Street in South Park bought three Burlingame books and three spiral-bound North Park history books wholesale, and Verbatim Books on 30<sup>th</sup> Street at North Park Way bought 15 spiral-bound North Park history books wholesale, for total income of \$402.08. Expenses in this time period consisted of our annual liability insurance payment of \$1,000 and the SSL certificate for our website with GoDaddy for two years for \$189.98.

## **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, but a few of the Board members, including George and Jody, will conduct a test tour in July.

### **7. BUNGALOW COURT IDENTIFICATION PROJECT**

NPBS provided an updated inventory of local bungalow courts in the North Park area to City staff for the City's historic context statement for a Bungalow Court Multiple Property Listing addressing bungalow courts and garden apartments city-wide. The City's report should be available for public review this summer.

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

The Book Catapult in South Park purchased three of the remaining four copies 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. The NPBS Board approved printing 150 more copies by email vote. Our book design consultant, Maynard Chastain, donated his time to update the 2007 files for current printing, and a proof has been prepared by Repromagic, a printing company on Miramar Place off of Miramar Road. We appreciate The Book Catapult and Verbatim Books for carrying this classic community history book.

### **9. COMMUNITY COORDINATION**

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

1. Carlos was curious about the history of his family's house on Texas Street. It turns out they are only the third owner for the house built in 1927. The first owners were a San Diego fireman named John Cassin and his wife Mary, who was born in England. John died in 1946, but Mary lived in the house until she died in 1968, a total of about 40 years. The next owner sold the house in 1973 to Carlos' dad, and their family has owned the house since then.
2. NPBS member Robert wondered if he had owned his house on Arizona Street, which was built in 1924, the longest of any owner. From searching the city directories available online, we were able to prove he was. Robert is deeply involved in the theater, and found it interesting that the first owner of his house, Gilbert Rinkler, was a musician who came to San Diego in 1922 as an orchestra leader. Gilbert and his wife owned the house from 1925 to 1933. Their son, Gilbert Rinkler, Jr., was also an accomplished musician and actor. He played in the Bonham Boy's Band in 1934, won a prize for best costume on Costume Day at Roosevelt Junior High in June 1935, attended Brown Military Academy in Pacific Beach and was in a play there. Both father and son participated bravely in World War II.

3. We provided several photos for an artist installation 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 nighttime photo of the Pekin Restaurant neon sign on University Avenue, and the photo of North Park historians Don and Karon Covington that is on the back of our 2007 North Park history book. Photos of the completed installation, which was quite interesting and evocative, are below.



4. Doug asked about the potential for designation of the house he is soon to own on Utah Street. The evaluation team concluded the pretty Spanish Colonial Revival house has retained its original character with high integrity. In searching available historical city directories, we found that the first time this address appeared in the City Directory was in 1932, and the first owner was Michael E. Donnelly and his wife Helen. He was with the San Diego Police Department. He was promoted to Sergeant in 1935, Lieutenant in 1937, and Captain in 1944. They lived in the house until they moved in 1944. The next owner was Harry Hoffman and his wife Bertha, who were at the address until about 1950, and had no occupations listed. From at least 1950 to 1997 — 47 years! — the owner of the house was Olav H. Valderhaug and his wife Eldbjorg, both born in Norway. He was a fisherman and had several tuna boats. He died in 1997, but we could not tell if his wife stayed in the house longer. Doug replied, “Wow, you are amazing at finding this info so fast! I found what you provided very interesting, and it gave me chills reading about the owners and the pride we have for this house.”

5. NPHS joined other organizations in opposing demolition of 4349-4355 Arizona Street, a bungalow court that we believe is historic and would contribute to the Bungalow Court Multiple Property Listing the City is preparing. A photo from Google Earth Streetview is to the right. The letter we sent to City staff is on the last page of this meeting summary.



6. Paul, who monitors requests to the city for building permits, including demolition permits, noted that since this January he has seen 32 applications for Accessory Dwelling Units (ADUs) to be constructed in North Park. A typical application is to demolish a garage and build it back with an apartment on top. For the past 5 years, Paul has reviewed requests affecting North Park properties to determine if a full historical report should be recommended, and he wondered if anyone else would like to take on this important task. Claudia might be able to help. She and Paul will coordinate. Regarding the free designation advisory service NPHS offers, Paul noted the team has conducted 8 reviews since January 2021.

## 10. UPCOMING COMMUNITY ACTIVITIES

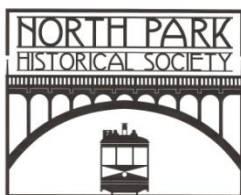
NPHS participation in future events will have to wait until a return to some kind of normalcy.

## 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 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  
Secretary, North Park Historical Society



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Suzanne Segur, Senior Planner/HRB Liaison  
City of San Diego Development Services Department,  
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June 23, 2021

**Subject: Opposition to Demolition of 4349-4355 Arizona Street and Substantial Changes to 4341 Arizona Street in Greater in North Park**

Dear Ms. Segur:

The North Park Historical Society strongly advocates that the City not permit the demolition or modification of the 1940 Minimal Traditional Bungalow Court located at the following addresses:

4349-4355 Arizona Street: The northern half of this court where a permit application has been submitted to remove a 4-unit multifamily residential building that is part of larger Project #681630.

4341 Arizona Street: The southern half of this court that was identified in the 45-year-old review process. This address appears to represent a preliminary review because there is no building permit application posted.

The City is currently preparing a historic background study on the formation of a Bungalow Court Multiple Property Listing (MPL). The initial draft report of this study is scheduled for release in August. The subject bungalow court on Arizona Street and the potential Bungalow Court MPL are identified in the adopted North Park Community Plan.

We believe that the 4341-4355 Arizona Street Bungalow Court is historic and would contribute to the Historic MPL. Please contact me if you have questions.

Sincerely,

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

Stephen Hon, President  
North Park Historical Society

C: Chair, Historical Resources Board  
City of San Diego Planning Department, Historical Resources  
Save Our Heritage Organisation  
University Heights Historical Society