

**NORTH PARK HISTORICAL SOCIETY  
APRIL 2022 MEETING SUMMARY**

**DATE:           APRIL 21, 2022**

**TIME: XX PM**

These notes summarize information that was planned to be presented at the April 21, 2022 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 April 27, 2022. The public meeting was canceled in advance due to concerns about the coronavirus.

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 2022** 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.

**1.       WELCOME AND INTRODUCTIONS**

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

**2.       AGENDA REVIEW AND ANNOUNCEMENTS**

Pacific Beach Historical Society newsletters will continue to be collected for future viewing.

**3.       MINUTES ACCEPTANCE**

The meeting summary from the canceled March 17, 2022 meeting has been posted on the website at [NPHS Board Meeting Agendas and Minutes | North Park Historical Society \(northparkhistory.org\)](http://northparkhistory.org).

**BUSINESS PORTION OF MEETING**

**4.       TREASURER'S REPORT**

The financials for this meeting are for March 17 to April 20, 2022 and were sent to Board members on April 21, 2022. In this time period, three members renewed (thank you, Bob R., Gary D. and David G.!), one new member joined (thank you, Diane!), three contributed additional donations (thank you, Bob, Gary and Diane!), and Arcadia sent a royalty of \$94.49 for sales of our 2014 book, "Images of America: San Diego's North Park," for total income of \$364.49. There were no expenses 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.

## 7. SLIDE AND PHOTO SCANNING PROJECT

We are in the process of scanning slides and notebooks with photos and notes from the Covington Family. Here is a photo of the annex to the Stevens & Hartley building that is now covered by a smooth false facade. The Robertson Drug Store is on the far right — in what is now the Western Dental Building on University Avenue at 30<sup>th</sup> Street. Harmer and Dent Shoes are in the tile-capped tower adjacent to the three-story building. A photo of Bob Dent from a news clipping is also below.



## 8. SIGNS FOR DRYDEN DISTRICT

There are no street signs marking the North Park Dryden Historic District as there are for other districts like Burlingame. NPHS is exploring the possibility of the City putting up demarcation signs for the Dryden District. Council District 3 staff has promised to continue to follow up and keep NPHS updated “so we can get this done.”



## 9. COMMUNITY COORDINATION

In April 2022, we responded to requests for information (and received interesting information) as summarized below.

1. George G. requested a designation evaluation of his house at 4469 36<sup>th</sup> Street in Normal Heights. Our team’s evaluation concluded that many aspects of the California Bungalow exhibit high integrity of the Craftsman style, including the low-pitched, gabled roof and gabled vents, exposed roof rafters, brick chimney, clapboard siding, porch windows and trim, and supported porch columns.



2. New member Diane sent us the photo on the right of her grandparents’ house at 3736 Granada Avenue, which they bought in the late 1940s and owned for more than 25 years. The house was built in 1920 and retains its Craftsman charm, as can be seen from the current photo on the left.



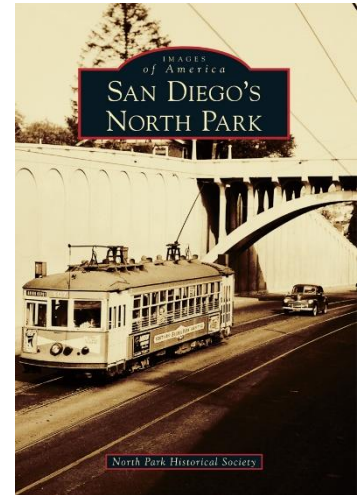
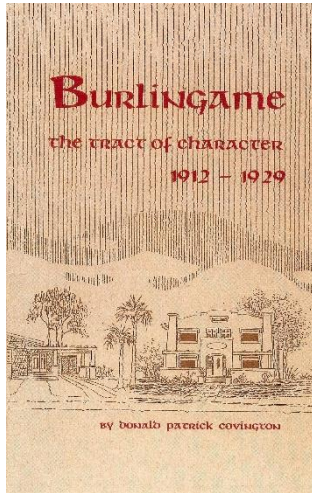
3. NPHS provided a letter of support to Save Our Heritage Organisation (SOHO) in their efforts to encourage the City to develop an Adaptive Reuse ordinance. NPHS noted:  
“In North Park’s commercial corridors that are served by a high level of transit, there are commercial properties that have good potential for conversion to residential reuse. A potential plan to incorporate apartments into the currently vacant, historically designated Woolworth building on University Avenue at Illinois Street was supported by the North Park Historical Society in 2011, assuming the plan would conserve the front façade and replicate it on the south side, and would keep and restore all the terrazzo stone work, both in the entry and inside on the floor.”

The complete letter is included at the end of this meeting summary.

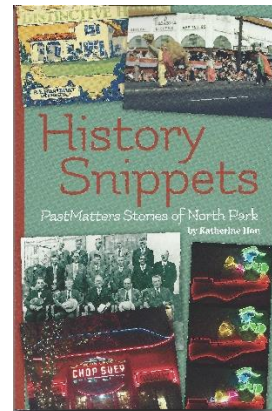
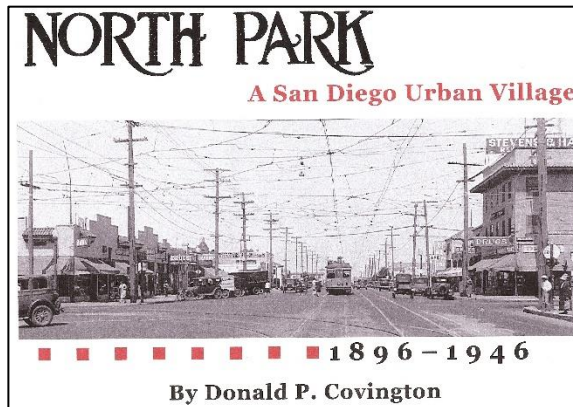
## 10. COMMUNITY ACTIVITIES

NPHS participation in future events will have to wait until a return to some kind of normalcy. Fans of North Park history should note that several local independent bookstores participating in the Book Crawl this upcoming weekend are carrying North Park Historical Society books. Read about the event: [San Diego Book Crawl and Independent Bookstore Day | KPBS Public Media](#)

The Book Catapult at 3010 Juniper Street has “Burlingame, the Tract of Character” by Donald Covington, which was out of print until NPHS reprinted it in 2010. The Book Catapult also has our 2014 Arcadia book, “Images of America: San Diego’s North Park.”



Verbatim Books at 3793 30<sup>th</sup> Street at North Park Way has our first book, “North Park: A San Diego Urban Village, 1896-1946” by Donald Covington. This book is spiral-bound for users’ convenience. Verbatim also carries “History Snippets: *PastMatters* Stories of North Park,” which presents 40 little stories of the people, places and events that make North Park unique. Supporting these independent bookstores also supports the North Park Historical Society!



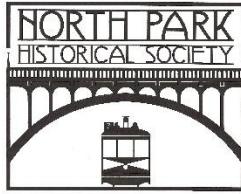
## 11. FUTURE MEETINGS

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Prepared by

*Katherine Hon*

Katherine Hon  
Secretary, North Park Historical Society



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2226 Dwight Street, San Diego, CA 92104  
619-294-8990

Mayor Gloria and San Diego City Council  
202 C Street, 10th Floor  
San Diego, CA 92101

March 31, 2022

Re: Support for an Adaptive Reuse Ordinance

Mayor Gloria and Councilmembers:

The North Park Historical Society supports the concept of Adaptive Reuse and encourages the City of San Diego to develop and implement an Adaptive Reuse Ordinance. Encouraging the adaptive reuse concept will expand available housing in North Park and citywide. While central North Park and the El Cajon Boulevard corridor are being revitalized, converting older, economically distressed, and/or historically significant buildings to desperately needed new housing will encourage further revitalization.

San Diego's older building stock is an underutilized asset. An Adaptive Reuse Ordinance would provide incentive as well as flexibility, regulatory relief, and technical assistance to unlock the full potential of these assets by identifying areas with the highest reuse opportunities, creating adaptive reuse overlay zones, and/or establishing alternative prescriptive building code regulations. The reuse of older buildings also benefits the city's climate action and housing priorities. Older buildings support the Climate Action Plan by decreasing demolition waste and lowering the cost of new infill construction through using a building that already exists. Repurposing older buildings also supports housing, particularly pre-1974 office towers and commercial buildings that have potential for faster production of residential units.

In North Park's commercial corridors that are served by a high level of transit, there are commercial properties that have good potential for conversion to residential reuse. A potential plan to incorporate apartments into the currently vacant, historically designated Woolworth building on University Avenue at Illinois Street was supported by the North Park Historical Society in 2011, assuming the plan would conserve the front façade and replicate it on the south side, and would keep and restore all the terrazzo stone work, both in the entry and inside on the floor.

The North Park Historical Society strongly urges the City of San Diego to place a high-level of priority on the development of an Adaptive Reuse Ordinance for San Diego.