

**NORTH PARK HISTORICAL SOCIETY  
MARCH 2024 MEETING SUMMARY**

**DATE: MARCH 21, 2024**

**TIME: 6:00 PM**

These notes summarize information that was presented at the March 21, 2024 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 March 23, 2024. Board Members Steve, Katherine, Jody, Allison, Claudia, George, Randy, Paul, and Michael attended. Members Turner and Kit also joined us. Welcome!

All future public meetings scheduled for the **third THURSDAYS of the month starting at 6:00 p.m. WILL BE** held in a meeting room at Grace Lutheran Church. In addition, we continue to provide information to all who contact us with questions about North Park history and document those communications in our monthly meeting notes. **Our next meeting will be April 18.**

**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 newsletter was shown.

**3. MINUTES ACCEPTANCE**

The meeting notes from the February 15, 2024 meeting have been posted on the website.

**BUSINESS PORTION OF MEETING**

**4. TREASURER'S REPORT**

The financials for this meeting are for February 15 to March 19, 2024 and were sent to Board members on March 19, 2024. In this time period, one member renewed and provided an additional donation (thank you, Steve S.!), for total income of \$50. Expenses in this time period included an upgraded 2-year backup subscription with VaultPress (\$143.05) and a Premium Website Security 5-year subscription with GoDaddy that provides firewall protection (\$448.20), which was approved by ten Board members via email vote, with no objections or questions from any Board members.

All state and federal organizational reports for the 2023 fiscal year were filed on the dates indicated in the January meeting notes, with the following exception:

- Statement of Information with the Secretary of State was filed online on March 4, 2022. The next Statement of Information will be due by May 31, 2024.

## ACTIVITIES PORTION OF MEETING

### 5. SIGNS FOR DRYDEN DISTRICT

Since 2021, NPHS has been pursuing signs for the North Park Dryden Historic District. City staff sent the work order in August 2023. Kudos to “eagle-eye” Board Member Jody, who was the first to see a sign installed on the north side of Upas Street just east of the Portal at 28<sup>th</sup> Street. Another sign has been installed on the east side of 28<sup>th</sup> Street near Landis Street. Two additional signs will be installed: one on the east side of Pershing Drive north of Upas Street, and one on the south side of Landis Street west of 28<sup>th</sup> Street. A bit of bad news: the Historical Landmark number on the signs installed is incorrect. It should be 1008, not 526. Katherine emailed our city contact on March 3, and he replied on March 5: “I apologize for this error. The work order we sent out to our street division department was the correct Landmark Number #1008. I’ll go ahead and reach out to them to correct the issue. Thank you for letting us know.” Progress, not perfection!



On Upas near 28<sup>th</sup>



On 28<sup>th</sup> near Landis



Close up view

### 6. WALKING TOURS

**Morley Field Walking Tour** Last month the Board agreed we should try an advertised tour of Morley Field on a Saturday in early summer. **The date selected is June 22.** Later this year, Steve will ask Balboa Tennis Club to put a notice in their newsletter. We can put up our canopy in the park, and have several helpers stay there to answer questions while the tour group(s) proceed. Allison, Claudia, Sharon, George and Jody have confirmed they can help. Katherine will prepare a flyer for Facebook and email to our members. She will also reach out to Victor about being the Dancing Water Tower. Jody will ask if we can put the flyer up at the pool. We will not charge admission, but ask for donations.

**Pauly's Addition Walking Tour** We have scheduled two Pauly Addition tours for members of the Continuing Education program in the San Diego Community College District's "Rediscovering San Diego" class for April 16 and 18, 2024, 9:45 am to noon. The tours are mid-week, on a Tuesday and Thursday, starting from the pool area in Morley Field. We will probably have to divide each class into two groups of 10 to 15 people each, depending on attendance. George and Katherine can be guides, Steve and Jody can be a photo book assistants both days, and Michael can help on Tuesday. **If anyone reading these notes wants to help by walking along and reminding folks to stay on the sidewalk and to watch out for uneven pavement,** let Katherine know at [khon@honconsultinginc.com](mailto:khon@honconsultinginc.com).

**Other Walking Tours** We are still considering conducting an advertised tour of a focused part of the Burlingame Historic District for the general public later this year. George and Katherine have found their guide notes from previous tours, and George is considering the best route.

Besides having guides lead a group, another style of tour could be having experts at particular sites for people to walk to at their own pace, visit and hear a short presentation. We will think about what tour this style could apply to.

## 7. SLIDE AND PHOTO SCANNING PROJECT

We are in the process of scanning slides and notebooks with photos and notes from the Covington Family and other sources. Stuart Hartley, a professional photographer, has volunteered to help. As a start, he has borrowed the set of color slides of 1950s Toyland Parade donated by Joe Schloss, paper pages of Dryden District house information compiled by Donald Covington, and a large photo of the groundbreaking for Beth Jacob Synagogue on 30<sup>th</sup> Street in 1950. The pictures below are of the Advent Christian Church at 29<sup>th</sup> and Landis streets, which was built in 1914, reflecting multiple changes through the years.



*Under construction in 1914*



*Church in 1946*



*Church in 1948 after remodeling*



*Now North Park Community Church in 2024*

## 8. COMMUNITY COORDINATION AND ACTIVITIES

In March 2024, we responded to requests for information (and received interesting information) and participated in community activities as summarized below.

1. Patrick, a new homeowner of a 1926 Spanish Revival house on Palm Street in Carmel Heights, asked if we could identify the building contractor, and if we had a photo of the house from the 1920s. We replied: "The house at 3274 Palm Street is in our building permit database on our website at <https://northparkhistory.org/projects/virtual-library/>

The data recorded by Donald Covington from historical issues of the Daily Transcript are as follows:

- Contractor: Ingimore M. Johnson
- Owner: William Frizell
- Cost: \$2500
- Date of Permit: May 21, 1925

Ingimore M. Johnson is listed in the 1926 Directory as a building contractor living with his wife, Veiga, at 4455 Louisiana Street.”



Regarding a photo, we told Patrick, “Historical photos of individual houses can be hard to find. But you got lucky! I have attached a crop of an aerial photo we got from St. Augustine for our book, *Images of America: San Diego's North Park* published by Arcadia Publishing in 2014. The date is 1928. Your house is in the middle at the telephone pole just east of the alley along the street facing the school field.” (Aerial top right.)

Researching the builder a little more, we found he was born in Iceland in 1868, came to the U.S. via Canada in 1920, and applied for naturalization in the U.S. in 1926. We sent Patrick the Petition for Naturalization we found on Ancestry.com. (See photo at right.) Patrick was very appreciative, saying: “A thousand Thank you’s!”

- An alert real estate agent asked us to research 3520 31<sup>st</sup> Street, which is up for sale. We replied, “The first time a value of improvements is listed for the house at 3520 31<sup>st</sup> Street (in the Park Villas tract, Block 29, Lots 43 and 44) was January 1924. So the house was likely built in 1923. It is definitely of historic age. Also, from the Lot books, the owner listed for 1923 is Isabelle R. Dryden, wife of David O. Dryden, the Master Builder who is the namesake of the North Park Dryden Historic District. This indicates David Dryden was the builder. His homes are highly valued for their architecture. The Drydens were living nearby at 3594 Grim Street in 1923. We have the following deed documentation from Donald Covington’s records:
  - December 28, 1922, Lots 43 & 44 granted from K.B. Carter to Isabelle Dryden
  - March 26, 1923, Lots 43&44 granted to Eugenia Humberd, deed of trust, \$1900 at 7% \$40/mo.”



Our designation evaluation team noted that “3520 31st Street is absolutely original. Siding, windows, entry door with side lites, porch structure and overhang eaves are all original to this 1922/23 Craftsman Bungalow. This home should not have a problem qualifying as an Individual Historical Resource with the City.” Jody said the house is in escrow to new owners who want get it designated!

3. We noticed a charming banner tribute to North Park Little League legend Joe Schloss on the fence at the northwest ballfield named for him in Morley Field. Joe passed away in 2015, and is obviously still greatly missed. Page 126 of our 2014 Arcadia book, “Images of America: San Diego’s North Park” has a photo of Joe and his dad in their store, A&B Sporting Goods, that used to be at Ray Street and University Avenue.
4. Tim emailed, “I was hoping you might direct me to finding out some more information about the section of North Park that is south of Juniper Street known as Arnold Knolls. It seems most of the houses that went up there were built around 1956 although there are scattered houses in the community that are older – one of them allegedly was a bordello. I’m curious about the original landowner here and how this development came to be considered a part of North Park rather than South Park and hoping to find newspaper articles that might have had pictures of the new development when all the houses were going up.” We investigated in Ancestry.com and historical San Diego Union articles, and sent Tim some newspaper pages with articles/ads for Arnold Knolls, and some info on the builder, Ollie D. Arnold (1889-1973). We told Tim that the area of the development was encompassed within the Greater North Park Community Planning Area, which was defined in the 1980s, because the city used major roads, freeways, and canyons as dividing lines for its community planning areas. Tim replied, “Oh my gosh! Thank you so much! This was exactly the kind of thing I was hunting for last week in the California History room of the downtown library. I figured I was going to have to go through microfilms of the San Diego Union month by month searching for some kind of real estate ads.”



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**PERMITS FOR 65** new homes, valued at approximately \$750,000, were issued to O. D. Arnold and Sons for the development of Arnold Knolls, off Juniper street in the 3400 block. The new tract includes 125 sites. The company at present is finishing construction on Hazelwood Unit 3, on 54th street, where 70 homes were built.

**Reserve YOUR LOT ... Now!**  
IN  
**ARNOLD KNOLLS**  
ANNEX

MODEL HOUSE OPEN FOR INSPECTION  
2136 PENTUCKETT ST.

**50** 3 BEDROOM—1½ BATH HOMES  
ALL 2 CAR GARAGES

TO BE OFFERED FOR SALE IN APPROX. 10 DAYS

**GI Financed—2% Down** Plus Impounds

| FEATURES   |   |
|--|---|
| <ul style="list-style-type: none"> <li>● Gensie Lath &amp; Plaster</li> <li>● G.E. Sink Disposal</li> <li>● G.E. Dish Washer</li> <li>● Hardwood Floors</li> </ul> | <ul style="list-style-type: none"> <li>● Dual Wall Furnace, Thermo Control</li> <li>● And many more desirable home features.</li> </ul> |

THESE HOMES WILL BE PRICED from \$13,000 to \$15,000

ARNOLD KNOLLS close in to Downtown S.D.

**O. D. ARNOLD & SONS**  
AT 2-6859 HI 4-4803

*News article from  
June 12, 1955 San Diego Union;  
Ad for lots from  
October 9, 1955 San Diego Union*

- George drafted a letter of support for the historic designation of 2618 Myrtle Avenue. All nine attending Board members approved the letter to be sent to Alvin Lin, the HRB Planner, in advance of the March 28, 2024 HRB meeting. Katherine emailed the letter to Alvin Lin on March 22, 2024.

#### **9. NPHS WATER TOWER USED IN TOYLAND PARADE**

Our valued member, Victor, who portrayed the dancing water tower in past Toyland Parades, has been storing the water tower “costume” in his garage. We continued to discuss ideas for alternate storage in case he would like to give it back, and ideas for holding an NPHS event where the water tower could make a comeback even if the Toyland Parade never returns.



Member Ed O. said he would like to explore some ideas about making it collapsible, and if it can, he might be able to store it in his attic space. We will coordinate in April. George and Paul both noted their vehicles could transport the water tower when needed.

Katherine and Sharon will coordinate in contacting Victor to see if he would like to appear at the June 22 Morley Field Walking Tour to encourage people to come to our canopy.

#### **10. PAYMENT FOR NPHS MEMBERSHIP**

Steve added a heading below our website banner to “Become a Member” which goes to a separate page where the form can be downloaded. We have activated Venmo for people to use for membership dues, and it has tested out as working. Our @ is northparkhistorical. On the web page we also note that “We are working on adding an online membership form as well as being able to use a credit card, PayPal or Venmo.”

#### **11. CITY OF SAN DIEGO PROPOSED CHANGES TO POLICIES**

You can use the following link on the Planning Department webpage to sign up to get updates with the city’s info about the review process and timeline:

[Preservation and Progress | City of San Diego Official Website](#)

You can also request notifications of other city meetings, like the HRB, through this site.

#### **12. 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 completion of the city’s construction activities at the site.

#### **13. FUTURE MEETINGS**

All future public meetings scheduled for the **third THURSDAYS of the month starting at 6:00 p.m.** in a meeting room at Grace Lutheran Church **WILL OCCUR in 2024**, and we are still providing information to all who contact us with questions about North Park history. Our next meeting will be on **April 18**.

Prepared by

Katherine Hon  
Secretary, North Park Historical Society