

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

DATE: October 17, 2024

TIME: 6:00 PM

These notes summarize information that was presented at the October 17, 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 October 18, 2024. Board Members Steve, Katherine, Jody, Paul, George, Michael, and Allison attended. Member Stuart Hartley also attended. 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 November 21. This will be the last meeting of 2024, as NPHS does not meet in December.**

1. WELCOME AND INTRODUCTIONS

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

2. AGENDA REVIEW AND ANNOUNCEMENTS

There were no announcements.

3. MINUTES ACCEPTANCE

The meeting summary from the September 19, 2024 meeting has been posted on the website.

BUSINESS PORTION OF MEETING

4. TREASURER’S REPORT

The financials for this meeting are for September 19 to October 15, 2024 and were sent to Board members on October 15, 2024. In this time period, four members renewed (thank you, Cia, Jody, Stuart, and Charles & Juliet!) and one new member joined, sponsored by Stuart (thank you, Donald!). Three renewing members and one new member gave additional donations (thank you, Cia, Stuart, Donald, and Charles & Juliet!) Total income in this time period was \$280.00. Expenses in this time period consisted of \$1,810.00 for the NPHS contribution to the Bungalow Court District Project being conducted by the University Heights Historical Society, as approved by all eight attending Board members at the September 19, 2024 meeting, and \$45.34 for annual Srenewal of our domain names northparkhistory.org and northparkhistory.com with GoDaddy. Total expenses in this time period were \$1,855.34.

Arcadia Publishing Company sent NPHS a royalty statement for the year up to September 2024. Our total royalty for the year is about \$64. This amount will roll to next year, because Arcadia does not send a royalty payment until the amount exceeds \$75. In the 10 years since “Images of America: San Diego’s North Park” was published in 2014, NPHS has received total royalties of \$2,151.52. We get about \$1 per book sold by Arcadia, so we can be very proud of that sales total.

ACTIVITIES PORTION OF MEETING

5. PROPOSED BUNGALOW COURT HISTORIC DISTRICT

At the September 19 meeting, NPHS Vice President George Franck and University Heights Historical Society (UHHS) President Kristin Harms presented a proposed project to establish a framework for National Register Nomination of bungalow courts in San Diego via Multiple Property Documentation (MPD). After the questions discussion, George moved NPHS fund one-quarter of the cost of the MPD preparation (\$1,810.00) and request the opportunity to monitor the project. Bob seconded, and all attending Board members approved. Since the NPHS Treasurer was not in attendance, Steve contacted him and arranged for a check to be prepared for UHHS. We then coordinated with Kristin for delivering the check, which she picked up on October 5, 2024. Kristin sent a receipt letter for our records, noting, “On behalf of the University Heights Historical Society, thank

you for your very generous contribution of \$1,810.00 toward the consultant fee for our National Register Nomination of City of San Diego Bungalow Courts. Your contribution will be used toward the consultant's fee of \$7,240.00 to prepare the National Register nomination package."

At the September 19, 2024 meeting, questions were raised about how much time and expense would be involved in adding a previously un-designated bungalow court to the state/federal Bungalow Court MPD, assuming the base MPD is approved. The following email from Kristin Harms, which was forwarded to the NPHS Board on October 2, 2024, provided answers from two consultants.

The Question from Kristin

Assuming the Bungalow Court MPD nomination is approved, can you provide a ballpark estimate of hours and application fees to complete a National Register of Historic Places (NRHP) Registration Form for new, undesignated bungalow court properties? Also, in your professional opinion, could the NRHP Registration Form be completed by an informed volunteer?

South Environmental Response

There are no specific registration fees for the NRHP nominations aside from the printing and photographic costs associated with the nomination. In our professional opinion, it is possible for informed volunteers to prepare these forms if they have a good example to go by and it should take them no more than 50-60 hours of time to complete depending on the amount of research required. In a lot of cases, volunteers will prepare forms and hire a professional consultant for a few hours to review the forms prior to submission to keep costs down.

In the event that people are interested in doing City of San Diego designations instead of NRHP designations, which might be the case if the bungalow courts are not NRHP eligible, then there are significant fees (\$1,185 per nomination) and the time that it takes for City of San Diego designations is usually a minimum of 120-150 hours because of the City's extensive research and documentation requirements. For that reason, we generally discourage volunteers from doing these because of the complexity. In addition, the City is fairly backed up on nomination reviews at this point, so the process is taking around 9 months from submission to being put on the agenda for a meeting.

Amie Gutierrez (Hayes) Response

My thoughts regarding a trained volunteer preparing the form for previously undocumented courts is yes, though it will likely take them longer than an architectural historian who is used to dealing with these forms and the lingo/jargon the SHPO will want to see. However, the SHPO (I think) is often a bit more lenient when these nominations are coming from a member of the public rather than a professional in the field as well.

Further, once the first few are prepared and approved, these initial forms will provide a template of sorts for the trained volunteer to follow regarding how to order the description of the property and how to narrate the significance. There is also the NR bulletin that explains how to fill out the specific form; however, you could also create your own bulletin of sorts to help volunteers wade through the somewhat tricky areas like the formula for property and boundary descriptions; the likely options of architectural classifications; how to easily locate the property acreage, longitude/latitude, UTM. Maybe you could create a condensed/concise version of the bulletin specific to SD bungalow courts?

<https://www.nps.gov/subjects/nationalregister/upload/NRB16A-Complete.pdf>

Ultimately, I'm thinking an undocumented bungalow court NR form supporting the MPD could be prepared by a trained professional in 40-60 hours, which would include the maps, photos, and tracking down the UTM references and such. For a trained volunteer I'm thinking this would be closer to 70-90 hours, but this is all an estimate and depends on things like a full vs half court, which would have less description, and available documents that the NR form could pull from such as IRS for other bungalow courts in the immediate area which would help with the significance portion.

Regarding the numbers cited, Katherine told the Board that an estimated consultant fee could be a minimum of \$5,000, assuming 40 hours at \$125 per hour, which is the rate for an Architectural Historian in the proposal from South Environmental. However, both consultants said informed volunteers could possibly complete the

forms, thus lowering potential costs for future designation efforts. Kristin also emailed an answer about whether a property can be added to the MPD if the property owner does not want it designated. She found that the NRHP website states the following regarding owner approval: *Consent of property owner(s) not required, but cannot be listed if owner(s) objects.*

Kristin received the following additional information from Ginger Weatherford, another history consultant, regarding the city's designation process:

"The City raised the nomination fee in July to \$3,366.68 and it's been taking between 9 and 15 months to get a hearing date. They have also been requesting clarifications not previously needed in the past. Sadly, we are not informed of the need for clarifications until 9 to 15 months after submitting the report and then it can be a few months after resubmitting to get assigned a hearing."

At the meeting, George noted UHHS is coordinating with Mission Hills Heritage to see if they will contribute to the project. This historical organization meets in November. There are not many bungalow courts in the Mission Hills area, but they are very active in establishing historical districts and may contribute to the bungalow court project.

6. MEETING AT NORTH PARK MAIN STREET REGARDING SWITZER CANYON/30TH STREET OVERCROSSING

Tatiana Perez, Senior Associate with the Urban Land Institute (ULI) San Diego-Tijuana emailed NPHS to thank us for the information we presented at the brief interview about the historical bridge at the section of 30th Street between Laurel and Olive for their placemaking project with the Maintenance Assessment District (MAD). Tatiana said, "Thank you very much for giving us part of your afternoon for the interview last week. Our Technical Assistance Panel team found your input extremely valuable!"

7. WALKING TOURS AND OTHER NPHS EVENTS

Future Walking Tours It is just as well we did not hold an event in Morley Field in October, as there have been many cross-country races throughout the weeks and weekends, which draw a lot of people and take up a lot of parking. We'll remember that for next year.

Jefferson Elementary teacher Caroline requested another downtown North Park walking tour for two new classes of third graders. We will need to divide each class into two groups, and conduct the tours on two different days. George can guide one group with Jody helping, and Katherine can guide the other with Steve helping. The dates will be:

- Wednesday, November 6 at 11:00 am, and
- Thursday, November 7 at 9:00 am.

If any other helpers would like to join us, let Katherine know by emailing khon@honconsultinginc.com

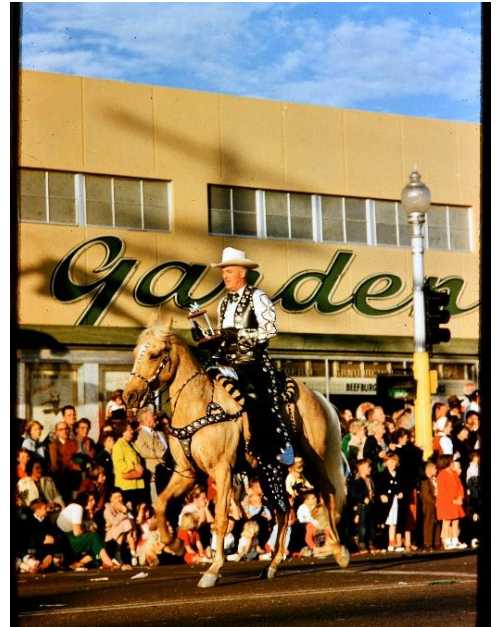
In early September, Pat Guerrero, Director of Community Life at White Sands La Jolla emailed to ask if we could conduct a walking tour of North Park for the residents at this senior community. We replied that Morley Field would be a very nice walking tour that multiple senior groups of the Rediscovering San Diego class have enjoyed. Pat said she would advertise the trip to her residents to find out who is interested and how many. We have not heard back from her yet. Steve noted the sidewalk that was extremely uneven and dangerous on our tour route east of the pool has been repaired.

8. SLIDE AND PHOTO SCANNING PROJECT

We are in the process of scanning slides and other materials from the Covington Family and other sources. Stuart Hartley scanned the 1950s slides of the Toyland Parade given to NPHS by Joe Schloss. Stuart sent some prints from the scans, and in the background are two more buildings that no longer exist: Pep Boys at 32nd Street and University Avenue (left photo on the next page), and Palisade Gardens Roller Skating Rink at Utah Street and University Avenue (right photo on the next page). Stuart brought back all the slides and the other items he has scanned, including a detailed table with information about Dryden homes compiled by Don and Karon Covington, and a large format photo of the groundbreaking for the Beth Jacob Orthodox Synagogue at 4473 30th Street between Meade and Monroe avenues on March 26, 1950. We will continue to coordinate with Stuart on other items to scan.



Helix High School marching band near 32nd Street



Horse rider at the Palisade Gardens Roller Skating Rink at Utah Street

9. COMMUNITY COORDINATION AND ACTIVITIES

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

1. Dani emailed us, asking: "I am with A7D Creative Group and we are redesigning the website for Saint Patrick School in North Park. We are trying to source a vintage photograph of the North Park sign to be inserted on the About page (screenshot attached). Do you have access to a b/w North Park sign photo we could use crediting the Historical Society? It would be much appreciated.

We sent A7D the classic 1953 photo of the hanging North Park sign with the former Western Dental building (originally the Stevens Hartley building) in the background. Dani replied, "Hi! Thank you so much, this is perfect."



2. Here is a fun mural by *inkredible design* seen on the Hess Brewing Company building on Grim Avenue. Note the inclusion of three North Park icons: the North Park Sign, the Water Tower, and the Georgia Street Bridge.



3. Steve contacted the new County Supervisor representative to introduce NPHS, and the representative is interested in a Dryden District tour on November 4 at 10 am. Katherine can do the tour and Steve will be photo book holder. We think it will be a small group, or even just the one person.
4. In response to the direction of the Board at the last meeting, Steve delivered two each of the Arcadia book and the history book by Donald Covington, and two branded ballcaps in the retro trucker style to Grace Lutheran Church on October 1, 2024 for their auction event to raise money to help maintain the church buildings.
5. We received an email from a student at Interiors Designer's Institute located in Costa Mesa, CA, who said she is "currently in a historic preservation class and my group chose this building for our project this term. Mike Smith's Honda located at 3400 El Cajon Blvd. Our goal is to gain as much information about the history of the building through news articles, photos and first hand accounts. Our project centers around the idea of restoring this building to its original architectural state and repurposing the inside for modern use. Do you have a physical archive location where I could meet with a representative of your organization to discuss this building further?"
We replied with information we found, including a newspaper article about the building construction in 1952, and a photo of the original Dick Grihalva neon sign designed by Joe Schmith and built by Cal Neon Sign Company. The photo on the right is courtesy of Joe's daughter, Mary Jo Grubbs.



10. CITY OF SAN DIEGO POLICIES AND HRB UPDATES

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.

11. PAYMENT FOR NPHS MEMBERSHIP

We have activated Venmo for people to use for membership dues, and it has tested out as working. Our @ is northparkhistorical. If a number code is requested, use 1274. We have modified the membership form to note that people can pay via Venmo, and they can find the membership form on our website at [Membership Information | North Park Historical Society \(northparkhistory.org\)](#)

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 **November 21. This will be the last meeting of 2024, as NPHS does not meet in December.**

Prepared by

Katherine Hon

Katherine Hon
Secretary, North Park Historical Society