

## NORTH PARK HISTORICAL SOCIETY JULY 2025 MEETING SUMMARY

**DATE: JULY 17, 2025**

**TIME: 6:00 PM**

These notes summarize information that was presented at the July 17, 2025 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 July 20, 2025. Board Members Steve, Katherine, Jody, Allison, Bob, Paul, Claudia, and George attended. NPHS member Sheryl and Jody's guest, Jane, also attended. 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. **Our next meeting will be August 21.**

### 1. WELCOME AND INTRODUCTIONS

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

### 2. AGENDA REVIEW AND ANNOUNCEMENTS

There were no announcements.

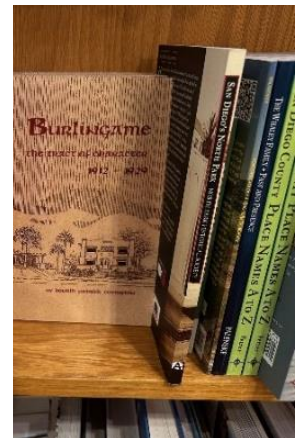
### 3. MINUTES ACCEPTANCE

The meeting notes from the June 19, 2025 meeting have been posted on the website.

## BUSINESS PORTION OF MEETING

### 4. TREASURER'S REPORT

The financials for this meeting are for June 18 to July 15, 2025 and were sent to Board members on July 16, 2025. In this time period, five members renewed for one year (thank you, Donna, Randy, Bob L., Ed O., and Tera!), and one member renewed for three years (thank you, Christine!). One renewing member donated (thank you, Donna!), and attendees of the Burlingame Walking Tour donated \$160 in cash and \$40 via Venmo. The Book Catapult bought 10 Burlingame books wholesale at \$7.50 each for sale in their store at Juniper and 30<sup>th</sup> streets. Total income was \$465.00. Expenses in this time period were our annual liability insurance for \$1,307.97 and renewal of the 2-year SSL certificate for our website hosted by GoDaddy for \$199.98. Total expenses in this time period were \$1,507.95.



Arcadia Publishing Company, who published our 2014 book, *Images of America: San Diego's North Park*, sent an email explaining they plan to share book content with a "major technology company involved in AI development" and give a one-time royalty of \$205 for this use. We do not have to do anything to allow the use and get the royalty. But if we do not want the use to occur, we would need to opt out. The email was forwarded to the Board before the meeting. Board members not attending emailed they either support allowing the sharing or that they would be comfortable with any decision the Board majority made at the meeting. After discussion among the attending Board members, Paul moved and both Allison and Jody seconded to allow the sharing and not opt out. All attending Board members approved.

Allison noted there is a city online grant process for non-profits to get funding for events that are open to the public. Each council district has a set amount of grant funding. The due date is August 7, and the grant funds would be for the July 2025-June 2026 fiscal year. Steve and Katherine will coordinate with Allison to apply for walking tour outreach and equipment funding.

## **ACTIVITIES PORTION OF MEETING**

### **5. UPDATE ON BUNGALOW COURT HISTORIC DISTRICT**

George provided an update on the project with the University Heights Historical Society (UHHS) to establish a non-geographic multi-property National Register bungalow court historic district. Kristin, the UHHS president, sent an email from the consultant, who reported: "My boss and I are doing QAQC on the MPD form now and should have that wrapped up and over to you for review by the end of next week the latest. For the individual property nominations, we will have to finalize the MPD before we can finish those forms because information from the MPD is incorporated into the individual nominations. Our apologies for how slow this process is going, we just want to make 100% sure that there are no data gaps or potential issues with the MPD form since you will be providing it to the SHPO [State Historic Preservation Office] for review." George noted that the Ocean Beach Historical Society is also participating in the study. The Ocean Beach Community Plan did not include a historic survey, so George is helping to develop a form for an inventory of their bungalow courts. Ocean Beach was a streetcar suburb, just like North Park, with a streetcar system developing around 1906 and a water taxi, too.

### **6. WALKING TOUR – BURLINGAME HISTORIC DISTRICT ON JULY 12**

On July 12 we conducted the Burlingame walking tour event. Outreach via Instagram worked especially well (thank you, Allison!). There were 33 advance sign-ups via emails to Katherine. Of those, 9 did not show, but 5 people came who did not sign up in advance, for a total of 29 attendees. Our guest guide, Steve Fobes, led the first group of 20+, and George took the rest. We received a total of \$200 in donations (\$40 via Venmo and the rest cash). Thank you to our guides, and to helpers Claudia, Allison, Sharon, Steve and Katherine. Thanks also to Jody who placed flyers around. It was a very successful event!



*Looking west along the south side of Kalmia Street from 32<sup>nd</sup> Street, in 1912 and now. The middle house was rebuilt in a different style after a fire in November 1977 destroyed the 1912 house.*

### **7. PRESENTATION BY ALEX BEVIL ON SEPTEMBER 18**

Keep **September 18 at 6:00 pm** on your calendar for a lecture by Alex Bevil, the historian who prepared National Register nomination documentation for the North Park Water Tower and the Georgia Street Bridge, on the history of these two iconic historic landmarks in North Park. A draft flyer was distributed at the meeting for review and comment. Next month we will start outreach for the event.

### **8. SOHO ECONOMIC STUDY ON IMPACT OF HISTORIC PRESERVATION**

The Save Our Heritage Organisation (SOHO) is coordinating an economic study by PlaceEconomics, a nationally renowned consulting firm, to document the costs of the Mills Act to the city and the positive effects historic preservation has on housing, climate change, and community equity and diversity. The study is being overseen by representatives of various historical groups, and George is the representative for NPHS. He noted that a draft of this complex study is expected to be available late this summer.

## 9. SCANNING PROJECT

We continue our process of scanning slides and notebooks with photos and notes from the Covington Family and other sources. We got access to a home movie of the 3500 block of Mississippi street during the late 1950s, and were able to download screenshots showing homes from that time. These and other photos can be added to our Pauly's Addition tour.



*This is 3560 Mississippi Street before a big pepper tree grew up in front.*



*This is the west side of Mississippi Street, midblock looking north toward Dwight Street. The house on the left now has a wall in front.*

Paul Johnson, preservationist, historian and architect, is considering sharing his digital files of Sanborn maps and other historical resources with NPHS for putting on our website. We will provide updates on this opportunity.

Allison has set up an Instagram account for NPHS, with the username northparkhistory. The link is <https://www.instagram.com/northparkhistory/> She has made 6 posts so far, and we have 27 followers.

Sheryl sent an email in advance of the meeting with comments on sharing to Instagram and Facebook, noting that the posts can be simple things like “a picture of a house in one of the historic districts with one short fact or tidbit as people like to see a quick picture but don't spend too much time reading. By tagging and using a few hashtags, that will also help to connect people with the NPHS page.”

## 10. WATER TOWER PLAQUE UPDATE

Allison met with the Senior Civil Engineer in charge of the recent construction at the Water Tower site. She reported that he was aware of the historic designation of the water tower, but he didn't think he was the right person to talk to about installation of the plaque at this point.

Allison also learned that the Public Utilities Dept is starting to plan for a maintenance project that involves rehabbing the roof of the reservoir and the caretaker house. They are starting a historical assessment of the caretaker house. The plaque probably wouldn't be able to be installed until after this maintenance project is complete. But Allison also will reach out to another City person, who oversees all Water capital projects and may have guidance about where the plaque could be placed.

## 11. COMMUNITY COORDINATION AND ACTIVITIES

In July 2025, we responded to requests for information (and received interesting information) and participated in community activities summarized as follows.

1. Alan and Mary Ann asked about the origins of their house at 3560 Mississippi Street, which we verified was built in 1925 so is celebrating its centennial. We found a detailed ad with a photo of the house in the June 7, 1925 San Diego Union. The ad was placed by the Southern California Home Building Company, which built the house, and stated "No. 3560 Mississippi Street on the Northern Boundary of Balboa Park IS NOT FOR SALE" [because] A much pleased owner is awaiting our word that it is ready for him to move in." But the ad encouraged people to come see the house to consult with them for building or financing a home. Alan found the photo to be "especially interesting so we could see the similarities and differences." Another interesting historical tidbit was that in 1927, news articles and photos recorded that the first owner of the house, William Gibson, was vice president of the local chapter of the National Aeronautical Association and involved in coordination with Charles Lindbergh's transatlantic flight and development of San Diego's Lindbergh Field airport.



No. 3560 Mississippi Street  
On the Northern Boundary of Balboa Park

### IS NOT FOR SALE

A much pleased owner is awaiting our word that it is ready for him to move in.

We are so confident that prospective home builders would like to see this beautiful house that

### All Day Sunday, June 7th, It Will Be Open for Inspection

Superior material and master workmanship have been brought together, and our usual result achieved.

What we have done for others we can do for you and FINANCING is one of our specialties. Whether your house is to cost \$2500.00 or \$25,000.00 the same care in the selection of material and workmen, and the same constant supervision would be employed.

We sell no stock, charge no fees, ask no bonus, and tie no red tape around our dealings; we are doing our share to help build San Diego and make it more beautiful.

Consult us freely and without obligation.

If you have a lot and want a home, we will show you how to get it.

*Don't Fail to See This House Today!*

**SOUTHERN CALIFORNIA HOME  
BUILDING COMPANY, Incorporated**  
(Capital \$200,000.00)

Room 308—First National Bank Building—Phone 661-70



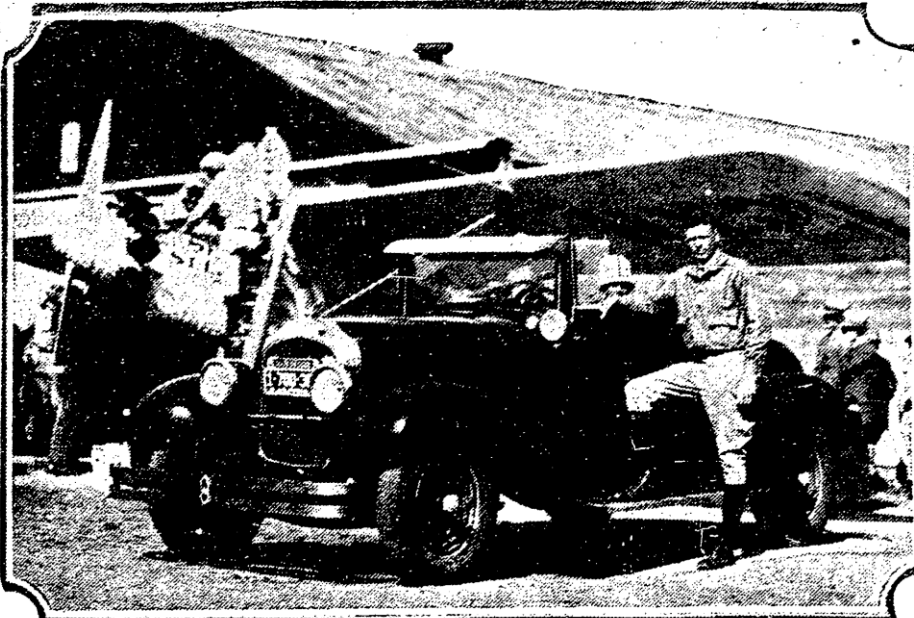


Several photos of Gibson with Charles Lindbergh were posted on Ancestry.com in the Gibson family tree, including the photo at left. The June 4, 1927 Evening Tribune presented a photo of Lindbergh posing with Gibson's Chrysler (below), with the caption "Here's Capt. Charles Lindbergh, snapped at the Ryan airport a day or two before he hopped off for the east and his now world-famous Parisian flight. Several of the boys at the airport ride regularly in Chryslers, but local Chrysler and aviation fans probably will recognize this one as belonging to Bill Gibson, head of the local chapter of the National Aeronautical society. Gibson has been in the flying game almost since the first baby airplane sprouted wings, and he asserts that his big Chrysler is the nearest approach he has found to flying without getting clear up off the ground. Lindbergh didn't dispute the statement."

*Charles Lindbergh (center) and William Gibson (right) in 1927.*

## NORDIC FLYER LIKES CHRYSLER

Here's Capt. Charles Lindbergh, snapped at the Ryan airport a day or two before he hopped off for the east and his now world-famous Parisian flight. Several of the boys at the airport ride regularly in Chryslers, but local Chrysler and aviation fans probably will recognize this one as belonging to Bill Gibson, head of the local chapter of the National Aeronautical society. Gibson has been in the flying game almost since the first baby airplane sprouted wings, and he asserts that his big Chrysler is the nearest approach he has found to flying without getting clear up off the ground. Lindbergh didn't dispute the statement.



*June 4, 1927 Evening Tribune*

- Paul saw that 2530 Bancroft Street, which he and Claudia evaluated in 2021 as likely qualifying for designation, has been designated by the City Historical Resources Board as the Roy F. and Anna L. Ridgeway House, constructed in 1930. It is designated under HRB Criterion C for continuing to embody the Spanish Colonial Revival style with design elements such as an asymmetrical facade, an arched wood front entry door, a combination of flat roof with gable and shed roof forms with mission half-barrel tile, medium sand stucco cladding, a stucco chimney with a mission tile top, and fenestration consisting of wood-framed multi-light and single-light double-hung and fixed windows. In the living room, the fireplace surround and hearth are included in the designation.



- Jason emailed us, saying "I wanted to see if you believe we would have any chance at a historic home designation for our home 3411 Utah St." We did some historic research in addition to the evaluation.

**Sold for the San Diego Construction company to Frank Batterton, lots 8 to 12, in block 34, of West End, with residence. \$4500.**

We found that a structure was on the lot as early as January 1910, when a May 28, 1911 San Diego Union article noted lots in the West End tract — including the lot with a residence — was sold to Frank Batterton. In the city directories for 1911 and 1912, Frank Batterton was listed at 3411 Utah. His occupation was listed as "real est." In 1912, his name appeared on ads for the Burlingame tract as being in charge of the Tract Office at 30<sup>th</sup> and Kalmia. He and his wife Margaret moved to 2521 San Marcos Avenue in the Burlingame tract in 1913.

The Colonial Revival style of the house seen now probably came in 1920, when the July 6, 1920 San Diego Union listed an ad for "City Property for Sale" which included "3411 Utah, 2-story, 8 rooms, being remodeled: will finish to suit; 50 feet paved street."

**3411 Utah, 2-story, 8 rooms, being remodeled; will finish to suit; 50 feet paved street.**

THE SAN DIEGO UNION: WEDNESDAY MORNING, JANUARY 27, 1922

# BURLINGAME

## THE TRACT OF CHARACTER

Study the map.  
Burlingame is the final opportunity.  
A community of fine homes within a few minutes of the business center.  
Where values will grow.  
The opening prices are for a limited period only.

**McFADDEN & BUXTON**  
REAL ESTATE  
1109-11 D Street, Upper Block, San Diego

Co-Owners & General Agents  
Burlingame, Kalmia, San Marcos, Santa Monica, Torrey Pines, White Lake

The last close-in property that can ever be offered.  
Lots average over 60 feet frontage and 100 to 180 feet in depth.  
Prices \$500 to \$1900  
Terms: 25% down, balance equal payments in 6, 12 and 18 months, with interest at 7% on deferred payments.

No. 2 Car Reaches Burlingame

**McFADDEN & BUXTON**  
Co-Owners & General Agents

Tract office at 30th and Kalmia in charge of Mr. Frank Batterton

UNION BLDG.



## 12. CITY POLICIES AND HISTORICAL RESOURCES BOARD UPDATES

As a standing item in the meeting notes, the following link on the Planning Department webpage with the city's info about the review process and timeline is provided:

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

Alana with SOHO emailed an update on their advocacy, including the following:

- **Letter to the City Preservation-in-Progress Reforms:** As we've worked through the logistics of coordinating formal letters across 13 organizations, each with its own board, process, and timeline it's become clear that this approach can be a bit much. We all care deeply about getting things right, but requiring full board approvals from every group for every letter is proving to be too cumbersome, especially when we're trying to keep a steady pace.
- In the interest of efficiency and momentum, SOHO will continue to draft and send letters on our own behalf, and we'll share them with you as templates. You're welcome to use them to craft your own letters that reflect your group's voice and priorities. Of course, when a coalition letter is essential and timely, we'll come together to make that happen.
- If the SOHO letter in a word doc would be useful to everyone to write your own letter I will send that. Also a reminder that this is just one of many letters the city will be receiving from any or all of us on P&P. A part of the strategy is to keep them busy - to keep the pressure on staff. This is a long game, and there will be more letters, more actions, and more opportunities to refine and expand our messaging. The final sentence of the letter notes that continued dialogue.
- Also as Bruce says "we are not in a negotiation with the city as of yet. They have not yet engaged and may not do it at all. Our letter is a "kitchen sink" memo. They are currently operating in a vacuum with only a list of BIA wants. They need to know our input and demands even if they reject some aspects..."

## 13. PAYMENT FOR NPHS MEMBERSHIP

As a standing item in the meeting notes, we remind everyone that you can use Venmo for membership dues. Our @ is northparkhistorical, and if a number code is requested, use 1274. You can find the membership form on our website at

[Membership Information | North Park Historical Society \(northparkhistory.org\)](#)

## 14. FUTURE MEETINGS

Future meetings scheduled for the **third THURSDAYS of the month starting at 6:00 p.m.** in a meeting room at Grace Lutheran Church will continue to be open to the public. 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 on **August 21.**

Prepared by



Katherine Hon  
Secretary, North Park Historical Society