

NORTH PARK HISTORICAL SOCIETY AUGUST 2025 MEETING SUMMARY

DATE: AUGUST 21, 2025

TIME: 6:00 PM

These notes summarize information that was presented at the August 21, 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 August 23, 2025. Board Members Steve, Katherine, Jody, Allison, Paul, Claudia, Michael, and George 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 September 18, and the main attraction will be a lecture from historian Alexander Bevil about our **Engineering Marvels, the Georgia Street Bridge and North Park Water Tower**.

1. WELCOME AND INTRODUCTIONS

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

2. AGENDA REVIEW AND ANNOUNCEMENTS

Steve noted that a new season of Ken Kramer's About San Diego will be starting on KPBS in September. One story will be about the Water Tower, which includes an interview with Alexander Bevil, the historian who will give us a free presentation on September 18.

3. MINUTES ACCEPTANCE

The meeting notes from the July 17, 2025 meeting have been posted on the website.

BUSINESS PORTION OF MEETING

4. TREASURER'S REPORT

The financials for this meeting are for July 16 to August 19, 2025 and were sent to Board members on August 20, 2025. In this time period, three members renewed (thank you, Jim K., Paul, and David!), and two renewing members donated (thank you, Jim K. and Paul!). Total income was \$190.00. There were no expenses in this time period.

ACTIVITIES PORTION OF MEETING

5. PRESENTATION BY ALEX BEVIL ON SEPTEMBER 18

Keep **September 18 at 6:00 pm** on your calendar for a free 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. The final flyer (next page) has been posted on Facebook, and Allison will post on Instagram soon. **To reserve your place** (and to make sure we bring enough cookies), please email your contact info to Katherine Hon, NPHS Secretary, at khon@honconsultinginc.com

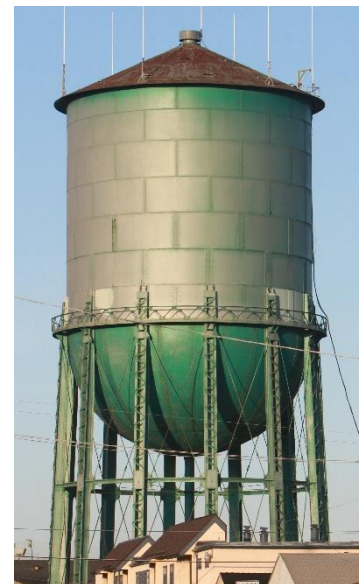
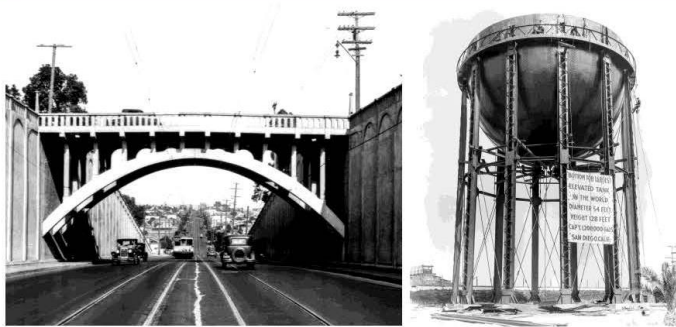
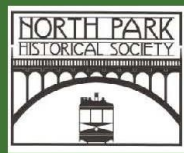


Photo by Roni Galgano

The presentation will be in the St. Mark's meeting room of Grace Lutheran Church, 3967 Park Boulevard. There is lots of free parking behind the church via the driveway off of Lincoln Avenue. Walk through the patio gate, and the first floor St. Mark's meeting room is on the left.

ENGINEERING MARVELS

GEORGIA STREET BRIDGE AND NORTH PARK WATER TOWER



Did you know that the original Georgia Street Bridge was shorter and made of wood? Did you know that the North Park Water Tower was once the tallest of its kind in the world?

Using historic photographs, maps, and plans, retired California State Parks historian Alexander Bevil will discuss key elements of the planning, design, construction, and historic use of these important structures, both of which are on the National Register of Historic Places and played key roles in the development of the North Park community.

FREE LECTURE

BY ALEXANDER BEVIL

THURSDAY

SEPT. 18, 2025

6:00 PM

**GRACE LUTHERAN
CHURCH**

**3967 PARK BLVD.
FIRST FLOOR, ST. MARK'S
MEETING ROOM**

Park behind the church via the driveway off Lincoln Avenue. Enter thru the patio gate. The St. Mark's room is on the left.



Alexander Bevil is an award-winning local preservationist who has prepared many historic nominations, including for both of these community icons.

REGISTER YOUR PLACE

Email your contact info to Katherine Hon, NPHS Secretary, at khon@honconsultinginc.com
Voice mail: 619-294-8990

Northparkhistory.org

Follow us!



6. GRANT APPLICATIONS TO CITY AND COUNTY

At the July meeting, Allison noted there is a city online grant process for non-profits to get funding for events that are open to the public, and the Board approved pursuing this. Allison completed the application form online to apply for \$3,000 in walking tour outreach and equipment funding for the July 2025-June 2026 fiscal year. The Board approved the application via email vote, with all but one Board members replying yes, and no one objecting. Allison reported the City will announce grants in October, the council will vote in March 2026, and contracts will then be distributed for signature before checks are issued. Any unused funds for the programs in the funding request will have to be returned to the city.

Steve noted the County of San Diego still offers grants for community enhancement, which we used in years past for funding aspects of the car show, previous website enhancements, and equipment like our projector and PA system. The next deadline is September 30. Paul moved and George seconded that we pursue a county grant. The motion was approved unanimously by all attending Board members. Steve will pursue compiling an application and will circulate it to Board members for approval via email vote.

7. DISCUSSION/ACTION ITEM ON WEBSITE REDESIGN

The Board discussed the NPHS website redesign proposal from A7D Creative Group, located in the Granada Building on University Avenue. The proposal includes performing a content audit of the current NPHS website, developing a sitemap and wireframes for the new website, and creating a modern design consistent with our brand and messaging. Key pages will include Home, About, Walking Tours, and our searchable Historical Building Permits Database. George moved and Claudia seconded the proposal be approved. The motion was approved unanimously by all attending Board members. Steve and Katherine will coordinate with A7D on next steps.

8. SALE OF 3501-3535 PARK BOULEVARD BUILDINGS

We received the email below from the CBRE Real Estate company:

“3501–3535 Park Blvd: Positioned at the Crossroads of Scarcity and Scale in San Diego

CBRE is pleased to present 3501–3535 Park Boulevard, an exceptionally rare opportunity to acquire a ±39,189 SF (.9-acre) development site spanning five contiguous parcels in the highly coveted Hillcrest neighborhood of San Diego, California. Located just steps from Balboa Park, this park-adjacent assemblage occupies nearly an entire city block and sits within the Complete Communities Tier 3 overlay—offering a generous maximum FAR of 6.5, allowing for significant density and vertical scale.”



George drafted a letter to CBRE that included several good points:

- The four classic apartment buildings facing Park Boulevard (pictured on the next page) were constructed by Master Builder Edward F. Bryans and their redevelopment would be a significant loss to the North Park and Uptown communities.
- We successfully nominated the builder Edward F. Bryans as a Master Builder in 2011.
- The marketing of these parcels should emphasize their historic value, as well as the potential local and Federal financial tax benefits and building code flexibility that owners would qualify for if the buildings were Historically Designated.



3501 Park Blvd.



3511 Park Blvd.



3521 Park Blvd.



3525 Park Blvd.

George moved the letter be approved, Paul seconded, and the motion was unanimously approved by all attending Board members. The letter was sent via email to Conor Brennan, Senior Vice President of CBRE, with copies emailed to Suzanne Segur, staff with the City HRB, and Bruce Coons of SOHO on August 22, 2025. See the last page of these notes for the letter.

9. 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. He said he attended a Zoom session, and the application will be sent out for review in early September. Ocean Beach is supporting the project and conducting a field survey of their bungalow courts.

10. 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.

11. 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 3551 Mississippi Street before a large entry tower was built on the front and windows were changed.





3545 Mississippi Street was recently designated.



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 46 followers.

12. COMMUNITY COORDINATION AND ACTIVITIES

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

1. Donna asked about the origins of the house at 3420 Pershing Avenue in the North Park Dryden Historic District, which neighbors call the “Swiss House.” Our research in City Lot Books indicated a structure was first on the house lots in January 1914. In January 1913, Edward F. Bryans was the recorded owner of the vacant lots. Bryans, who became a prominent San Diego builder, pulled a building permit for a “five-room cottage and shed” at 3420 Oregon worth \$1,700, as recorded in the January 24, 1913 San Diego Union. According to City Lot Books, William E. Linklater and his wife Amelia became the owner of the lots and house in January 1914. Amelia stayed in the house after William died in 1940. Her address was listed as 3420 Pershing Avenue in her obituary in the February 2, 1955 Evening Tribune, so she lived in the house for 41 years.



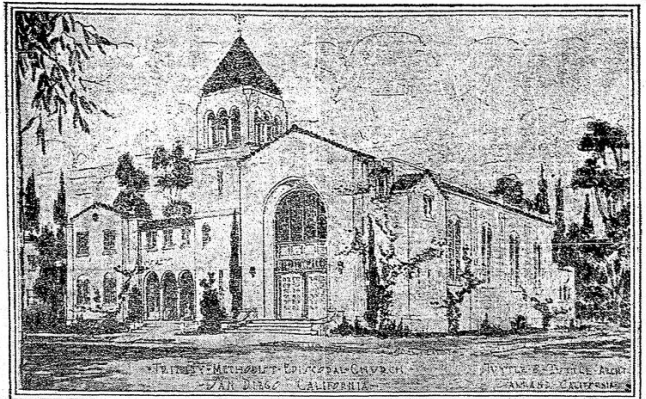
2. Anthony in Pasadena emailed us, saying: “I’m researching the work of architect Arthur G. Lindley as part of a Historical Landmark application for our family home in Altadena (Pasadena area), which Lindley designed. In looking into the history of Trinity United Methodist Church (then Trinity Methodist Episcopal Church) at **3030 Thorn St**, I’ve found conflicting attributions:
 - Trade-journal listings in *Southwest Builder & Contractor* credit **Lindley & Selkirk** as architects in 1923/1924.
 - Donald P. Covington’s book, *North Park: A San Diego Urban Village*, attributes the church to “*E. Tuttle*.”

To prepare an accurate citation in our application, I’m hoping you might have any records that clarify authorship and project details for the 1920s construction.”

We searched the digital archives of the San Diego Union/Evening Tribune, and found a few articles about the church groundbreaking and dedication, which we attached for Anthony. These articles said Tuttle & Tuttle, Oakland architects provided the plans for the church. Anthony replied, "Oh, this is great! With this information, I could track down the Tuttle brothers (Rollin S and Paul V Tuttle) in the next Southwest Builder journal edition, which stated that they completed the plans for the church."

Ground Is Broken for New \$35,000 Trinity M. E. Church to Be Erected at Grim and Thorn Streets

A new \$35,000 home of the Trinity Methodist-Episcopal church is to be erected at Grim and Thorn streets and will conform to the high standards of the bureau of architecture of the M. E. church. The accompanying photograph shows how the building will look when completed.



3. Bella, a social media journalist at Voice of San Diego, emailed us, noting, "I am working on a historical piece (for video but also potentially a written piece as well) about the history of Huffman apartments in San Diego and what this history can teach us about our current housing situation. I came across [this piece](#) Stephen Hon wrote in 2016 which is how I came across your work. Would somebody from your organization be open to scheduling a short walking tour to share a little history with me and answer some interview questions on camera?"

NPHS President Steve and Secretary Katherine met with Bella on August 18 to walk along the 4000 and 4100 block of Mississippi Street and Louisiana Street, examining the range of housing in this part of University Heights, including Neoclassical, Craftsman, Spanish Revival, bungalow courts, garden apartments, and a number of Huffman apartment buildings constructed from 1964 to the late 1970s.



The Huffman apartment building at 4045 Mississippi Street (left) was built in 1977, and the Huffman at 4035 Mississippi to the right was built in 1970. The street-facing facades of both have been altered.

13. 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](#)

14. 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 \(northparkhistory.org\)](#)

15. FUTURE MEETINGS

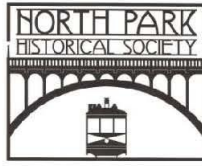
Future meetings scheduled for the **third THURSDAYS of the month starting at 6:00 p.m.** in a meeting room at Grace Lutheran Church will continue to be open to the public. In addition, we continue to provide information to all who contact us with questions about North Park history and document those communications in our monthly meeting notes. Our next meeting will be on **September 18**, and the main attraction will be a lecture from historian Alexander Bevil about our **Engineering Marvels, the North Park Water Tower and Georgia Street Bridge**.

Prepared by



Katherine Hon
Secretary, North Park Historical Society

SEE NEXT PAGE FOR LETTER TO CBRE REGARDING
APARTMENT BUILDINGS AT 3501-3531 PARK BOULEVARD



North Park Historical Society
2226 Dwight Street
San Diego, CA 92104
(619) 294-8990

August 22, 2025

CBRE
Attn.: Conor Brennan
Senior Vice President
conor.brennan@cbre.com

Classic Apartment Buildings at 3501-3531 Park Boulevard

Dear Mr. Brennan,

Please take action to encourage the preservation of the four historic apartment buildings on the east side of the 3500 block of Park Boulevard. The marketing of these parcels should emphasize their historic value, as well as the potential local and Federal financial tax benefits and building code flexibility that owners would qualify for if the buildings were Historically Designated.

The four apartment buildings that directly face Park Boulevard were designed by Edward F. Bryans, who was successfully nominated to be a Master Builder by the North Park Historical Society in 2011. The importance of these buildings constructed during the 1920s in Spanish Eclectic and Italianate Renaissance Revival styles is noted in a Save Our Heritage Organisation (SOHO) tour of the Boulevard, as well as the City's several Historic Surveys of the area. Also, the buildings are identified as contributing historic structures in the City's proposed Park Boulevard Residential Historic District.

If redeveloped, the subject buildings would be a significant loss to the North Park and Uptown communities. However, the residential density on the property could be increased by replacing the existing units facing the alley, which are well served by both local and express bus transit. These buildings were generally built after the primary apartments and are not visible from Park Boulevard. While potentially historic, the two single-story units and approximately 10 apartments on the eastern portion of the properties are primarily visible from the alley located east of Park Boulevard.

The four existing, two-story apartment buildings directly facing Park Boulevard provide nearly 20 substantial, well designed units built by a Master Builder that have a high potential to be successfully Historically Designated, providing local and Federal financial tax benefits and building code flexibility to the new owners.

Sincerely,

A handwritten signature in dark ink, appearing to read "Stephen Hon". The signature is fluid and cursive, with the first name "Stephen" being more legible than the last name "Hon".

Stephen Hon
President, North Park Historical Society

c: Suzanne Segur, Senior Planner/ HRB Liaison Historical Resources City of San Diego
Development Services Department ssegur@sandiego.gov
Bruce Coons, SOHO bdcoons@aol.com