

NORTH PARK HISTORICAL SOCIETY OCTOBER 2025 MEETING SUMMARY

DATE: OCTOBER 16, 2025

TIME: 6:00 PM

These notes summarize information that was presented at the October 16, 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 October 18, 2025. Board Members Steve, Katherine, Jody, Allison, Paul, 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 November 20, and will be our last meeting of the year, as we do not meet in December.

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 has started on KPBS and the first story in the first episode is about the Water Tower, which includes an interview with Alexander Bevil, the historian who gave us a very informative presentation about the Water Tower and the Georgia Street Bridge on September 18. The episode has many fun photos that Katherine sent to Ken Kramer, including several Toyland Parade pictures of the NPHS group with the original paper water tower costume made by former Board member Vince Rivera, who is wearing the costume in the photo on the right.



3. MINUTES ACCEPTANCE

The meeting notes from the September 18, 2025 meeting have been posted on the website.

BUSINESS PORTION OF MEETING

4. TREASURER'S REPORT

The financials for this meeting are for September 17 to October 13, 2025 and were sent to Board members on October 14, 2025. In this time period, four members renewed (thank you, Sharon, Kelly, Jody, and George!), one new member joined (welcome, Stephanie!) and one renewing member donated (thank you, Sharon!). Total income was \$180.00. There were no expenses in this time period.

ACTIVITIES PORTION OF MEETING

5. DISCUSSION/ACTION ITEM ON WEBSITE REDESIGN

Allison, Steve and Katherine met with staff of A7D Creative Group, located in the Granada Building on University Avenue, on September 19 to initiate the NPHS website redesign project. The contract with the approved scope has been signed. 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. We provided a flash drive with photos and pdf files of content currently on the website that we want to keep. Allison noted A7D will create an outline of the major pages, and we will be able to review and approve the completed website before it replaces our current website. All attending Board members agreed we should keep our original website name of northparkhistory.org, which we have had since 2012. Steve and Allison changed the Venmo name to be northparkhistory (instead of northparkhistorical) to match the website name. We have changed the Venmo name on the membership form, on the website membership page, and in these meeting notes (Item 11). Our next meeting with A7D will be October 30 at 1:00.

6. 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 has reviewed the draft report, and provided a few suggestions, including to improve the description of the neighborhoods that the bungalow courts are in, and not rely so much on tying courts just to the time period of the streetcar, which ended in 1949. The final report is scheduled to be ready by Thanksgiving.

7. 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. George noted the consultant has collected most of the data they need, except from the Assessor's office. Alana Coons with SOHO provided the following update via email:

We're pleased to share that the PlaceEconomics team continues to make strong progress on the study—thanks to your generosity and belief in this work.

Over the past several months, the consultants have been deep in data analysis and writing, and translating complex research into the evidence-based findings that we will use to help shape smarter city policy. Here's where things stand today:

- The sections covering housing characteristics, affordability, and social equity are now largely complete, and the writing phase is well underway.*
- Additional data from the County Assessor's Office is being finalized, which will strengthen the analysis of property and Mills Act information.*
- The team will also measure environmental benefits using historic tax credit data, expanding the report's reach and impact.*

With these final pieces coming together, we now expect a draft report closer to Thanksgiving, rather than the earlier target at the end of October.

8. SCANNING PROJECT

We continue our process of scanning slides and notebooks with photos and notes from the Covington Family and other sources. The following photo is from a 1986 Toyland Parade looking west along the north side of University Avenue toward Kansas Street where North Park Rug and Carpet used to be (now demolished). The "Odd Fellows Building" in the foreground, which housed Babs Bridals and Formals for many years in the past and later Claire de Lune coffee shop, is currently undergoing redevelopment.



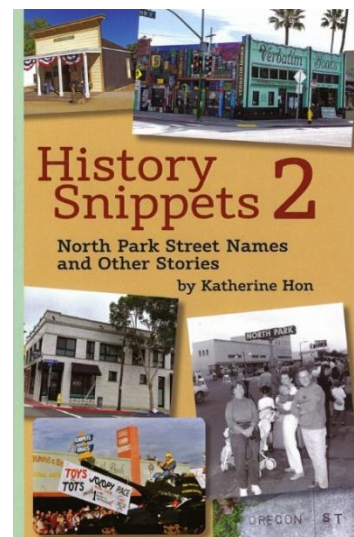
Viewers await entries for the 1986 Toyland Parade on the north side of University Avenue. The photo is looking west along the north side of University Avenue toward Kansas Street where North Park Rug and Carpet used to be (now demolished).

Allison has set up an Instagram account for NPHS, with the username northparkhistory. The link is <https://www.instagram.com/northparkhistory/>. She has made 7 posts so far, and we have 89 followers. The post for Alex Bevil's lecture got 17 likes.

9. COMMUNITY COORDINATION AND ACTIVITIES

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

1. Katherine presented a Zoom lecture about North Park's original street names and other topics in her new book, "History Snippets 2" for SOHO Penning the Past series on October 11. SOHO described the lecture as "an engaging exploration of San Diego's past. Through fascinating anecdotes and meticulous research, Hon will uncover the origins of North Park's street names, including those original to the 1870s subdivision maps and the sweeping renaming effort by the City Engineer in 1900. Discover the individuals honored by unique east-west streets like Gunn and Capps, and enjoy other intriguing tales that reveal the character and evolution of North Park. Whether you have a personal connection to the neighborhood or simply love uncovering hidden history, this lecture is a must for history enthusiasts." SOHO is carrying the book at the Marston House gift shop. It is also at Verbatim and The Book Catapult.



2. Stephanie emailed us, saying: "Hello! We bought the below renovated bungalow in Feb this year, looking to find information on architecture, blueprints, general history and if there is any historical significance to our home. Thank you for your evaluation and any additional information you can provide me on my quest."

We investigated the origins of the house on Collier Avenue across the street from Our Lady of Peace school, and found the October 29, 1927 Evening Tribune included it in a list of houses Under Construction by "Liddell Bros. Owners and Builders, 4709 Panorama Drive." Mr. Liddell listed the house for sale (among others) in an ad in the March 5, 1928 Evening Tribune. The house first appeared in the 1929 City Directory, and the first owner was Robert C. Dent and his wife, Roma. He owned Harmer & Dent, a shoe store, with Daniel P. Harmer. The business was listed in the 1929 City Directory as "Shoes & Hosiery, 2936 University Avenue and 4224 University Avenue," and ads appeared frequently in the newspapers. Roma Dent was a teacher in the "City Schools." RC and Roma Dent were listed at the home until the 1933 City Directory. RC Dent was a prominent businessman in North Park. He served on the North Park Business Club, a voter's league, the San Diego Board of Education, and the San Diego Board of Supervisors. His obituary in the June 28, 1976 San Diego Union noted he became recognized as the "dean of North Park businessmen."

Stephanie replied, "Thank you Katherine! This is really special. I've been trying to find a house that matches ours in various older San Diego neighborhoods, many come close, but not exact. This leads me to believe it wasn't a plan from a catalog. Bungalow catalogs are fun to flip through. I did receive the house plan from the assessors office with property taxes etc. It's all fascinating to me, I appreciate the history and your time Katherine!"

**WE ARE EXCLUSIVE AGENTS FOR THE
FAMOUS MIRACLE ARCH-SUPPORT SHOES
FOR MEN—
A CURE FOR THOSE TIRED, ACHING FEET**



**All Sizes
From
6 to 11.**

**All
Widths
AA to E.**

**Price
\$10.00
Per Pair**

**2936
University
Ave.**

**Open Every Evening
HARMER & DENT**

September 28, 1930 San Diego Union

R.C. Dent, Ex-Supervisor, Dies

Robert C. Dent, member of the San Diego County Board of Supervisors for 12 years, died Saturday in Sharp Memorial Hospital. He was 77.

Services will be at 2 p.m. Wednesday in Lewis Colonial Mortuary Chapel, followed by burial in Greenwood Memorial Park.

Dent, who resided at 5640 Madra Ave., was born on a farm in Harper County, Kansas, and attended Kansas schools until his enlistment in the U.S. Army in 1918. He saw action in France, after which he attended the Wichita Business College.

In 1923 he came to San Diego to work as a bookkeeper for an auto agency. Three years later he opened a shoe store near 30th Street and University Avenue, one

of the first business establishments in North Park. This store later expanded into a clothing store and Dent became recognized as the "dean of North Park businessmen."

Dent first won election to the Board of Supervisors' third district in 1956 and served in that capacity for 12 years. In 1964 he was elected chairman of the board. Before becoming a supervisor, Dent served for seven years as member of the San Diego Board of Education.

Although he retired from business and county government endeavors in 1969, he remained active in various community activities. At the time of his death he was president of the San Diego County Mental Health Association.

Dent was former president of the North Park Businessmen's Club, founder and director of the North Park Toyland Parade, member of the Veterans of Foreign Wars, American Legion, Local Agency Formation Commission, Economic Opportunity Commission, and the board of the Southern California Regional Association of County Supervisors.

He was also former lieutenant governor of Kiwanis International, and former president of East San Diego Kiwanis Club. For many years he was active in junior baseball and bowling league activities.

Surviving are his widow, Jeanne, and a sister, Mrs. Bernice M. Genner of San Diego.



ROBERT C. DENT
... services set

The family suggests contributions to the Cancer Fund.

June 28, 1976 San Diego Union

3. NPHS member Chelsea emailed us, saying, "I wanted to let the Historical Society know that San Diego is hosting the 2026 National AIA [American Institute of Architects] Conference and our local chapter is now taking suggestions for programs and architectural tours. This is the biggest architectural conference every year, so it's amazing that SD is hosting it next year. I thought maybe the NPHS would be interested in proposing to host an architectural neighborhood tour. If it's of interest, you can submit here: <https://aiasandiego.org/aia26-surveys> And perhaps there are people at the other local historical societies who would be interested; please feel free to share this!"

The website for the American Institute of Architects notes "The AIA Conference on Architecture & Design is coming to San Diego in June 2026. As the local chapter, we are asking for your input to help shape the local experience for thousands of visiting architects and designers. We're building tours, events, and resources that reflect the best of San Diego's architecture and design community. Your feedback will help ensure we showcase the region with authenticity, creativity, and pride." Under "Architectural Tours" they note: "Help identify must-see sites, neighborhoods, and projects that tell the story of San Diego's architecture."

The Board discussed if any of our tours would be of interest for this group. We decided the Dryden District would be a good tour to highlight Craftsman and Spanish/Mission Revival styles, which Paul and Michael noted are not common throughout the U.S., being concentrated in California, Texas and Florida. Also, Board members George, Michael, Claudia, Steve and Katherine have all conducted this tour. On October 17, Katherine went on the AIA website to propose the Dryden District for a tour.

4. George drafted a letter of support for the historical restoration proposed for the 1926 Stern's Gym/New Life Chinese Laundry Building at 3831 Granada Avenue. We are trying to contact the owner's representative to ask if a letter of support would be useful at

this time. The letter was reviewed at the meeting. George moved the draft be approved and Paul seconded. The motion passed unanimously by all attending Board members.

10. 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](#)

SOHO continues to track this process, and still has many concerns, summarized in an email sent by Alana Coons with SOHO below, which George summarized.

We want to reiterate that SOHO remains concerned about the de novo process.

The greatest potential harm lies in its impact on pending historic districts. For example, Park Avenue is currently a pending district, but several property owners may be in opposition.

Under the De Novo process, these few or even one, could easily derail the entire designation, just as Elo Rivera could jeopardize the Kensington District. While the City may be presenting this to us in a lighter/ procedural matter way, we believe it poses a threat and must be curtailed if at all possible. The only remedy would be to go to court, and that is expensive.

Following our meeting, Bruce spoke with Ron Buckley, the City staff member who originally wrote the preservation ordinance, and he shares our concerns. Knowing "city speak" as Ron does, we feel even more strongly about the dangers of it.

And protecting Ocean Beach's district is the other real concern- they should not be facing the loss of their exemptions from Complete Community projects, they should be formalizing it as a regular district.

The current timeline is as follows:

- **October 23, 2025** – Historical Resources Board (Recommendation)
- **October 28, 2025** – Community Planners Committee (Recommendation)
- **November 6, 2025** – Planning Commission (Recommendation)
- **December 11, 2025** – Land Use & Housing Committee (Recommendation)
- **January 2026** – City Council (Adoption)

11. 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 northparkhistory, and if a number code is requested, use 1274.

You can find the membership form on our website at

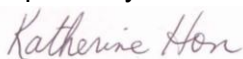
[Membership Information | North Park Historical Society \(northparkhistory.org\)](#)

Please note that as of this month, we changed the Venmo name to match with our website name, www.northparkhistory.org

12. 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 **November 20**, and will be our last meeting of the year, as we do not meet in December.

Prepared by



Katherine Hon

Secretary, North Park Historical Society