



THE CITY OF SAN DIEGO

## Report to the Historical Resources Board

DATE ISSUED: June 7, 2023 REPORT NO. HRB-23-020

HEARING DATE: June 22, 2023

SUBJECT: **ITEM 7 - T. Claude Ryan House #2**

RESOURCE INFO: [California Historical Resources Inventory Database \(CHRID\) link](#)

APPLICANT: Wendy Zubillaga & Ronald Gurss; represented by Urbana Preservation & Planning, LLC

LOCATION: 2275 Evergreen Street, Point Loma Community, Council District 2  
APN 450-291-09-00

DESCRIPTION: Consider the designation of the T. Claude Ryan House #2 located at 2275 Evergreen Street as a historical resource.

### STAFF RECOMMENDATION

Designate the T. Claude Ryan House #2 located at 2275 Evergreen Street as a historical resource under HRB Criterion B with a period of significance of 1937-1962 and under HRB Criterion C with a period of significance of 1937-1945. This designation excludes the rear basement addition constructed in 2006. The designation includes the garage and second story addition constructed in 1945. This recommendation is based on the following findings:

1. The residence is identified with T. Claude Ryan, a historically significant person and retains integrity for that association. Specifically, the house was commissioned for Ryan and his wife, Gladys, who lived at the property from 1937-1962 during the most productive years of his career in the aeronautics industry. Ryan was a national leader in the aeronautics field and president of Ryan Aeronautical, a leading manufacturer of aircraft and technologies throughout World War II and the Cold War. During World War II, Ryan's company was one of the leading aircraft manufacturers of planes that were used for training thousands of American pilots. In the post-war era, Ryan's early work with unmanned aerial vehicles (UAVs) provided the groundwork for several of today's more advanced systems and Ryan Aeronautical was the most significance developer of UAVs in the world from the 1950s through the 1990s.
2. The residence embodies distinctive characteristics through the retention of character defining features of the French Eclectic style with Regency Revival influences and retains a

good level of architectural integrity from the 1937-1945 period of significance. Specifically, the resource exhibits an asymmetrical façade, stucco exterior, steeply pitched hipped roof, Juliet balcony with decorative iron railing, quoins, prominent stucco chimney, octagonal windows, wall dormers, wood louvered shutters, and wood casement windows.

## BACKGROUND

This item is being brought before the Historical Resources Board in conjunction with the owner's desire to have the site designated as a historical resource. The subject resource is located in a residential neighborhood between the Loma Portal and Roseville communities in Point Loma and contains a two-story, single-family dwelling and detached garage.

The property was previously surveyed by the Quieter Homes Program in 2018 and was determined to be eligible for the National Register under Criterion B for its association with T. Claude Ryan. Additionally, the property was found to be a contributor to the National Register eligible Loma Portal Historic District.

The historic name of the resource, the T. Claude Ryan Residence, has been identified consistent with the Board's adopted naming policy and reflects the name of T. Claude Ryan, who is a historically significant individual locally and nationally.

## ANALYSIS

A Historical Resource Research Report was prepared by Urbana Preservation and Planning LLC, which concludes that the resource is significant under HRB Criteria B and C and staff concurs. This determination is consistent with the *Guidelines for the Application of Historical Resources Board Designation Criteria*, as follows:

*CRITERION B - Is identified with persons or events significant in local, state or national history.*

The resource is associated with T. Claude Ryan, the president of Ryan Aeronautical, a leading manufacturer of aircraft and technologies throughout World War II and the Cold War. Ryan commissioned the Evergreen Street dwelling in 1937 and lived there with his wife until 1962. Ryan was born in Kansas in 1898 and raised in Orange County, California as a child. In 1917 Ryan enrolled in the American College of Aviation in Los Angeles and later trained as an army cadet in the U.S. Army Air Corps and served as a pilot for the U.S. Forest Patrol. He established the Ryan Flying School in San Diego which taught pupils interested in flight and gave sightseeing flights to tourists.

Ryan and business partner B.F. Mahoney established Ryan Airlines in 1925 which operated the first regular services between San Diego and Los Angeles. After the company's extreme initial success, Ryan and Mahoney expanded the business to include aircraft manufacturing as well. The planes were so well received that Charles Lindbergh commissioned the *Spirit of St. Louis* for his famous trans-Atlantic flight from New York to Paris.

In 1935 Ryan sold his interest in Ryan Airlines, started a new flight school and formed the Ryan Aeronautical Company. The school and company ran out of Ryan Field on Dutch Flats in the Midway area of San Diego. The company also manufactured engines which they sold to twenty aeronautical

companies. After the attack on Pearl Harbor in 1941, the flight school was commandeered by the U.S. Army for military training. During the war, Ryan's company was one of the leading aircraft manufacturers developing planes that were used for training thousands of American pilots. The company employed thousands of San Diegans to meet the increased need for aircraft production.

After the war, Ryan went back to producing private and commercial planes; however, with the onset of the Korean War, the company returned to manufacturing planes and engines for the U.S. military. During the post-war era, Ryan became more involved in the development of unmanned aerial vehicles (UAVs) which were used for reconnaissance and as target drones. Ryan's early work with UAVs provided the groundwork for several of today's more advanced systems. Ryan Aeronautical was the most significance developer of UAVs in the world from the 1950s through the 1990s. The company continued to expand and developed electronic systems for aircrafts, missiles, ships and space systems. In 1968, Teledyne Inc. of Los Angeles acquired Ryan Aeronautical becoming Teledyne-Ryan which then merged with Allegheny-Ludlum Corporation in 1996. The company was purchased by Northrop Grumman Corporation in 1999.

Ryan resided at the 2275 Evergreen Street property with his wife, Gladys, from 1937 to 1962 during the years of the Ryan Aeronautical Company's most explosive growth. There is currently one other property associated with Ryan on the San Diego Register, HRB #869 located at 548 San Fernando Street. Ryan lived at the San Fernando property from 1962 until he passed away in 1982 and the property is designated for an association with Ryan during the later years of his life. The [City of San Diego Historical Resources Board Guidelines for the Application of Historical Resources Board Designation Criteria](#) does not specify that only one property can be associated with a significant person under Criterion B; therefore, there can be two designated properties linked to Ryan if both properties are associated with his most significant achievements.

Significance Statement: The resource is identified with T. Claude Ryan, a historically significance person and retains integrity for that association. Specifically, the resource was Ryan's home during the most productive years of his career in the aeronautics industry from 1937-1962. Ryan was a national leader in the aeronautics field and president of Ryan Aeronautical, a leading manufacturer of aircraft and technologies throughout World War II and the Cold War. During World War II, Ryan's company was one of the leading aircraft manufacturers of planes that were used for training thousands of American pilots. In the post-war era, Ryan's early work with unmanned aerial vehicles (UAVs) provided the groundwork for several of today's more advanced systems and Ryan Aeronautical was the most significance developer of UAVs in the world from the 1950s through the 1990s. Therefore, staff recommends designation under HRB Criterion B.

*CRITERION C - Embodies distinctive characteristics of a style, type, period or method of construction or is a valuable example of the use of natural materials or craftsmanship.*

The subject resource is a two-story, single family residence and detached garage constructed in 1937 in the French Eclectic style with Regency Revival influences. The house features an asymmetrical façade with staggered massing and a smooth stucco exterior. The primary façade is visually broken into three sections with the two primary portions being sheltered by a high pitched, hipped roof with boxed eaves. The southern most section of the façade contains a Juliette balcony with stylized iron railing and a decorative stucco ledge that emphasizes the main entrance located below. A small, one-story wing with pyramid roof projects from this elevation just south of the main

entrance. The central section contains a massive chimney clad in stucco with decorative stucco ledges. The third, more subordinate section, is another one-story wing with a steeply pitched pyramid roof located on the north side of the house. Character defining features on the front elevation include small octagonal windows, segmented arch wall dormers, wood louvered shutters and quoining. The building features divided lite, wood casement windows. A detached, two-story, three car garage is located to the south of the residential structure. The architectural vocabulary of the garage is similar to the house and includes a steeply pitched roof, wall dormer, stucco exterior and divided lite wood casement windows.

Modifications to the structure since its original 1937 date of construction are minimal and do not impair the resource's ability to convey its historic significance under Criterion C. In 1945 the second story was added above the garage with similar architectural features as the main house. Because this modification contributes to the resource's architectural significance, staff is recommending including the garage in the designation and extending the period of significance under Criterion C to 1945. In 2005 an exterior fireplace was added to the rear of the house. In 2006 a deck and basement addition were constructed at the rear of the house and it is likely that a rear tripartite window was converted to French doors in conjunction with this project. Historical resources staff did not assess the 2005 or 2006 projects because a historic review was not required at that time. In 2022 the resource's windows were replaced in kind consistent with the Secretary of the Interior's Standards through the Quieter Homes Program. Also in 2022, new shingles and solar panels were installed on the roof. Both these projects were reviewed by historical resources staff and determined to be consistent with the Standards. These modifications do not significantly impair integrity of design, materials, workmanship or feeling as it relates to HRB Criterion C.

The French Eclectic style was most popular after World War I between 1915 and 1945. The style was brought to America by soldiers who served in France and had become familiar with the architecture of French country homes. Examples of this style can be either symmetrical, asymmetrical or feature towers and may have formal Renaissance or informal country influences. Generally, there is a great variety in form and detailing within this style but a tall, steeply pitched hipped roof is the uniting factor. Other common features include brick, stone or stucco wall cladding; flared eaves at the roof-wall junction; dormers or windows that break the cornice line; and decorative door surrounds. Windows are generally double hung or casement and often have shutters. Evidence of other Renaissance styles is seen in the French Eclectic and can include massive chimneys, decorative half-timbering, arched openings and stone quoins.

The Regency Revival style was popular in the US between 1935-1950 and combined classical ornamentation with simple surface designs influenced by the Modern Movement. The style developed as a modernization of the original Regency style popular in England from 1811 to 1820 during the regency of the Prince of Wales, later King George IV. The style first appeared in the United States in the mid-1930s as a simplified version of Neoclassicism influenced by Moderne styles and the exaggerated qualities of Hollywood film sets. Character defining features include symmetrical facades, tall and steeply pitched roofs, blank wall surfaces with smooth plaster, vertically exaggerated entrances, tall and narrow windows, unconventionally proportioned Neoclassical features, differentiated cladding on the first and second floors, and octagonal windows.

Significance Statement: The house continues to convey the historic significance of the French Eclectic style with Regency Revival influences by embodying the historic characteristics associated with the

style; including an asymmetrical façade, stucco exterior, steeply pitched hipped roof, Juliet balcony with decorative iron railing, quoins, prominent stucco chimney, octagonal windows, wall dormers, wood louvered shutters, and wood casement windows. Therefore, staff recommends designation under HRB Criterion C.

*CRITERION D - Is representative of a notable work of a master builder, designer, architect, engineer, landscape architect, interior designer, artist or craftsman.*

The subject property at 2275 Evergreen Street was designed by Marshall B. Sylvester and was built by R.C. Haas. These individuals have not been established by the Historical Resources Board as a Master Architect, Designer or Builder, and there is insufficient information to designate them as such at this time. Therefore, staff does not recommend designation under HRB Criterion D.

#### OTHER CONSIDERATIONS

Designation brings with it the responsibility of maintaining the building in accordance with the Secretary of the Interior's Standards. The benefits of designation include the availability of the Mills Act Program for reduced property tax; the use of the more flexible Historical Building Code; flexibility in the application of other regulatory requirements; the use of the Historical Conditional Use Permit which allows flexibility of use; and other programs which vary depending on the specific site conditions and owner objectives. If the property is designated by the HRB, conditions related to restoration or rehabilitation of the resource may be identified by staff during the Mills Act application process and included in any future Mills Act contract.

#### CONCLUSION

Based on the information submitted and staff's field check, it is recommended that the T. Claude Ryan House #2 located at 2275 Evergreen Street be designated under HRB Criterion B for its association with T. Claude Ryan with a period of significance of 1937-1962 and under HRB Criterion C as a good example of the French Eclectic style with Regency Revival influences with a period of significance of 1937-1945. This designation excludes the rear basement addition constructed in 2006. The designation includes the garage and second story addition constructed in 1945.



Suzanne Segur  
Senior Planner/ HRB Liaison  
Development Services Department

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Attachment(s):

1. Draft Resolution
2. Applicant's Historical Report under separate cover

RESOLUTION NUMBER N/A  
ADOPTED ON 6/22/2023

WHEREAS, the Historical Resources Board of the City of San Diego held a noticed public hearing on 6/22/2023, to consider the historical designation of the T. Claude Ryan House #2 (owned by Wendi Zubillaga & Ronald Gurs, 2275 Evergreen Street, San Diego, CA 92106) located at **2275 Evergreen Street, San Diego, CA 92106**, APN: **450-291-09-00**, further described as BLK 188 LOTS 11 & 12 in the City of San Diego, County of San Diego, State of California; and

WHEREAS, in arriving at their decision, the Historical Resources Board considered the historical resources report prepared by the applicant, the staff report and recommendation, all other materials submitted prior to and at the public hearing, inspected the subject property and heard public testimony presented at the hearing; and

WHEREAS, the property would be added to the Register of Designated Historical Resources as **Site No. 0**, and

WHEREAS, designated historical resources located within the City of San Diego are regulated by the Municipal Code (Chapter 14, Article 3, Division 2) as such any exterior modifications (or interior if any interior is designated) shall be approved by the City, this includes but is not limited to modifications to any windows or doors, removal or replacement of any exterior surfaces (i.e. paint, stucco, wood siding, brick), any alterations to the roof or roofing material, alterations to any exterior ornamentation and any additions or significant changes to the landscape/ site.

NOW, THEREFORE,

BE IT RESOLVED, the Historical Resources Board based its designation of the T. Claude Ryan House #2 on the following findings:

(1) The property is historically significant under CRITERION B as a resource identified with T. Claude Ryan, a historically significant person and retains integrity for that association. Specifically, the house was commissioned for Ryan and his wife Gladys who lived at the property from 1937-1962 during the most productive years of his career in San Diego's aeronautics industry. Ryan was a leader in the aeronautics field and president of Ryan Aeronautical, a leading manufacturer of aircraft and technologies throughout World War II and the Cold War. During World War II, Ryan's company was one of the leading aircraft manufacturers of planes that were used for training thousands of American pilots. In the post-war era, Ryan's early work with unmanned aerial vehicles (UAVs) provided the groundwork for several of today's more advanced systems and Ryan Aeronautical was the most significance developer of UAVs in the world from the 1950s through the 1990s. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

(2) The property is historically significant under CRITERION C for its distinctive characteristics through the retention of character defining features of the French Eclectic style with Regency Revival influences and retains a good level of architectural integrity from its 1937-1945 period of significance. Specifically, the resource exhibits an asymmetrical façade, stucco exterior, steeply pitched hipped roof, Juliet balcony with decorative iron railing, quoins, prominent stucco chimney, octagonal windows, wall dormers, wood louvered shutters, and wood casement windows. This finding is further supported by the staff report, the historical research report, and written and oral evidence presented at the designation hearing.

BE IT FURTHER RESOLVED, in light of the foregoing, the Historical Resources Board of the City of San Diego hereby approves the historical designation of the above named property. The designation includes the parcel and exterior of the building as Designated Historical Resource **Site No. 0**.

BE IT FURTHER RESOLVED, the designation shall include the garage and second story addition constructed in 1945.

BE IT FURTHER RESOLVED, the designation shall exclude the rear basement addition constructed in 2006.

BE IT FURTHER RESOLVED, the Secretary to the Historical Resources Board shall cause this resolution to be recorded in the office of the San Diego County Recorder at no fee, for the benefit of the City of San Diego, and with no documentary tax due.

Vote:

BY: \_\_\_\_\_  
TIM HUTTER, Chair  
Historical Resources Board

APPROVED: MARA W. ELLIOTT,  
CITY ATTORNEY

BY: \_\_\_\_\_  
LINDSEY SEBASTIAN,  
Deputy City Attorney

RECORDING REQUESTED BY  
CITY OF SAN DIEGO  
DEVELOPMENT SERVICES DEPARTMENT

**WHEN RECORDED MAIL TO**

HISTORICAL RESOURCES BOARD  
ATTN: HRB SECRETARY  
1222 FIRST AVENUE, MS 501  
SAN DIEGO, CA 92101

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SPACE ABOVE THIS LINE FOR RECORDER'S USE

RESOLUTION NUMBER **N/A**

HISTORICAL DESIGNATION OF PROPERTY ON

**2275 Evergreen Street, San Diego, CA 92106**

ASSESSOR PARCEL NUMBER **450-291-09-00**

HISTORICAL RESOURCES BOARD NUMBER **0**